

UPDATED Sustainability Appraisal of Sites 2026

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North Huntingdonshire

1.1 This sets out the sustainability appraisals for the sites located within 'Northern Huntingdonshire'. This grouping consists of Stilton, Folksworth & Washingley; Yaxley wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

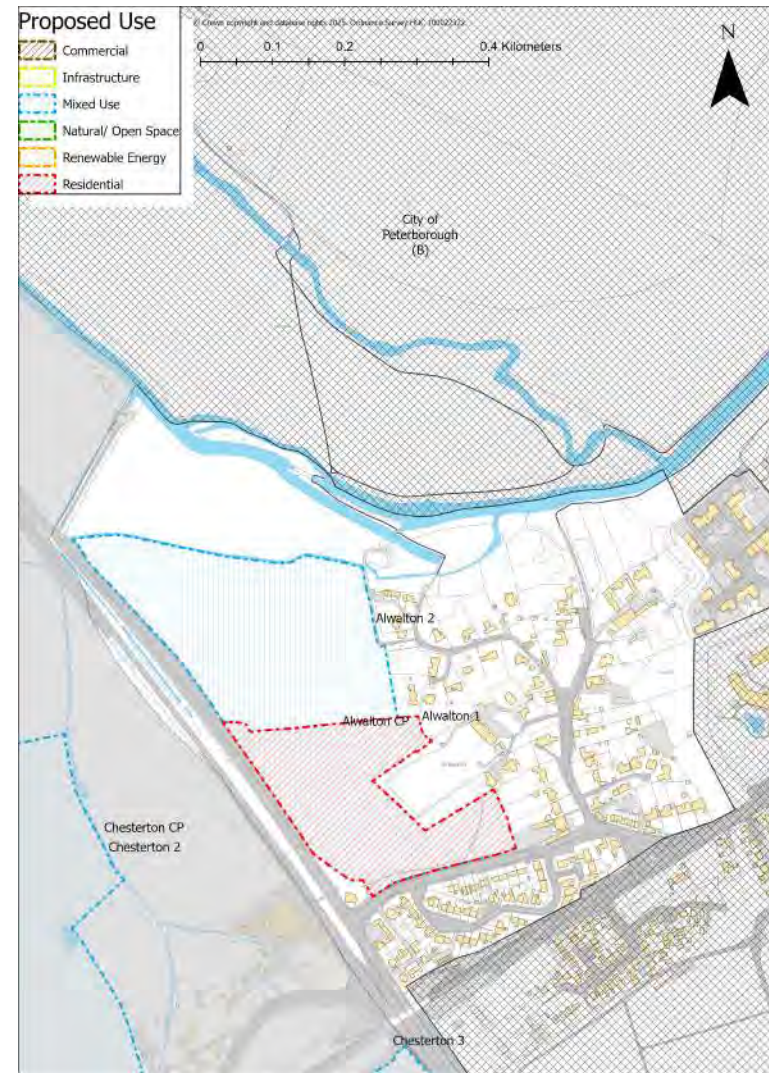
- Alwalton - 2 site
- Chesterton - 3 sites
- Conington - 5 sites
- Denton and Calecote - 1 site
- Elton - 6 sites
- Farcet - 5 sites
- Folksworth and Washingley- 4 sites
- Glatton - 1 site
- Great Gidding - 4 sites
- Haddon - 6 sites
- Holme - 6 sites
- Little Gidding - 0 sites
- Morborne - 0 sites - two sites partially fall within Morborne parish but both have been counted under Haddon as most of the sites fall within that parish area
- Sibson-cum-Stibbington - 1 sites - this site also partially falls within Water Newton parish.
- Stilton - 6 sites
- Water Newton - site that partially falls within this parish has been counted under Sibson-cum-Stibbington as most of the site area falls within that parish area.
- Yaxley - 8 sites

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Alwalton

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

- Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton
- Alwalton 2: Land North Of 23 To 33 Oundle Road, Alwalton (larger site)



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Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 with some surface water flood risk within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. The site is located within the Nene Valley Green Infrastructure Priority Area so there is capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Nene Valley Green Infrastructure Priority Area and has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the western edge of Alwalton with the site's western edge adjacent to the A1 it is somewhat detached from the main built form by trees and large residential curtilages. The site on a whole relates to the settlement. The site is largely obscured from view due to established vegetation apart from a gap in vegetation along Oundle Road where there is an existing access into the site. The site is most open on its northern edge with views across the open countryside. The site has been submitted for 10 homes along the frontage of Oundle Road which accounts for about 0.8ha of the 4.8ha site. An access route is to be retained to enable access to the wider site. If the trees were removed along Oundle Road, this would erode the rural feel on the approach into Alwalton thus adversely impacting the character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposed development is unlikely to lead to increased levels of pollution, however its proximity to the A1 means the site is likely impacted by increased levels of air, light and noise pollution which will require mitigation.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is proposing market and/or affordable housing on 0.8ha of the total 4.8ha site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 9km of Peterborough city centre and is within 300m of Alwalton Store and Post Office.
	Minimise the distance people need to travel to access education facilities?		The site is in the catchment of Nene Park Academy located along Oundle Road, this is located outside of Alwalton within Peterborough City Council some 3.5km from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities: the Cuckoo Public House, St Andrew's Church, Colonel Dane Memorial Hall and playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1km of the Minerva Business Park.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is about 9km from Peterborough railway station. It is within 300m of two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A footpath runs along the site's frontage.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Even though the site is located on the edge of Alwalton, the site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of the area and the conservation area.
SA16	Impact on any heritage assets or their settings?	-	The conservation area partially falls within the south eastern corner of the site where there are established trees. It is noted from the submitted illustrative zoning plan that no built development proposed on land within the conservation area. The rest of the site adjoins the conservation area and the site is adjacent to Alwalton Hall which is a grade II listed building.

Summary of SA

The site is greenfield consisting of grade 3 agricultural land. It is within flood zone 1 but there is some minimal surface water flood risk. The site is not constrained by nature conservation designations but is located partially within a conservation area and within the setting of a listed building. It is within the Nene Valley Green Infrastructure Priority Area. Established trees run along the site's frontage along Oundle Road which obscures it from view and provides a rural approach into Alwalton. The site is adjacent to the A1 so is at risk of increased levels of air, light and noise pollution. It has good accessibility to public transport including buses into Peterborough city centre, to employment opportunities and also to local community services and facilities. It is somewhat removed from primary education with the nearest primary school being 3.5km from the site.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be between 20% and 50% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is mostly within flood zone 1, approximately 4ha of the site (a third) is within flood zone 3b and flood zone 2. There is some surface water flood risk within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield with the majority of site classified as grade 3 agricultural land with the north western corner being grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. The site is located within the Nene Valley Green Infrastructure Priority Area so there is capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 500m of Castor Flood Meadows SSSI but is sufficiently remote from other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Nene Valley Green Infrastructure Priority Area and has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western edge of Alwalton with the site's western edge adjacent to the A1 it is somewhat detached from the main built form by trees and large residential curtilages. The site on a whole relates to the settlement. The site is largely obscured from view due to established vegetation apart from a gap in vegetation along Oundle Road where there is an existing access into the site. The site is most open on its northern edge with views across the open countryside. The northern third of the site is within flood zone 3b so is unsuitable for built development. The illustrative masterplan shows this as open space which could provide a softer development edge transitioning into the Nene Valley. There is also a public right of way along the northern edge of the site so this provides opportunities for access to the countryside. If the trees were removed along Oundle Road, this would erode the rural feel on the approach into Alwalton thus adversely impacting the character of the area, however the illustrative masterplan shows that the frontage of trees will largely be retained as would those

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			located within the conservation area. The scale of the proposed development also provides greater opportunities to effectively masterplan the site to form its own sense of place within Alwalton.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposed development is unlikely to lead to increased levels of pollution, however its proximity to the A1 means the site is likely impacted by increased levels of air, light and noise pollution which will require mitigation.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site will contribute to meeting the housing needs of the district and is of a scale that could provide a range of housing types, sizes and tenures. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 9km of Peterborough city centre and is within 300m of Alwalton Store and Post Office.
	Minimise the distance people need to travel to access education facilities?		The site is in the catchment of Nene Park Academy located along Oundle Road, this is located outside of Alwalton within Peterborough City Council some 3.5km from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities: the Cuckoo Public House, St Andrew's Church, Colonel Dane Memorial Hall and playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1km of the Minerva Business Park.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is about 9km from Peterborough railway station. It is within 300m of two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. A footpath runs along the site's frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located on the edge of Alwalton and is of a scale that can be effectively integrated with the existing place and community while forming its own distinct identity.
SA16	Impact on any heritage assets or their settings?	-	The conservation area partially falls within the south eastern corner of the site where there are established trees. It is noted from the submitted illustrative masterplan plan that no built development proposed on land within the conservation area. The rest of the site adjoins the conservation area and the site is adjacent to Alwalton Hall which is a grade II listed building.

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Summary of SA

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

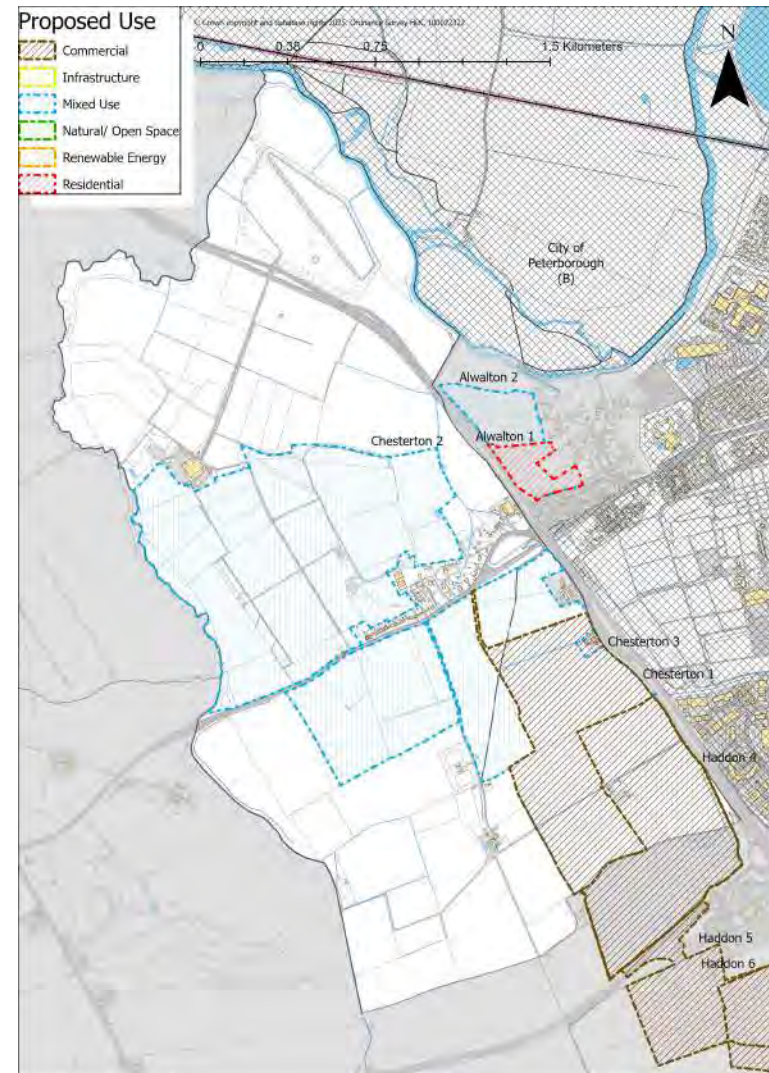
Updates after initial appraisal

Northern Huntingdonshire Sustainability Appraisal

Chesterton

1.3 Three sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) - note that this site also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.
- Chesterton 2: Chesterton Garden Village
- Chesterton 3: Bottom Lodge Farm / Land at A1 West (North) - this site consists of land already assessed under Haddon 4 and Chesterton 1, these were for commercial logistics led development. Considering that this submission consists of additional land to the north and north west and a different proposed use for the site, it has been reassessed.



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Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Although the proximity to the A1(M) could potentially incentivise car usage if the bus network along this corridor is not enhanced. The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of <400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces. The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate increased levels of absorption and dissipation of nitrogen dioxide and other pollutants is uncertain at this stage.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood). The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate the ability of habitats to adjust to the impacts of the climate emergency.
	Support habitats in adjusting to the impacts of the climate emergency?	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. The site is wholly within flood zone 1 with some surface water flood risk within the site.
	Minimise the risk of flooding from all sources?	++	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	
SA6	Protect sites of designated biodiversity or geodiversity significance?	+	There are no nature conservation designations on site but there are several designations nearby to the site but are unlikely to be significantly impacted by the proposal. The scale of the site could enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The site is located within the countryside and not associated with a settlement. Peterborough Motorway Services are located to the south of the site.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Reinforce local distinctiveness and a sense of place?		It is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages. The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) is relatively flat with some parts gently sloping and the western part rises towards the ridgeline and higher ground beyond the site to the west. The existing fields within the site are generally divided by hedgerows with some drainage ditches. Development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east but generally, the site is very open. The site has a public right of way that cuts through the north western corner of the site so development will be visible from a public vantage point. The scale of the site provides an opportunity for a comprehensive development of the site of a scale that could provide landscape enhancements and enhanced connectivity as well as a hub for commercial development utilising its strategic location and existing connections to the highways network. It would complement similar developments within Peterborough.
SA8	Promote actions to reduce contributions to air pollution?	-	The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	Support and enhance the more deprived areas of the district?	++	The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived). As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	Contribute to regeneration activities?		The site is largely greenfield land. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative concept plan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Access is proposed from an additional access off the A605 roundabout off from junction 17. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.
	Enhance and diversify economic opportunities with the district?	++	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	++	The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees across the North of Huntingdonshire and Peterborough. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. These connections could also utilise the public right of way network and provide enhancements to it. There is the potential to support indigenous companies. Tourism is unlikely to be a focal part of development on the site. Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale commercial sites located along the A1(M) corridor which are promoting logistics and distribution commercial development (see Folksworth & Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 and Yaxley 2).
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	The site is not expected to include local scale shopping facilities. It is close to very small settlements such as Chesterton and Haddon which have very limited services. It is close to Peterborough City Centre being about 10km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Peterborough particularly if there is a local workforce.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	Strengthen a local sense of place?	+	The site is largely arable farmland which in itself does not have a distinct identity but the scale of the development enables opportunities for a new logistics/commercial hub which could be marketed to have an identity to incentivise investment and future occupiers to the site. There are several public rights of way within the site which could be enhanced and utilised to connect the site to nearby communities and therefore supporting sustainable modes of transport. This may also enable opportunities to connect the site to the nearby proposal submitted under Chesterton 2 for a residential led garden village at Chesterton to the north of the site.
	Retain the character of existing settlements?		
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	++	There are no heritage designations on site and it is not nearby to the site which may be adversely impacted by development.

Summary of SA

The site is greenfield and consists of land classified as being grade 3 agricultural land. It is not constraint heavily by flood risk with it being wholly within flood zone 1 but there being some surface water flood risk. Not constrained by nature conservation or heritage designation. It is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration. The site currently has very limited accessibility to a local shop and local services and facilities. It has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way. The site has connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network, as highlighted the scheme is of a scale whereby it could provide enhanced bus connections. The proposal could provide a substantial amount of employment development that could support job creation within the northern part of the district. While its location to the strategic road network enhances its connectivity and accessibility particularly for logistics development, it may also be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution. Viewing the site in relation to nearby developments, there is potential to integrate the development with the proposal at Chesterton 2 for a Garden Village Community.

Updates after initial appraisal

Northern Huntingdonshire Sustainability Appraisal

Chesterton 2: Chesterton Garden Village

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is likely to not be at less than 20% risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	+	The site is partially within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development. It is likely that upgrades will be required to accommodate this scale of potential growth. The site is within flood zone 1 apart from its western edge which is constrained by some fluvial and surface water flooding being within flood zones 2 and 3a and 3b. There are pockets of land that are impacted by some surface water flood risk across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from natural greenspace however significant amounts of open space and natural greenspace is proposed as part of the development. The submitted masterplan shows there is the intention to deliver new habitats including a wetland habitat and green infrastructure called Billing Common. As such, it could provide some capacity for enhancements to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The majority of the site is located outside any of Natural Cambridgeshire's Priority Landscapes apart from its north eastern corner which is within the Nene Valley Green Infrastructure Priority Area, therefore it could contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site consists of two parcels, the larger parcel is north of Oundle Road with a second smaller parcel south of this road. The northern parcel wraps around the northern and western edges of Chesterton. The southern parcel is located to the south of the village. The site comprises of several fields marked out by field boundary features such as hedgerows. The site promoter has used these to underpin a grid concept whereby the existing landform and features are used to shape the layout of the scheme. To the north, the wider landscape gently slopes downwards towards the River Nene and to the west it gently slopes downwards towards Chesterton village and the A1(M). To the east the landscape gently rises, it rises to the gently to the south as well up to Chesterton Hill where the landform elevates

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			significantly. As such, the site is fairly well contained within the wider landscape to the south and east but is more visible to the north and west. Chesterton is a very small settlement with approximately 60 dwellings and very limited serves and facilities. As such, the proposal will fundamentally alter the character of Chesterton expanding it substantially and by extension the character of the surrounding landscape, successful integration will require detailed masterplanning. The proposal will however provide additional village services including a shop, sports facilities and a primary school which are currently lacking within the village and therefore reduce the reliance on travelling to nearby settlements such as Alwalton, Elton, Yaxley and into Peterborough.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is in close proximity to the A1(M) and is of a scale which could lead to an increase in light, noise an visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter is proposing to provide 1,000 new homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is about 8km of Peterborough city centre and is about 2.4km of a Tesco Express located along Wistow Way in Peterborough. The proposal seeks to provide a local shop.
	Minimise the distance people need to travel to access education facilities?	++	Chesterton does not have a primary school currently but the proposal is for approximately 1,000 homes and a primary school.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is within 800m of St Michaels Church. The proposal seeks to provide sports facilities and a community building.
SA11	Facilitate access to a range of employment opportunities?	+	The site is about 1.5km from the Minerva Business Park in Alwalton, it is also within 5km of logistics development on the western edge of Peterborough along the A1(M). The site promoter does not seek to deliver employment development as part of the scheme. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is about 8km from Peterborough railway station. It is adjacent to two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The indicative masterplan seeks to include an mobility hub and additional bus stop to serve the new community. There is a footpath from Oundle Road which could be extended to connect to both parcels of the site. The site promoter also seeks to incorporate a network of footpaths and cycle ways within the development.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	There is no employment floorspace proposed, however, the proposal seeks to deliver community, retail and educational facilities which will result in some job creation. There will likely be some modest job creation within the development arising from the non-residential uses, but no employment development is currently proposed by the site promoter - the proximity to the site to Chesterton 1 (which proposed a largescale employment development) offers an opportunity to integrate this development with Chesterton 1.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal seeks to deliver a community building and supporting retail facilities such as a local shop.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	As identified, the scale of the proposed development will require detailed masterplanning but it is capable of providing new and enhanced village services and transport which will assist in linking it with the existing place and community therefore aiding integration.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site, however to the east of the site there are several listed buildings within Chesterton whose setting will be impacted by proposals. These includes the grade I listed St Michael's Church.

Summary of SA

The site is largely within flood zone 1 apart from its eastern edge which is constrained by fluvial flood risk arising from Billing Brook. It is greenfield land wholly classified as grade 3 agricultural land. The site is not constrained by designated nature conservation designations but it is adjacent to several listed buildings within Chesterton including the grade 1 listed St Michaels Church. The scale of the proposed development will fundamentally alter the landscape and village setting of Chesterton as well as the surrounding landscape, however through masterplanning and engagement with local communities and infrastructure providers an integrated and sensitively designed village extension may be possible. The site currently has limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these. There are bus stops which provide a public transport connection into Peterborough. However, the proposal is of a scale whereby development could deliver new facilities reducing the need to look outside of Chesterton for services, for example, the proposal includes a primary school, sports facilities and a local shop as well as enhanced footpath and cycleway connections and additional bus stops.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area (AQMA). The site is greenfield land with some agricultural structures on site meaning that there is limited potential for the reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	+	The site is partially within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development. It is likely that upgrades will be required to accommodate this scale of potential growth. The site is wholly within flood zone 1 with some surface water flood risk within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from natural greenspace, however 38 to 45 hectares of natural, green and open spaces are proposed to support built development. The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	There are no nature conservation designations on site but there are several designations nearby to the site but are unlikely to be significantly impacted by the proposal. The scale of the site could enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site compromises of several fields marked out by field boundary features such as hedgerows. To the north, the wider landscape gently slopes downwards towards the River Nene and to the north west it gently slopes downwards towards Chesterton village and the A1(M). To the east the landscape gently rises, it rises to the gently to the south as well up to Chesterton Hill where the landform elevates significantly. As such, the site is fairly well contained within the wider landscape to the south and east but is more visible to the north and west. It is also of a scale to provide comprehensive green infrastructure which can soften the impact of built development on the landscape. Chesterton is a very small settlement with approximately 60 dwellings and very limited serves and facilities. As such, the proposal will fundamentally alter the character of Chesterton. The proposal could form a freestanding village community as well as support and enhance the residents of Chesterton through enhanced access to

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			services, facilities, public transport and primary education. It will reduce the reliance on travelling to nearby settlements such as Alwalton, Elton, Yaxley and into Peterborough. The proposed mix of uses can contribute to making a sustainable community.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and affordable homes and is of a scale to provide a large mix of housing types and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is about 8km of Peterborough city centre and is about 2.4km of a Tesco Express located along Wistow Way in Peterborough. The proposal seeks to provide a local shop. The proposal seeks to provide a primary school. The site is within 800m of St Michaels Church. The proposal seeks to provide sports facilities and a community building.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is about 1.5km from the Minerva Business Park in Alwalton, it is also within 5km of logistics development on the western edge of Peterborough along the A1(M). The site promoter seeks to provide some 25,000 sqm of retail and commercial floorspace as part of the scheme. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network. The site promoter also seeks to incorporate a network of footpaths and cycle ways within the development.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	There is some 25,000 sqm of retail and commercial floorspace proposed resulting in some job creations, as well as a local/ community/ mobility hub which will result in further opportunities for new jobs.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal seeks to deliver a local/community/mobility hub and supporting retail facilities such as a local shop.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	As identified, the scale of the proposed development will require detailed masterplanning but it is capable of providing a standalone community as well as new and enhanced village services and transport to Chesterton which will assist in linking it with the existing place and community therefore aiding integration.
SA16	Impact on any heritage assets or their settings?	-	Along the western edge of the site is a scheduled monument (a Roman barrow 380m north of Hill Farm), there are several listed buildings within Chesterton whose setting could be impacted by development. By virtue of the scale of the proposed development, their setting and wider context will be impacted.

Summary of SA

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

Updates after initial appraisal

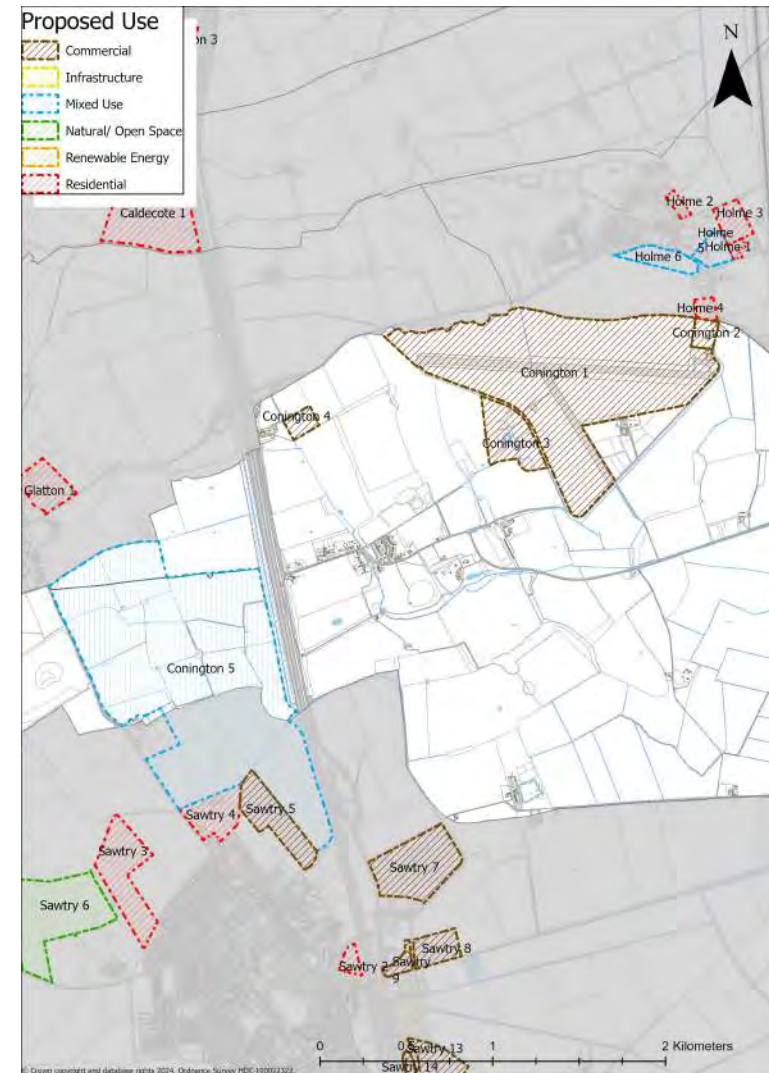
Within SA16 reference was added to the small scheduled monument located on the site's western edge which will need to be considered if taking this site forward.

Northern Huntingdonshire Sustainability Appraisal

Conington

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

- Conington 1: Conington Airfield
- Conington 2: Land North of Conington Airfield
- Conington 3: Land West of Conington Airfield
- Conington 4: Land at Woolpack Farm, Conington
- Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington) - this site crosses over into Sawtry parish but is assessed here as the majority of the site areas falls within Conington.



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Conington 1: Conington Airfield

- 1.5** As identified in the LAA, there is a preference from national Government to retain airfields. Also the likely significant amount of infrastructure and transport improvements required to serve the development make the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.
- 1.6** Therefore, a sustainability appraisal for the site has not been undertaken.

Conington 2: Land North of Conington Airfield

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

Conington 3: Land West of Conington Airfield

- 1.9** As set out in the LAA, the site will be appraised for biodiversity net gain opportunities. The presence of the woodland makes the site unsuitable for built development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is for biodiversity net gain opportunities.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Sawtry water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is wholly located within flood zone 1, there is some risk from surface water flooding arising from the pond within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	N	The site is wholly greenfield and consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland . The majority of the site is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Landscape and Visual Setting Boundary of the Great Fen so it has some capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the extensive tree cover on site. Enhancing the site with further biodiversity net gain would

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			help to reinforce the character of the area and could compliment any wider development proposals within the area. It could also assist in enhancing linkages between habitats.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for biodiversity net gain opportunities.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is being appraised for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is proposed solely for biodiversity net gain opportunities.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is also beyond 800m of a bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is not served by a footpath and there are no nearby opportunities to connect the site to an existing footpath. There is track to access the site that runs between Glatton Lane and Church Road making it unsustainable as a location for open space or commercial leisure uses.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is being appraised for biodiversity net gain opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is being appraised for biodiversity net gain opportunities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located within the open countryside detached from a main settlement so it cannot integrate with an existing place or community. However, biodiversity net gain on the site will help to reinforce its current land use.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. The site consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland with a pond and several internal tracks within the site. Built development is not suitable but biodiversity net gain could be brought forward. The site is poorly served by public transport options but is accessible and is also not easily accessed via walking and cycling making it unsuitable for open space and commercial leisure uses.

Northern Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

In response to the Autumn 2024 consultation the site promoter confirmed that it is intended this site will offset any development coming forward on their other proposed development sites.

Conington 4: Land at Woolpack Farm, Conington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site promoter has indicated that some renewable energy generation may be included within a development proposal, although no information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Sawtry water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is wholly located within flood zone 1, there is surface water flood risk along the site's eastern edge.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield, about two thirds of the site is classified as grade 3 agricultural land with the remaining third being classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located within the open countryside adjacent to Woolpack Farm. The site is broadly level and fairly open meaning that built development is likely to result in some landscape impact. It is unclear from the site submission how much development is proposed or whether the proposal will expand existing operations within the farm. The farm is within the same overall land ownership as this site. Additionally, the site is quite detached from other clusters of businesses so it is unclear if the site promoter intends to create a freestanding business park/industrial area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is near to the A1(M) increasing the likelihood of noise, light and visual pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is beyond 5km from a town centre, and is beyond 2.5km from a freestanding supermarket and beyond 800m of a local convenience shop.
	Minimise the distance people need to travel to access education facilities?		As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?		The site is over 800m of any leisure or cultural facilities.
SA11	Facilitate access to a range of employment opportunities?		The site is within 5km of the Old Great North Road Industrial Estate and Brookside Industrial Estate in Sawtry. The site could provide 2ha of employment land. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a train station. It is within 800m of a bus stop along Glatton Lane but this is rated a F on the Place Based Carbon Calculator meaning there is an infrequent service. There is a footpath along the B1043 which could be connected to the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal seeks new employment development but the site promoter has not detailed what the potential mix of uses or capacity of development may be.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located within the countryside adjacent to Woolpack Farm, as such integrating with the existing place and community is very challenging as the site relates much more closely with the open countryside.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site, however there are two grade II listed buildings to the west of the site that form part of Woolpack Farm.

Summary of SA

The site is not constrained by fluvial flood risk but there is some risk from surface water flood risk. The site is not accessible to natural greenspace and is not constrained by nature conservation designations. The land is classified as being mostly grade 3 agricultural land but there is also some grade 2. It is nearby to several listed buildings associated with Woolpack Farm. The site is proposed for employment development (type and capacities unknown) so could provide some 2ha of employment land. It is not well served via public transport. It relates much more closely to the open countryside than to an existing place or community making integration and travelling via sustainable modes more challenging.

Updates after initial appraisal

Northern Huntingdonshire Sustainability Appraisal

Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)

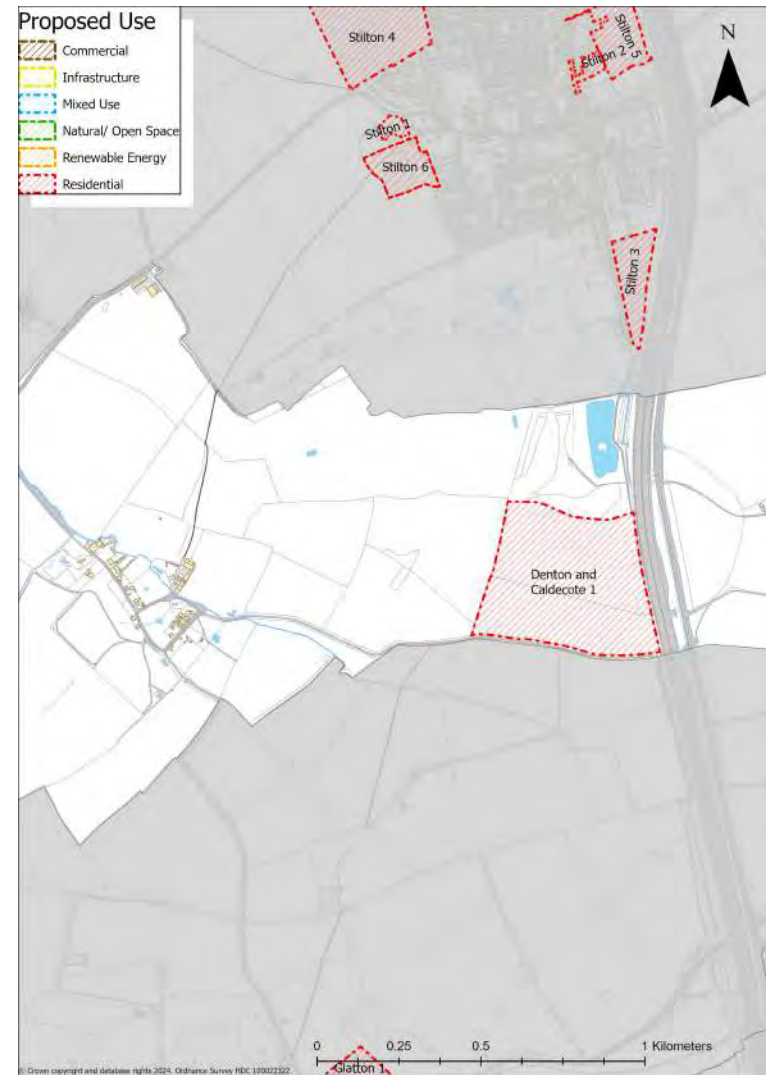
- 1.10** As identified in the LAA, the likely significant amount of infrastructure and transport improvements required to serve the development make the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.
- 1.11** Therefore, a sustainability appraisal for the site has not been undertaken.

Northern Huntingdonshire Sustainability Appraisal

Denton and Caldecote

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

- Denton and Caldecote 1: Land South of Stilton Golf Course



Northern Huntingdonshire Sustainability Appraisal

Denton and Caldecote 1: Land South of Stilton Golf Course

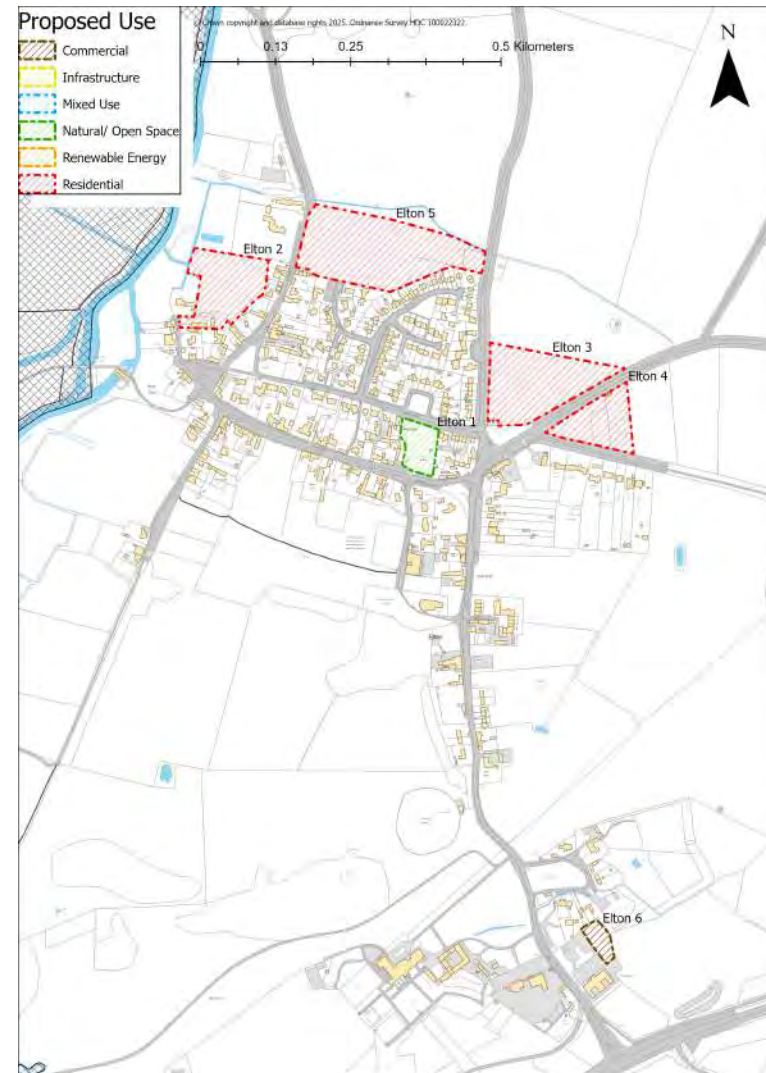
- 1.13** As identified in the LAA, the existing access is unsuitable for the scale of development and is very unlikely capable of being upgraded sufficiently. Infrastructure requirements to enable a suitable access is likely to make the development unachievable.
- 1.14** Therefore, a sustainability appraisal for the site has not been undertaken.

Northern Huntingdonshire Sustainability Appraisal

Elton

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

- Elton 1: Land between Middle Street and Highgate Green, Elton
- Elton 2: Land North of Chestnuts Farm and River Lane, Elton
- Elton 3: Land between Wansford Road and Oundle Road, Elton
- Elton 4: Land between Oundle Road and Greenhill Road, Elton
- Elton 5: Land between Duck Street and Wansford Road, Elton
- Elton 6: The Old Dairy, Elton



Northern Huntingdonshire Sustainability Appraisal

Elton 1: Land between Middle Street and Highgate Green, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with minimal recorded risk from surface water.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and classified as urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 300 m of a 2 ha natural greenspace and is also within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located adjacent to with its north western corner just within the Nene Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located to the northern side of Middle Street within the village of Elton and is bounded by residential development. The site features substantial hedging along the southern boundary. The land forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower. The site is being promoted for open space so there will be no built development and would retain the character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is proposed solely for open space uses so will not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is proposed solely for open space uses so these indicators are not relevant to the proposal.
	Minimise the distance people need to travel to access education facilities?	N	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is proposed solely for open space uses.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A pavement runs adjacent to the southern boundary of the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is to provide natural green open space.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The land forms an area of open space within the built up area, therefore it is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	The site is situated within a conservation area and immediately west of the site is a courtyard of Grade II listed buildings. As the proposed use for open space, there will be no built development that will impact these heritage assets.

Northern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by flood risk or by nature conservation designations. It is located within Elton with residential properties bounding the site. It is adjacent to a listed building and is within a conservation area. The Nene Valley Green Infrastructure Priority area is adjacent to the site. The site is being promoted for nature green or open space uses so there will be no built development. This will reinforce the character of the village and the conservation area.

Updates after initial appraisal

Elton 2: Land North of Chestnuts Farm and River Lane, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with some agricultural structures on site meaning there is limited potential for the reuse of materials and buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 42% of the site area.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	Just over half of the land is classed as flood zone 1, however, about 20% of the north-west corner and along the northern boundary is classed as flood zone 2. Within the north-west corner, about 21.5% classed as flood zone 3b. There is also risk from surface water flooding along the site's northern and western edges.
SA4	Prioritise development of previously developed land?	-	The site is greenfield land with some redundant agricultural buildings on site. It is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Nene Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the north western edge of Elton accessed from River Lane, it therefore relates to the settlement. It adjoins residential development to the south. It consists of land associated with Chestnut Farm. The site is on the edge of Elton, and the site is partially visible

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			from the public footpath on the west bank of the River Nene. The flood risk present means that it is only appropriate to consider building on half of the site which also impacts the capacity of the site and means development would be focused on the southern half of the site closest to the existing built form of the village. While this would assist in minimising the encroachment of built development into the Nene Valley, development in this location is not characteristic of the area as it would introduce back land development and still would erode the rural edge of the village. Additionally, the site's location near to a number of listed buildings and being within the conservation area means that impact on these form constraints on development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 650m from the Elton Church of England primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Crown Inn Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?		The site is not located within 5km of an existing concentration of employment. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a railway station but is about 650m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service. A pavement runs up to the corner of River Lane but this does not continue. River Lane is wide enough for vehicles and pedestrians though and there may be potential to provide an enhanced footpath connection.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could be effectively masterplanned to become part of the existing place and community as there is an existing access to the site from River Lane and is within walking distance to key village amenities. However, this is subject to several constraints being overcome including the impact on the Nene Valley and on designated heritage assets.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	The site is within the conservation area and Number 19 Duck Street (The Old Bakehouse (Grade II listed)) is nearby to the east. Due to the 45 metre separation distance and existing built form between the site and Number 2 Stocks Green (Chestnuts Farmhouse (Grade II Listed)), development of the site would likely have a negligible impact upon the setting of this heritage asset.

Summary of SA

The site is heavily constrained by fluvial flood risk with almost half of the site at higher risk which constrains where built development can be placed. It is not constrained by nature conservation designations but it is located within the Nene Valley Green Infrastructure Priority. It is within the conservation area and nearby to several listed buildings so heritage is a development constraint. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the north western edge of Elton with residential properties bounding the southern edge of the site. Development would introduce back land development which is uncharacteristic of this part of the village, additionally, the design is heavily constrained by flooding, heritage and landscape constraints which make integrating a development that is in keeping with the character of the area more challenging.

Updates after initial appraisal

Elton 3: Land between Wansford Road and Oundle Road, Elton

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

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land meaning there is no potential for the reuse of materials and buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with surface water flood risk along its northern/eastern boundary.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is greenfield land and is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located to the east of Wansford Road and north of Oundle Road on the north-eastern edge of Elton, it therefore relates to the settlement but it also has a close relationship with the countryside. Development on the site would introduce built development extending away from the village which would not reinforce the character of the area. Also as the site slopes to the north it is highly visible from Wansford Road to the north meaning that the impact on the landscape will be greater. The proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping, it therefore would not make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 500m from the Elton Church of England primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?		The site is not located within 5km of an existing concentration of employment. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service. There is a pavement that runs immediately across the road from the site along Wansford Road but there is no pavement along Oundle Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton.
SA16	Impact on any heritage assets or their settings?	-	A conservation area is situated immediately south of the site and along the southern boundary, a small part of the site falls within it. The Smithy, situated approximately 85 metres south of the site, is Grade II Listed.

Northern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the eastern edge of Elton with a close relationship with the countryside as well as to the village. Development would adversely impact the character of the village and landscape.

Updates after initial appraisal

Elton 4: Land between Oundle Road and Greenhill Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land meaning there is no potential for the reuse of materials and buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. he site is wholly located within flood zone 1 with over half of the site being at risk form surface water flooding with the most risk being along its frontage along Oundle Road
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located to south of Oundle Road and north of Greenhill Road on the eastern edge of Elton, it therefore relates to the settlement but it also has a close relationship with the countryside. Development on the site would introduce built development extending away from the village which would not reinforce the character of the area. The site currently contains mature trees and thick hedgerows, and is opposite a row of very low density residential properties. Development would be visible from Oundle Road and Greenhill Road, although not from long distance. To mitigate surface water flood risk, development will likely have to placed on the southern half of the site which would not reflect the character of the area. Also, development at this site would affect the rural character of this location. The

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping, it therefore would not make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for market and/or affordable housing and is 0.89ha in size meaning it would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 500m from the Elton Church of England primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.
SA11	Facilitate access to a range of employment opportunities?	--	The site is not located within 5km of an existing concentration of employment.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service. There is a no pavement along the site's frontages on Oundle Road or Greenhill Road, the pavement stops adjacent to the western corner of the site so there may be opportunities to connect along Greenhill Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it is adjacent to a conservation area and is some 220m east from part of Elton Hall Gardens (Grade II* Listed Park and Gardens). Development of the site may also have a detrimental impact upon the setting of The Smithy (Grade II Listed).

Northern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the eastern edge of Elton with a close relationship with the countryside as well as to the village. Development would adversely impact the character of the village and landscape.

Updates after initial appraisal

Elton 5: Land between Duck Street and Wansford Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land meaning there is no potential for the reuse of materials and buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 but there is substantial risk from surface water flooding along its northern edge where a drain forms a boundary to the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield land and is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated on the northern edge of Elton and is bound by Duck Street to the west and Wansford Road to the east. The site therefore relates to the settlement but also closely relates to the countryside forming a rural edge to the village. The site rises gently from west to east and is very open in character with limited vegetation along its boundaries which reinforces this closeness to the wider countryside. It therefore forms a part of a substantial green open space at the northern edge of Elton. Development would change the character of this part of Duck Street, and would be visible from Wansford Road to the north which slopes down towards the village and thus would not reinforce the character of the area. The proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping and not building on the part of the site within the water recycling area, it therefore

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			would not make an efficient use of land. However, considering these factors developing on the southern half of the site in line with the existing building line from the rear garden of 55 Hayes Walk, a smaller development could be brought forward that would have fewer constraints and would be off a scale that could have success in reflecting the character of the area. This would however be subject to the either the rerouting of telegraph poles on the site or the incorporation of them as part of the scheme.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 500m from the Elton Church of England primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.
SA11	Facilitate access to a range of employment opportunities?	--	The site is not located within 5km of an existing concentration of employment.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service. There is a pavement immediately across the road along Duck Street from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site as a whole is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton. However, as highlighted within SA7 if a smaller site area containing just the southern half of the site was pursued then there could be greater opportunity to successfully integrate development.
SA16	Impact on any heritage assets or their settings?	-	The conservation area is situated immediately west and south of the site. Along the southern boundary, a small part of the site is situated within the conservation area. There are several listed buildings along Duck Lane, situated immediately south of the site that could be negatively impacted by development.

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Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the northern edge of Elton with a close relationship with the countryside as well as to the village. Development across the whole of the site would adversely impact the character of the village and landscape, however development on the southern half of the site could potentially provide an opportunity for some growth within Elton while not adversely impacting the character of the village or wider landscape.

Updates after initial appraisal

The site promoter resubmitted part of the site to the Ongoing Call for Sites (see CfS23-24283). The site was reduced to 0.7ha within the south eastern part of the site that immediately adjoins properties along Hayes Walk. The site promoter has reduced the potential capacity expectation to 15 homes. They propose vehicular access from Wansford Road. Through the centre of the reduced site is a public right of way which links through to Hayes Walk and will shape design proposals on site. The larger site was considered to be potentially suitable on a net developable area of 50% taking into account various constraints on site. Taking into account the site promoter's scaled back ambitions for the site, the reduced site area is also in principle considered to be suitable and the outcomes of this SA still apply. During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided. In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

Elton 6: The Old Dairy, Elton

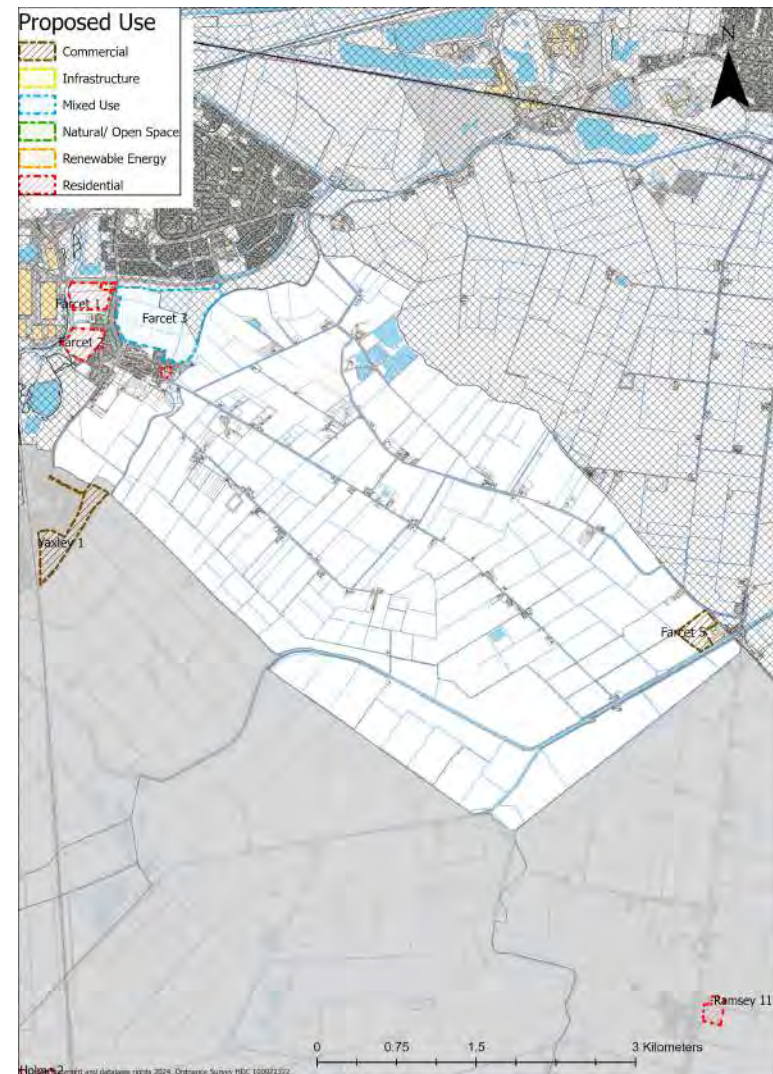
- 1.16** As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.
- 1.17** Therefore, a sustainability appraisal for the site has not been undertaken.

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Farcet

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

- Farcet 1: Land West of Peterborough Road and North of Gazeley Gardens, Farcet
- Farcet 2: Land West of Peterborough Road and South of Gazeley Gardens, Farcet
- Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)
- Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet
- Farcet 5: Collmart Growers, Pondersbridge



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Farcet 1: Land West of Peterborough Road and North of Gazeley Gardens, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 0.3% of the site area
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. Most of the land is classed as flood zone 1 but very limited areas along the western boundary are classed as flood zones 2 and 3a. There is some surface water flood risk along its eastern edge.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated sites to not have an impact but it is about 350m from Crown Lakes County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the north western edge of Farcet located between the village and industrial development within Peterborough. The site has a closer relationship with the rural character of Farcet. The A605 to the north provides a clear physical separator as does Stanground Lode which forms a natural separator. Development would result in furthering the potential sense of coalescence between Farcet and Peterborough. However, development in this location will have very little landscape impact due to the surrounding built development and the road network but would result in some townscape impact due to the potential scale of development. This impact is somewhat minimised as in depth development has already been established through the development of Grazeley Gardens. The site promoter's proposed capacity includes 3.36ha of land for natural open space, biodiversity net gain and flood mitigation. The remaining land is for residential development which would result in a density that would make an efficient use of land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is for market and/or affordable housing and is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough. The site is about 900m from Farcet Church of England Primary School. The site is within 800m of Farcet Village Hall and St Mary's Church. It is just beyond 800m of Farcet Recreation Ground and the Village Club.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1km of Stanground Academy and Peterborough South Logistics Park. It is also about 2km from the Broadway Business Park and Eagle Business Park located in Yaxley. Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is about 5km from Peterborough train station. It is also adjacent to two bus stops on Peterborough Road which are both rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath running along the site's frontage along Peterborough Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping and masterplanning will be required to address how development can be delivered that reinforces the sense of separation between Farcet and Peterborough.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat constrained by flooding on its western edge. It is not constrained by nature conservation or heritage designations. It consists of grade 3 agricultural land and greenfield land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education

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and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located on the western edge of Farcet and development could further erode the sense of separation between the village and Peterborough, therefore very careful masterplanning will be required to provide sufficient landscaping so that the site can reflect the character of Farcet.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Farcet 2: Land West of Peterborough Road and South of Gazeley Gardens, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 2% of the site area

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The vast majority of the site is within flood zone 1, however a small strip of its western edge is within flood zones 2 and 3a. There is also some surface water flood risk on the site's western and northern edges as well as a channel of surface water flood risk running towards the centre of the site
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and mostly classified as grade 3 agricultural land with some also classified as non-agricultural
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 200 m of a 0.5 ha area of greenspace, within 300 m of a 2 ha natural green space and also within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is adjoins to the south west the Crown Lakes County Wildlife Site but is sufficiently remote form other designated nature conservation sites. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the south western edge of Farcet located between the village and industrial development within Peterborough. The site has a closer relationship with the rural character of Farcet and greater connection to the wider landscape as it is adjacent to the Crown Lakes County Wildlife site. Stanground Lode which forms a natural separator from the neighbouring industrial development. Development would result in furthering the potential sense of coalescence between Farcet and Peterborough. However, development in this location will have limited wider landscape impact due to the surrounding built development but would result in some townscape impact due to the potential scale of development. This impact is somewhat minimised as in depth development has already been established through the development of Grazeley Gardens. The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields. The remaining land is for residential development which would result in a fairly low density across the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is for market and/or affordable housing and is over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough. The site is about 800m from Farcet Church of England Primary School. The site is within 800m of Farcet Village Hall and St Mary's Church. The site is just over 800m of the Village Club. The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	++	The site is about 1.5km of Stanground Academy and Peterborough South Logistics Park. It is also about 1.5km from the Broadway Business Park and Eagle Business Park located in Yaxley. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	The site is about 5km from Peterborough train station. It is within 800m of several bus stops on Main Street and Haddon Way which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath along Haddon Way which could be extended to serve the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping and masterplanning will be required to address how development can be delivered that reinforces the sense of separation between Farcet and Peterborough.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat constrained by flooding on its western edge. It is not constrained by heritage designations but there is the Crown Lakes County Wildlife Site to the south west of the site. It consists of land largely classified as grade 3 agricultural land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located on the western edge of Farcet and development could further erode the sense of separation between the village and Peterborough, therefore very careful masterplanning will be required to provide sufficient landscaping so that the site can reflect the character of Farcet.

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Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided.

Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 5.3% of the site area
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is predominately located within flood zone 1 but some of the site's eastern edge is located within flood zones 2 and 3a arising from the site's eastern boundary being adjacent to the old River Nene. There is some surface water flood risk within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land classified as grade 3 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	Most of the site is within 1 km of a 10 ha area of natural green space. It has some limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated sites to not have an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located on the northern edge of Farcet. The site area extends up to the A605 and partially crosses over into the Peterborough City Council area. Development at this scale will further erode the sense of separation between Farcet and Peterborough and mean that there will be built development up to the A605, landscaping and areas of open space could be incorporated to mitigate this however, the fundamental character of the landscape and the townscape will be adversely impacted and altered. A much smaller development area could be more suitable and provide a more modest scale extension to Farcet than across the whole site area. The site is visible in the landscape from the east including from the River Nene (Old course). 800 homes across the whole site would over double the size of the existing village in terms of housing numbers which would fundamentally alter

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			its character and could overwhelm the village and the local road network. It is recognised that a new local centre is proposed as part of the proposal. Development could be considered appropriate on a much reduced site area in line with the previous outline application made on the site subject to appropriate access, landscaping and design. This would represent a more proportionate level of growth for the village and retain the sense of and physically separation from Peterborough.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is for market and/or affordable housing and is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough. The site is adjoins Farcet Church of England Primary School. The site is within 800m of the Village Club and St Mary's Church. It is just beyond 800m of Farcet Recreation Ground.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1km of Stanground Academy and Peterborough South Logistics Park. It is also about 2km from the Broadway Business Park and Eagle Business Park located in Yaxley. Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	++	The site is about 5km from Peterborough train station. It is also within 800m of several bus stop on Peterborough Road which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath adjacent to the site's frontage on Peterborough Road, there is also a footpath connection into the site from George Alcock Way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal includes a local centre which provides an opportunity to enhance village services within Farcet.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community although this is challenging due to the proposed scale of the site and of the proposed development which would represent a substantial increase in the size of the village and result in in further the sense of coalescence

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			with Peterborough by providing built development up to the A605. Significant landscaping and open space will be required to mitigate this or a reduction in the site area.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat constrained by flooding on its eastern edge. It is not constrained by nature conservation or heritage designations. It consists of land classified as grade 3 agricultural land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site promoter seeks to incorporate a local centre within the development which could further enhance village services. The site is located on the northern edge of Farcet extending over into Peterborough so this is a cross boundary proposal. Development could therefore further erode the sense of separation between the village and Peterborough, development at this scale would also over double the size of Farcet in terms of housing numbers which would fundamentally adversely impact the village's character.

Updates after initial appraisal

In response to the Autumn 2024 consultation, the site promoter submitted a revised planning statement which set out a reduced proposal of up to 200 dwellings, a local centre and access from Peterborough Road. They state the site will also solely be within Huntingdonshire District Council's authority area but no amended location plan was received. The statement also included pre-application advice that has been sought from the Local Authority, LLFA and County Highways. If this materialises, then the proposal would score more positively against SA7 and SA15.

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Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is previously developed with land consisting of the former PH Plant Hire site and the residential property 9 Cross Street. In their Call for Site Statement, the site promoter states that it is intended to demolish all existing buildings on the site apart from the dwelling so there is the potential for the reuse materials and/or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 0.3% of the site area
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 but there is risk from surface water flooding across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	++	It is wholly classified as grade 3 agricultural land but it is previously developed consisting of the former PH Plant Hire site and the residential property 9 Cross Street.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated sites to not have an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located within the built form of Farcet and offers a modest scale regeneration opportunity of a former commercial site. The existing buildings on site are of varying quality and do not enhance the character of the street scene. Therefore, the site's redevelopment is likely to improve the street scene and could offer a modest development in keeping with the village character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is sufficiently distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is for market and/or affordable housing and is 0.63ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough. The site is about 250m from Farcet Church of England Primary School. The site is within 800m of the Village Club, Farcet Village Hall and St Mary's Church. It is just beyond 800m of Farcet Recreation Ground.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 2km of Stanground Academy and Peterborough South Logistics Park. It is also about 1.5km from the Broadway Business Park and Eagle Business Park located in Yaxley. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	The site is about 5km from Peterborough train station. It is also within 800m of several bus stops on Peterborough Road which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath running along the site's frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The proposal includes the redevelopment of a site that is previously developed and is located within the built form of Farcet. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is previously developed located within the a prominent location within Farcet. It is not constrained by fluvial flooding but there is some surface water flood risk. It is not constrained by nature conservation or heritage designations. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km form the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located within the built form of Farcet and offers a modest scale regeneration opportunity which is masterplanned well could enhance the street scene and provide a development more in keeping with the character of the village.

Updates after initial appraisal

Farcet 5: Collmart Growers, Pondersbridge

- 1.19** As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.
- 1.20** Therefore, a sustainability appraisal for the site has not been undertaken.

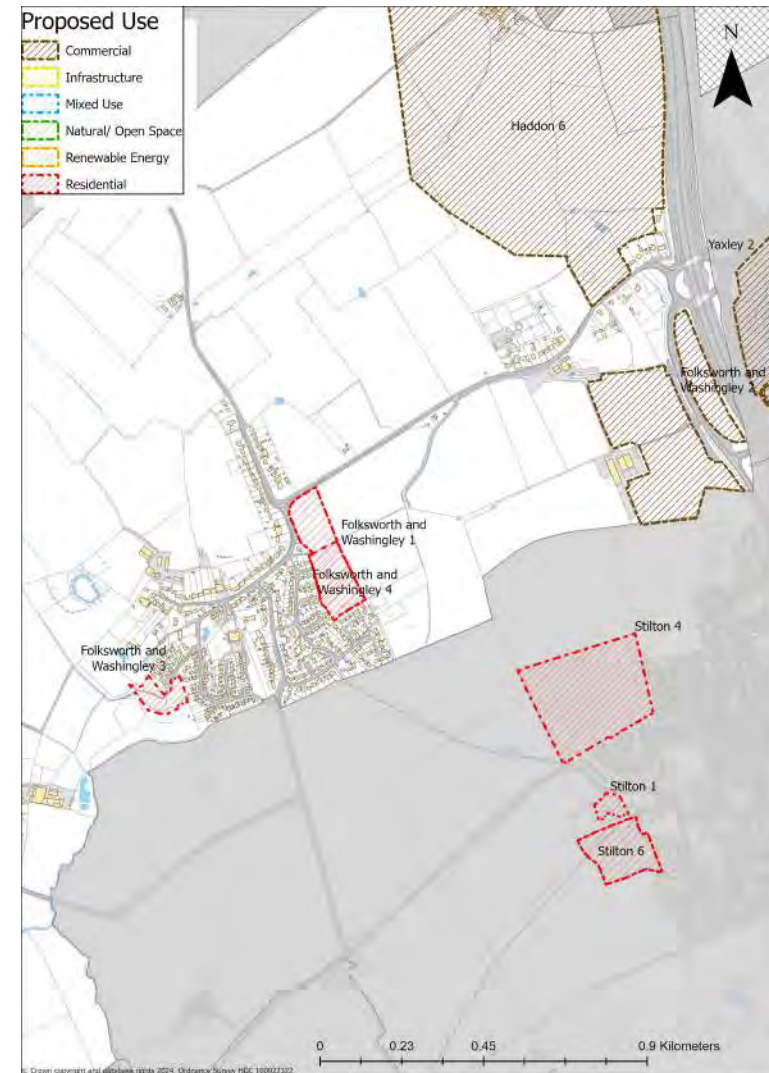
Northern Huntingdonshire Sustainability Appraisal

Folksworth and Washingley

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

- Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)
- Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth
- Folksworth and Washingley 3: Land South of The Paddocks, Folksworth
- Folksworth and Washingley 4: Hawthorn/Manor Road, Folksworth (larger site)

1.22 Please note that Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road also partially falls within Folksworth & Washingley and Morborne parishes, but it has been included under Haddon as most of the site lies within that parish area.



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Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations. The site is not impacted by an Air Quality Management Area (AQMA). The site is greenfield land with no existing structures on site meaning development will not involve the reuse of materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development. The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly green field land with no existing structures. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The majority of the site is within 200m of 0.5ha of natural green space according to Natural England's 'Access to Green Space Standards'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for future improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the eastern edge of Folksworth relating closely to the settlement, bound by residential areas to the west and south and is potentially accessible via Manor Road or Hawthorn Road. It also relates to the countryside due to agricultural fields beyond the northern and eastern boundary. It forms part of a larger agricultural field meaning the eastern boundary is completely open but the landscape impact may be negligible due to the lack of public right of ways to the east and being well integrated into the built form. Whilst the density of the proposal is very low, the number of houses proposed is similar to the surrounding residential areas of a similar size. In addition, the eastern boundary aligns with the existing built line of the residential area to the south on Townsend Way offering an opportunity for growth in a village location. To this end, by not extending past the eastern edge of Folksworth the site has a closer relationship to the settlement than the countryside. However a portion of the site, in the south is within an oil pipeline buffer zone which may adjust the layout of the site and it's effective integration. Overall, the site would use land efficiently whilst conserving the character and form of Folksworth.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The site is approximately 1km from the A1 (M) major highway and therefore may be subject to noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is beyond the required distance from a town centre, local convenience store and a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?		The site is within 800m of Folksworth Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall and St Helens Church.
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service. There is a pavement on Manor Road (site frontage)
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site solely proposes residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site proposal does not include retail or leisure uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land with no opportunities for the reuse of recycling of previously used buildings. It has limited accessibility to shops and employment concentrations. In addition, there is low provision of culture and leisure facilities within Folksworth and the bus service is highly infrequent. Although, the site is in close proximity to Folksworth Primary School and there is a pavement along the site frontage encouraging active travel. It is sufficiently remote designated nature and heritage assets and the majority of the land is within 200m of 0.5ha of natural greenspace. The site relates closely to the settlement and the density aligns with surrounding residential areas, preserving the form of Folksworth whilst ensuring an efficient use of land. Adverse landscape impact due to the open eastern boundary will likely be small due to no public right of ways to the east and being well integrated to the built form.

Updates after initial appraisal

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Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land meaning that there is no for the reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development. The site is wholly located within flood zone 1 but there is surface water flood risk along the main parcel's eastern and northern edges.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from natural green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The far eastern edge of the smaller parcel of land is about 100m from the Norman Cross Brickpits County Wildlife Site but the A1(M) lies in between so the potential harm to this designated site is minimised.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site consists of two parcels, one an oval shaped site located between to the B1043 and A1(M), the other larger parcel is located to the west of the B1043 consisting of agricultural fields. The site is located in the countryside with the B0143 and A1(M) forming strong edges to the larger parcel on its side. The oval parcel is completely surrounded by the road network. The larger site has some vegetation and hedging around its southern and eastern edges but is generally quite open, most notably to the west and north with views across the wider agricultural landscape. The site has a closer relationship with the countryside and is detached from a settlement. It is located east of Folksworth and north of Stilton. It could provide a new employment location along the A1 corridor, it is adjacent to the proposal at Norman Cross (see Yaxley 2) and located south of other employment (logistics lead) proposals being promoted along the A1 corridor. It is unclear at this stage whether all of the proposed development will be placed within the larger parcel or across both parcels. Roadside uses are also proposed which requires further clarity. Masterplanning will be required to mitigate the impact of the strategic road network in terms of levels of pollution and also provide sufficient landscaping to mitigate impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A1(M) runs to the east of the site which increases the risk from air, light and noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is just beyond 5km from Peterborough City Centre, it is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience store. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant. The site is beyond 800m of the many leisure and cultural facilities within Folksworth & Washingley and also those in Stilton and Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of the Eagle Business Park and Broadway Business Park in Yaxley and also the Peterborough East logistics and distribution centre. The site is proposing between 30,000 and 40,000 sqm of employment floorspace on more than 5ha of land. It is unclear at this stage whether all of this will be placed within the larger parcel or across both parcels. It benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is just beyond 5km from Peterborough train station. In between the two parcels of the site is the B1043 and two bus stops, the highest rated being C- on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath along the eastern side of the larger parcel, this is adjacent to the eastern parcel.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site is proposing either 30,000 sqm of office/ light industry/ roadside uses or some 40,000 sqm of logistics and distribution development. The potential number of jobs that could be created is unknown at this stage.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community due to its detachment from an existing community. There are other similar employment proposals along the A1 and adjacent to the site which may offer an opportunity to integrate the site with surrounding developments, however this would be subject to detailed masterplanning and suitability assessments.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.

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Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk across the larger parcel of the site. It is not constrained by heritage designations, a county wildlife site is about 100m from the site but the A1(M) separates them. The site is remote from natural greenspace, local services and facilities within Folksworth, Stilton or Yaxley but is served by a bus route with a good level of service. It is detached from a main settlement but is largely well constrained within the landscape arising from established vegetation and the strategic road network. Development could still lead to adverse impact if not effectively masterplanned. The site could provide employment development that could support employment opportunities for several settlements.

Updates after initial appraisal

The site promoter submitted a vision document but this does not change the outcomes of the SA.

Folksworth and Washingley 3: Land South of The Paddocks, Folksworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No supporting documents relating to the provision and use of low and zero carbon technologies were submitted and therefore the development is expected to comply with building regulations. The site is not impacted by an Air Quality Management Area (AQMA). The site is greenfield land with no existing structures on site meaning development will not involve the reuse of materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly flood zone 1 and at low risk of surface water flooding.
SA4	Prioritise development of previously developed land?		The site is wholly green field land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly classified as grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has limited capacity for linkages to the existing green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute to improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located west of Elm Road and south of The Paddocks, on the south western edge of Folksworth. The site adjoins to residential development to the north and east, wrapping around the curtilage of properties along The Paddocks and therefore does relate to the settlement. As identified in the LAA, there are multiple constraints impacting the layout and capacity of the site which could result in the development being out of character with the built form. The site is

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			largely screened from surrounding countryside by a TPOA, Folksworth Spinney, minimising the landscape impact but development could adversely impact this protected area and erode the rural feel of the south western edge of the settlement. The reduction in developable area/ density due to the constraints could make the promoters capacity of 26 houses unachievable.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 1.2km from the A1 (M) major highway and therefore may be subject to noise pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a town centre, local convenience store and a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Folksworth Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall.
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service. There is a pavement immediately outside the site frontage (The Paddocks).
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is solely for residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site proposal does not include retail or leisure uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of the settlement and the TPOA.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land with no opportunities for the reuse and recycling of previously used buildings. It has limited accessibility to shops, employment concentrations and natural green space. Only a village hall is within 800m of the site and the bus service is highly infrequent. It is in close proximity to Folksworth primary school and there is a pavement

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immediately outside the site frontage encouraging active travel. There are no designated heritage and nature assets nearby to the site that would be adversely impacted by the development. Due to the constraints of the site, it would be difficult to effectively integrate with the settlement without adversely impacting the form and character of the south western edge of Folksworth and achieve the promoter's stated capacity.

Updates after initial appraisal

Folksworth and Washingley 4: Land off Hawthorn/Manor Road, Folksworth (larger site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development. The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land, wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The majority of the site is within 200m of 0.5ha of natural green space according to Natural England's 'Access to Green Space Standards' and has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green and blue infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the eastern edge of the settlement and relates well to it being surrounded on three sides by residential development. Development could reflect the pattern of development on this side of the village. The site consists of two agricultural fields with a line of trees separating the two. The site also relates to the wider countryside on its eastern side where there are fewer established site boundaries providing some views out across the wider landscape. The site promoter seeks approximately 50 homes on a site of approximately 3ha which is very low density and would not make an efficient use of land, however this provides additional opportunity for landscaping and open space which would soften the impact of built development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 1km from the A1 (M) major highway and therefore may be subject to noise pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km from a town centre, and is beyond 800m of a local convenience store and 2.5km of a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Folksworth Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall and St Helens Church.
SA11	Facilitate access to a range of employment opportunities?	--	The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement on Manor Road adjacent to the site's frontage.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site is solely proposes residential use.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site proposal does not include retail or leisure uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk. The site is wholly classified as grade 3 agricultural land. It has limited accessibility to shops, public transport and employment opportunities. It is sufficiently remote designated nature and heritage assets and the majority of the land is within 200m of 0.5ha of natural greenspace. The site relates closely to the settlement and could provide an opportunity for some growth. The site consists of two agricultural fields separated by a line of trees. The site's frontage also has established vegetation providing a rural feel to this part of the village, the removal of some of these trees may be required to provide access which will have some impact on the character of the street scene. There is some potential for landscape impact to the east as the eastern boundary is more open.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site. This also included additional land extending westwards. Upon review, the scale of the proposed extended site is disproportionate to the size of Folksworth and would result in negative scores being attributed towards SA7 and SA15 if this additional land was taken forward.

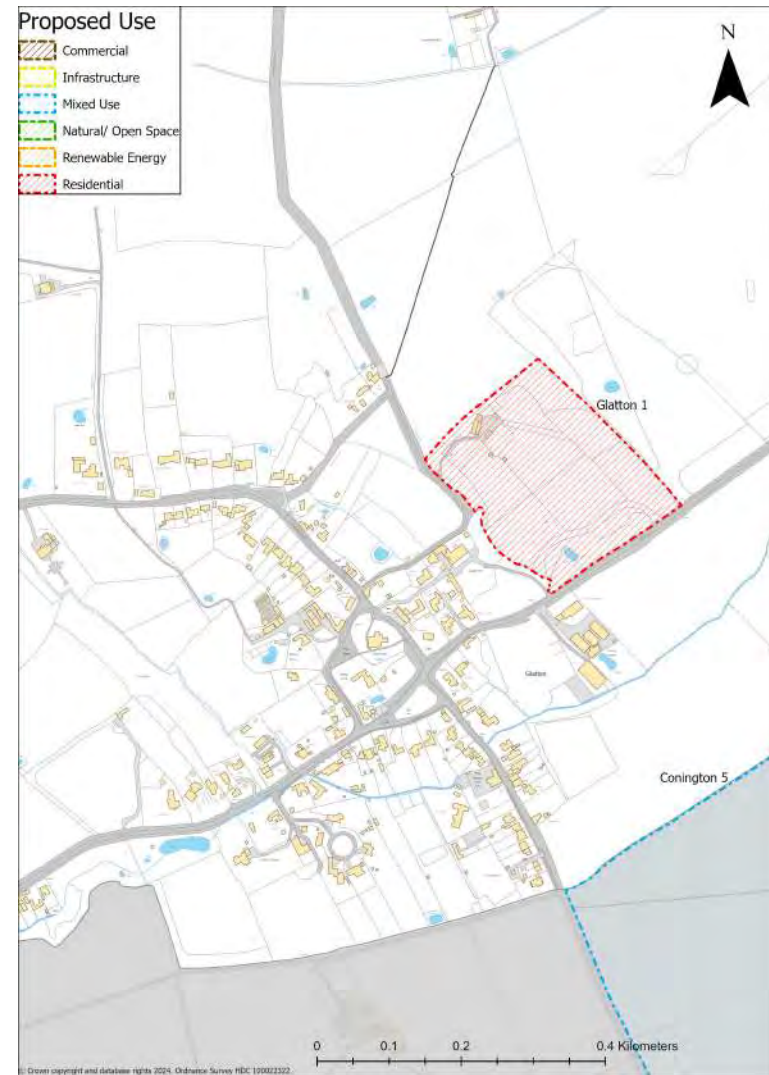
In response to the additional site allocations consultation held between May and June 2026, the site was promoted again for the larger site but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

Northern Huntingdonshire Sustainability Appraisal

Glatton

1.23 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton



Northern Huntingdonshire Sustainability Appraisal

Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an Air Quality Management Area (AQMA). There are several agricultural buildings to the north west of the site which could offer opportunities for the recycling or reuse of buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is partially within the Sawtry water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is classified as greenfield land but contains substantial agricultural built structures. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's standards for accessing green space and has limited potential to contribute towards enhancing the strategic green or blue infrastructure network or linkages to it.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential for improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is situated on the north eastern edge of Glatton potentially accessible from Glatton Ways or Denton Road. Whilst being the on eastern edge of the village, there is separation from surrounding residential properties and greenfield land due to mature trees wholly bounding the site. This could reduce landscape impact of the development but may also prevent effective integration into the settlement. In addition, the steep topography of the site would be a key constraint to development as well as being predominantly within and oil pipeline buffer zone, consequently reducing the developable area and capacity. The topography could also lead to adverse landscape impact due to the site being visible from the south, compromising the character of Glatton. Therefore, the location, nature and key constraints of the site could negatively impact the form and character of the settlement and would not make an efficient use of land.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The site is approximately 1km west of the A1 (M) major highway and therefore could be exposed to noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, town centre and freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?		The site is within a village that does not contain a primary school and is of insufficient capacity to provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Church of St Nicholas, Glatton village hall, Addison Arms pub and a public park.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km from multiple concentrations of employment within Sawtry.
	Be in a location with high quality digital infrastructure?	+	There is superfast broadband in the vicinity of the site
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is approximately 250m from a bus service rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	A pavement will need to be constructed along the site frontage to ensure integration with active travel infrastructure within Glatton.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is solely proposed for residential use and therefore this objective is not applicable.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site would not effectively integrate into Glatton village due to key constraints outlined in SA7 and potential adverse impacts upon the conservation area.
SA16	Impact on any heritage assets or their settings?	-	The site area adjoins to Glatton Conservation Area which could be adversely impacted by the development, particularly for potential highway access to the site.

Summary of SA

The site is not constrained by flood risk and is expected to be resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land. It has limited accessibility to natural green space and is not an area of strategic focus for green infrastructure. Successful integration of the site into Glatton village is challenging because of physical constraints. The location, nature and key constraints of the site could negatively impact the form and character of the settlement and also adjoining Glatton conservation area. It is sufficiently remote from all of the designated nature assets. The site is in close proximity to culture and leisure facilities within Glatton and access to them is facilitated by a active travel infrastructure. However, education facilities, town centres and local convenience scores are not available in the immediate area. Sawtry is within 5km of the site where there are employment opportunities.

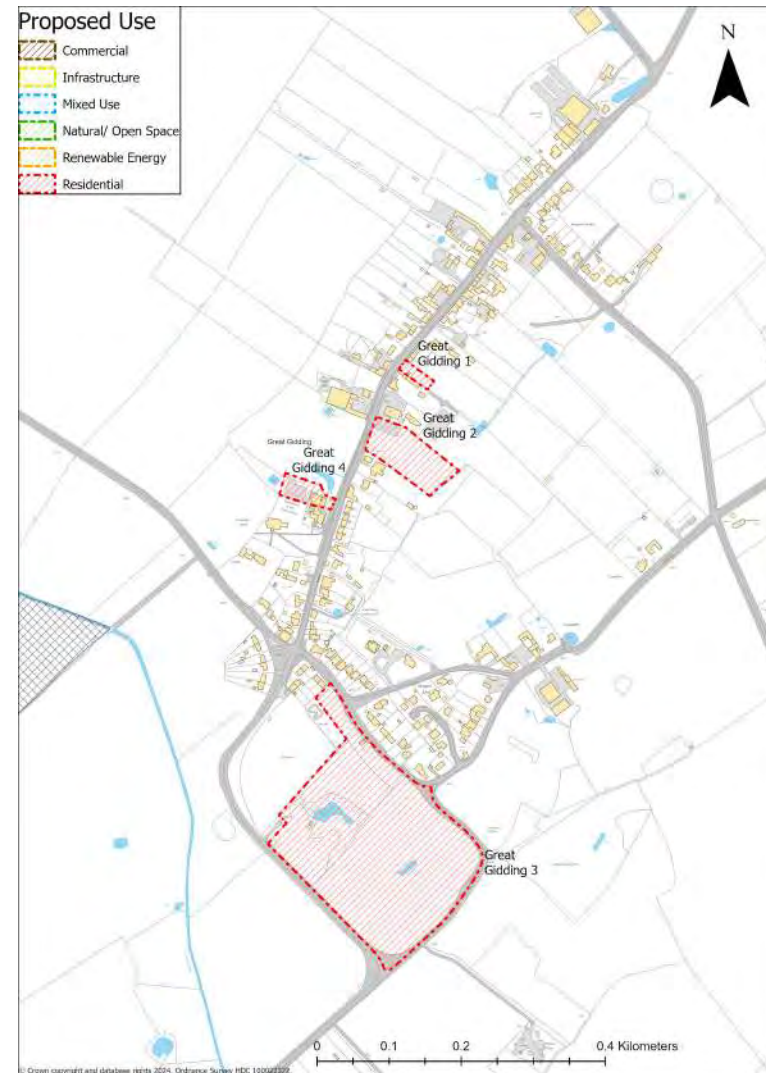
Updates after initial appraisal

Northern Huntingdonshire Sustainability Appraisal

Great Gidding

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

- Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding
- Great Gidding 2: Land South of Great Gidding village hall, Great Gidding
- Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding
- Great Gidding 4: St Gidding School, Great Gidding



Northern Huntingdonshire Sustainability Appraisal

Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding

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

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

Great Gidding 2: Land South of Great Gidding village hall, Great Gidding

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations. The site is not impacted by an Air Quality Management Area (AQMA). The site is green field land with no existing structures on site meaning development will not involve the reuse of materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within Great Gidding water catchment area which may need upgrades to accommodate growth to ensure no adverse impacts. The site is wholly within flood zone 1 with minimal risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	-	The site is greenfield except in the north east where there is a car park which is proposed, as stated by the site promoter, to be upgraded by the development.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly classified as grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's standards for accessing green space and has limited potential to contribute towards enhancing the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of a County Wildlife site but is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated centrally within Great Gidding fronting onto, as do a large proportion of the properties in this settlement, to Main Street. It adjoins to a village hall to the north and a business and large residential property to the south and therefore the western side of the site relates closely to the built form. Beyond the eastern edge there are agricultural fields meaning the site also relates closely to the countryside, enhanced by a relatively open boundary and the topography of the site and surrounding land. The site provides an infill development opportunity along main street but the number of houses proposed would require development behind the existing built line (back land development) and integration of a new on site access road which would be out of context with the area. If development goes up to the BNG/ electricity lines area of the site there would be significant landscape impact due to the site's close relationship with the countryside to the east adversely impacting

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the form and character of the settlement. In addition, the development would need to be sensitive to Great Gidding Conservation Area and may require the removal of trees to access the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute towards meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?		There are no schools in close proximity to the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site adjoins to Great Gidding village hall and is within 800m of St Michael's and Great Gidding Baptiste church, Fox and Hounds pub and playing fields.
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 5km from employment concentrations.
	Be in a location with high quality digital infrastructure?	+	There is superfast broadband in the vicinity of the site.
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement immediately opposite the site frontage on Main Street.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is solely for residential use and therefore this objective is not relevant.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal incorporates the retention and enhancement of the village hall car park.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	At a certain scale, the site could be effectively integrated into the existing community if effectively masterplanned and designed to be sensitive to the settlement and conservation area.
SA16	Impact on any heritage assets or their settings?	-	The site is wholly within Great Gidding Conservation which could be adversely impacted by the development and would need to be sensitive to the setting of several listed buildings within the village.

Summary of SA

The site is not constrained by flood risk and is expected to be resilient to climate change on flooding. It is wholly classified as grade 3 agricultural land. The site has limited accessibility to natural green space and is not an area of strategic focus for green infrastructure. It is within 200m of a County Wildlife site but is sufficiently remote from other designated nature assets. The scale of the proposal would be out of context with the area and has potential to cause significant landscape impact due to its close relationship with the countryside. However, at a lower scale the proposal could be integrated into the existing place and community through effective masterplanning. The site has access to a local convenience store and multiple cultural and leisure facilities but is remote from education facilities and employment concentrations. It has access to active travel infrastructure and a bus stop but this service is very limited. The proposal intends to retain the car park for the village hall benefiting the wider community. The site is wholly within Great Gidding Conservation Area and located nearby to several listed buildings which may be adversely impacted by the development.

Northern Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations. The site is not impacted by an Air Quality Management Area (AQMA) The site is green field with no known built structures to clear.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within Great Gidding water catchment area which may need upgrades to accommodate growth to ensure no adverse impacts. The site is wholly within flood zone 1 with minimal risk of surface water flooding
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly green field land with no existing structures The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The majority of the site is within 200m of 0.5 ha of natural green space according to Natural England's standards.
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located on the southern tip of Great Gidding, predominantly enclosed by surrounding roads, namely Chapel End, Back Lane and Winwick Road except an adjoining public park to the north west. Whilst the frontage on Chapel End is opposite residential properties the site is largely separate from the built form. The site has a closer relationship with the countryside and despite mature hedgerows and trees bordering the site, the topography of the land means the development would be highly visible when approaching the settlement from the south, eroding it's rural feel. In addition, it's scale and size would be out of context with the form of Great Gidding which is a linear settlement with a small population. As outlined in the LAA, there are substantial constraints to the development namely a Water Recycling Buffer Zone which would direct development to a relatively small area on the western edge of the site inhibiting the achievability of the proposed capacity.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute towards meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?		There are no schools in close proximity to the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site adjoins to Great Gidding village hall and is within 800m of St Michael's and Great Gidding Baptiste church, Fox and Hounds pub and playing fields
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 5km from employment concentrations.
	Be in a location with high quality digital infrastructure?	+	There is superfast broadband in the vicinity of the site.
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	To join the site with active travel infrastructure, a pavement will need to be created along the site frontage.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site is solely for residential use and therefore this objective is not relevant.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site proposal does not include retail or leisure uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site but development will need to be sensitive to Great Gidding Conservation area to the north.

Summary of SA

The site is not constrained by flood risk and is expected to be resilient to climate change. It is wholly classified as grade 3 agricultural land. According to Natural England's mapping, most of the site is in close proximity to natural green space whilst being sufficiently remote from all of the designated nature assets. However, the location and scale of the site may not protect the character of Great Gidding and it would be difficult to effectively integrate the site with the existing community. The site has access to a local convenience store and is nearby to multiple cultural and leisure facilities. It is remote from education facilities and employment concentrations. The site has access to active travel infrastructure and a bus stop but the frequency of this service is very limited.

Updates after initial appraisal

Great Gidding 4: St Gidding School, Great Gidding

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

Northern Huntingdonshire Sustainability Appraisal

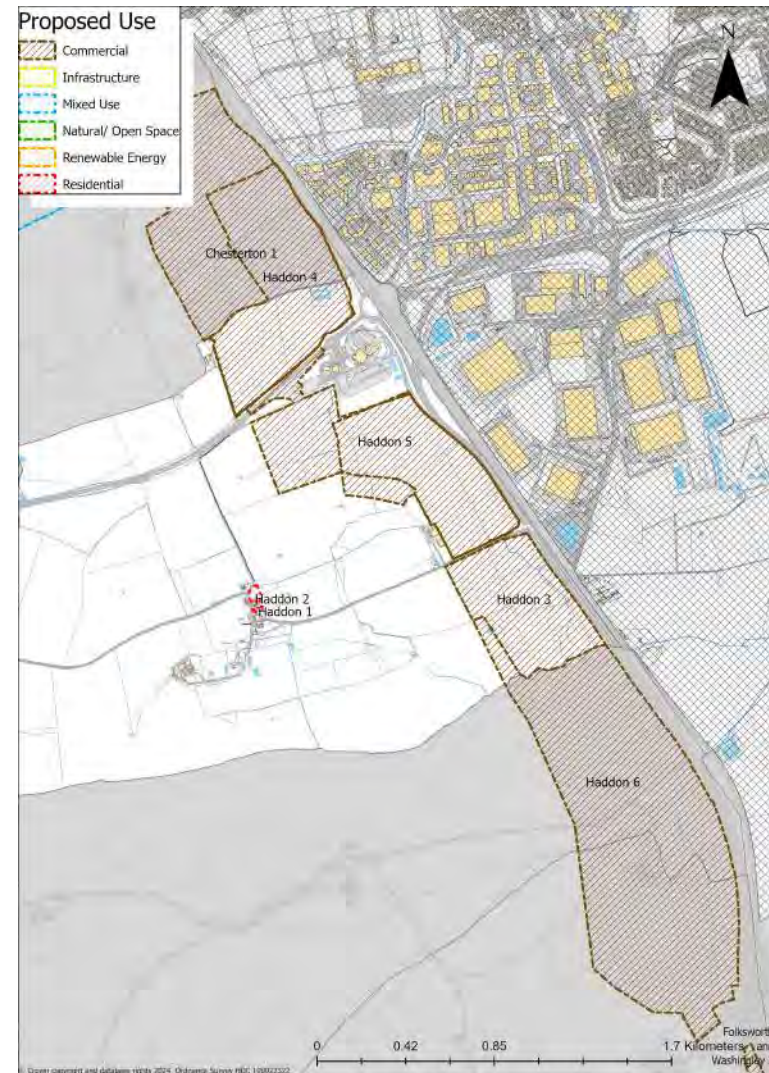
1.28 Therefore, a sustainability appraisal for the site has not been undertaken

Updates after initial appraisal

Northern Huntingdonshire Sustainability Appraisal

Haddon

- 1.29** A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:
- Haddon 1: Manor Farm Yard, Haddon Road, Haddon
 - Haddon 2: Orchard Field Allotment, Haddon Road, Haddon
 - Haddon 3: Land West of A1 and South of Haddon House, Haddon
 - Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon - note that this site also partially falls within Chesterton parish, but it has been included under Haddon as most of the site lies within that parish area.
 - Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon
 - Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road - note that this site also partially falls within Morborne and Folksworth & Washingely parishes, but it has been included under Haddon as most of the site lies within that parish area.
- 1.30** Please note that Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.



Northern Huntingdonshire Sustainability Appraisal

Haddon 1: Manor Farm Yard, Haddon Road, Haddon

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

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

Haddon 2: Orchard Field Allotment, Haddon Road, Haddon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area (AQMA). The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site outside a water recycling catchment area but the nearest system is in Peterborough which could accommodate the development after existing committed growth. Alternatively, the site could access Elton WRC but this may need upgrading to meet the needs of the development. The site is wholly in flood zone 1 with no recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 3 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's standards for accessing greenspace and has very limited capacity to contribute towards enhancing or improving linkages to the green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited capacity for improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located in the north of Haddon which is a very small and linear settlement, fronting onto Haddon Road opposite a row of terraced housing. Therefore, the site relates closely to the settlement but also the countryside adjoining agricultural fields to the east. The site would be visible from this direction due to a very open eastern boundary but the landscape impact would be minimal due to the scale of development being well integrated to the built form. Therefore, the amount of development would protect the character of the settlement. As identified in the LAA, the achievability of the site is constrained by electricity lines which could impact it's layout and capacity. To avoid the cost implications of diverting the electricity line running from west to east it may be deemed appropriate to locate development in the south of the site but this would require the removal of well established trees and hedgerow within and along the western boundary of the site, degrading the rural/ vegetated feel to this area

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the settlement. Despite the proposal being low density it would be in keeping with Haddon which mostly comprises of large residential plots.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is in close proximity to the A1 (M) and therefore will likely be subject to increased levels of light, noise pollution which will require mitigation.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and a town centre.
	Minimise the distance people need to travel to access education facilities?	--	There are no education facilities within Haddon
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m from St Mary's Church but is remote from other cultural and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	--	The site is beyond the required distance from employment opportunities.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station and 800m of a bus service.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a bridleway adjoining the northern boundary.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for solely residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that with appropriate masterplanning it could be effectively integrated into the settlement.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or close proximity to the site that would be adversely impacted by the development.

Summary of SA

Updates after initial appraisal

The site is not constrained by flood risk and is expected to be resilient to the impact of climate change on flooding. It is wholly greenfield and grade 3 agricultural land. The site is remote from natural green space and is sufficiently remote from all of the designated nature assets. The site is of a scale and location that may preserve the character of Great Gidding and be integrated into the existing place and community with effective masterplanning. The site has limited access to services, amenities and key infrastructure. It is not impacted by designated heritage assets.

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Haddon 3: Land West of A1 and South of Haddon House, Haddon

1.33 As identified in the LAA, the cumulative constraints impacting site (landscape, trees, flood risk, public rights of way and telegraph poles) make the potential developable area of the site very small for the proposed development. Also access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.

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

Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of <400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces. The site is not impacted by an air quality management area. The site is greenfield land with some agricultural structures on site meaning that there is limited potential for the reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is partially within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development. The site is wholly within flood zone 1 with some surface water flood risk within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land classified as grade 3 agricultural land. There are a number of agricultural buildings and farmhouses on site which would be demolished.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from natural green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote designated nature conservation sites. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located within the countryside and not directly associated with any settlement. It is located to the north of Peterborough Services and west of the A1(M) adjacent to Peterborough. The site predominantly comprises a number of medium to large arable fields separated by hedgerows and drainage ditches. The eastern part towards the A1(M) and Junction 17 is relatively flat with some

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			parts gently sloping and the south western part rises towards the ridgeline and highest ground beyond the site to the west. The submitted concept plan shows that the western and northern edges of the site will have significant landscape buffers which will assist in mitigating longer range landscape impact as this is also where the land is highest. Development in this location is in a sensitive location within the Northern Wolds undulating landscape and particularly development of this scale will result in some impact. Development adjacent to the strategic highways network and in close proximity to similar employment development within Peterborough means that through careful masterplanning and engagement with infrastructure and utilities providers as well as other consultees development could be largely contained and form a hub for employment.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A1(M) runs to the east of the site which increases the risk from air, light and noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is just beyond 5km from Peterborough City Centre, it is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience store. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	Minimise the distance people need to travel to access education facilities?	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of the many leisure and cultural facilities within Peterborough, Folksworth & Washingley and also those in Stilton and Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.
SA11	Facilitate access to a range of employment opportunities?	++	The site is adjacent to Peterborough Services, Peterborough East logistics and distribution centre and Orton Southgate. The site is proposing approximately 70,000 sqm of employment floorspace on more than 5ha of land. It benefits from standard broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	--	The site is just beyond 5km from Peterborough train station. It is also beyond 800m of a bus stop. There is no footpath connection currently to the site.
	Benefit from access to active travel infrastructure for practical and social activities?	--	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site is proposing some 70,000 sqm of employment floorspace (21,460.5sqm of B2 floorspace and 50,074.5sqm of B8 floorspace). The potential number of jobs that could be created is unknown at this stage.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site could be masterplanned so that it becomes a hub for further employment and logistics development utilising connections to the strategic highways network and compliment similar nearby developments. This would be subject to a high quality landscaping scheme to mitigate adverse impact.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.

Summary of SA

The site is greenfield and classified as grade3 agricultural land. It is not constrained by fluvial flood risk but there is some risk from surface water flooding. The site is remote from natural greenspace and local services and facilities. The site is remote from public transport options which may incentivise car usage amongst future employees. It is strategically located off from junction 16 of the A1(M). The land levels rise to the west of the site but it is a large site which development at this scale could impact the landscape and alter the rural feel of this part of the district. It is of a scale whereby it could form a new mini employment hub in a strategically good location taking advantage of its transport connections and complementing nearby uses in Peterborough. There is only standard broadband available in the immediate vicinity which may require upgrading to support future business activity.

Updates after initial appraisal

Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Although the proximity to the A1(M) could potentially incentivise car usage if the bus network along this corridor is not enhanced. The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of <400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces. The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate increased levels of absorption and dissipation of nitrogen dioxide and other pollutants is uncertain at this stage.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
	Support habitats in adjusting to the impacts of the climate emergency?	N	The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate the ability of habitats to adjust to the impacts of the climate emergency.
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Minimise the risk of flooding from all sources?	++	The site is wholly within flood zone 1 with some surface water flood risk within the site.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network. The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	
SA6	Protect sites of designated biodiversity or geodiversity significance?	+	There are no nature conservation designations on site but there are several designations nearby to the site. The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The site is located within the countryside and not associated with a settlement. Peterborough Motorway Services are located to the north of the site.
	Reinforce local distinctiveness and a sense of place?		

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			It is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages. The site is relatively well defined and contained by a combination of the A1, Junction 17, A605 and a service area to the north, east and north east. To the south and west is further farmland, woodland and hedgerows, and a minor watercourse/ wet ditch. The site is not level with the western part of the site comprising rising ground, which continues to rise beyond the boundary to the west. The majority of the site is relatively lower lying sloping down towards in the central and eastern part of the site. Land levels reduce by some 20m or so development on the higher ground would result in a significant landscape impact. The site is much more open to the south and west where it adjoins open countryside so will require good levels of landscaping to mitigate impact. The site has a public right of way within its south eastern section so development will be visible from a public vantage point. The scale of the site provides an opportunity for a comprehensive development of the site of a scale that could provide landscape enhancements and enhanced connectivity as well as a hub for commercial development utilising its strategic location and existing connections to the highways network. It would complement similar developments within Peterborough.
SA8	- Promote actions to reduce contributions to air pollution? - Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	The site is being promoted for a commercial led scheme so will not provide any additional housing.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived). As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.
SA10	Support and enhance the more deprived areas of the district?	++	The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived). As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	Contribute to regeneration activities?	--	The site is largely greenfield land. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative concept plan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Access is proposed from an additional access off the A605 roundabout off from junction 17. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.
	Enhance and diversify economic opportunities with the district?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.
SA13	- Attract new investment and provide opportunities to improve the resilience of the local economy? - Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? - Support retention and growth of indigenous companies? - Encourage sustainable tourism?	++	The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees across the North of Huntingdonshire and Peterborough. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. These connections could also utilise the public right of way network and provide enhancements to it. There is the potential to support indigenous companies. Tourism is unlikely to be a focal part of development on the site. Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale commercial sites located along the A1(M) corridor which are promoting logistics and distribution commercial development (see Folksworth & Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 and Yaxley 2).
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	The site is not expected to include local scale shopping facilities. It is close to very small settlements such as Chesterton and Haddon which have very limited services. It is close to Peterborough City

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Centre being about 10km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Peterborough particularly if there is a local workforce.
SA15	Strengthen a local sense of place?	+	The site is largely arable farmland which in itself does not have a distinct identity but the scale of the development enables opportunities for a new logistics/commercial hub which could be marketed to have an identity to incentivise investment and future occupiers to the site. There is a public rights of way within the site which could be enhanced and utilised to connect the site to nearby communities and therefore supporting sustainable modes of transport.
	Retain the character of existing settlements?		
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There are no heritage designations on site and it is not nearby to the site which may be adversely impacted by development. However, the site promoter has identified the north western corner of the site as having potentially significant archaeology which will require further investigation. The concept plan for the site shows that no built development is proposed on this part of the site.

Summary of SA

The site is greenfield land consisting of grade 3 agricultural land. The site is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations or by heritage designations although there may be some archaeological potential within the site. Development may be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution. The site is adjacent to Peterborough Motorway Services and could provide employment development that could support job creation in a location strategically located along the strategic road network. Although the site has very limited accessibility to a local shop and local services and facilities and public transport. The scale of the proposal provides opportunities for connections to the road network and public transport enhancements, without which could incentivise car usage. The site has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising existing public rights of way.

Updates after initial appraisal

Northern Huntingdonshire Sustainability Appraisal

Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road

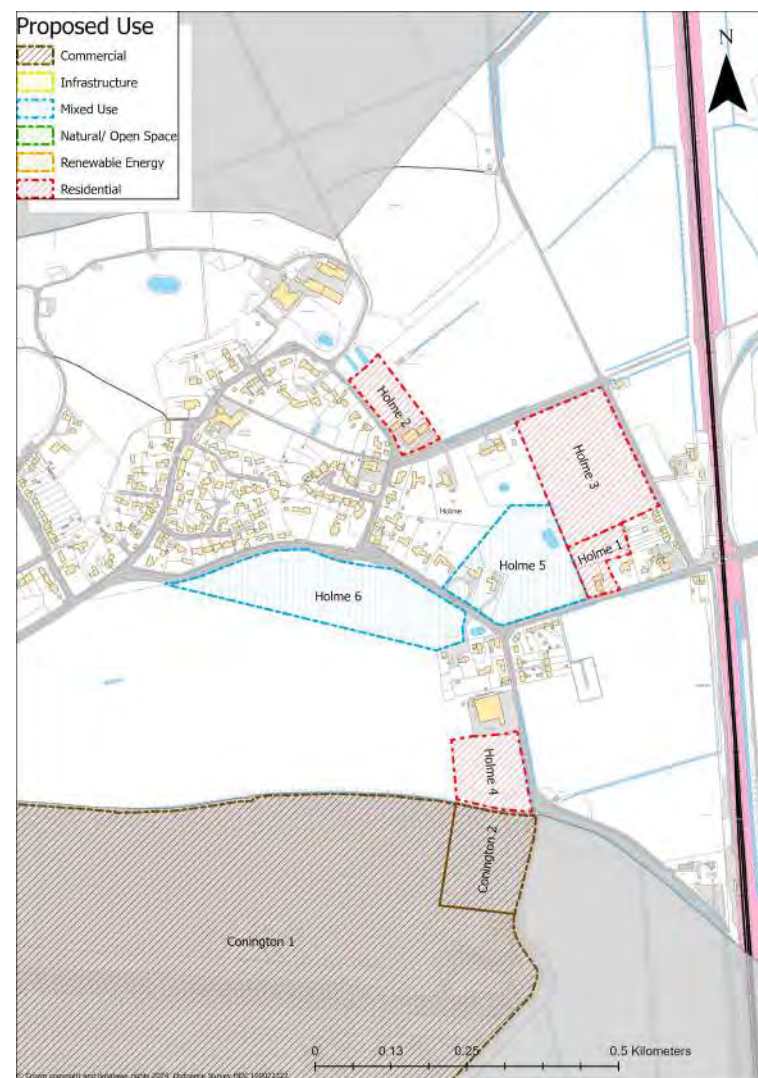
- 1.35** As identified in the LAA, the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles make developing the site very challenging. Additionally, the scale of the site is fundamentally unacceptable due to the urbanising impact it would have on the landscape. Also, access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades. Considering these factors and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.
- 1.36** Therefore, a sustainability appraisal for the site has not been undertaken.

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Holme

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

- Holme 1: Land at 39 Station Road, Holme
- Holme 2: Land at Church Street/ Short Drove, Holme
- Holme 3: Yaxley Road, Holme
- Holme 4: Land off Pingle Bank, Holme
- Holme 5: Land to North of Station Road, Holme
- Holme 6: South of Station Road, Holme



Northern Huntingdonshire Sustainability Appraisal

Holme 1: Land at 39 Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site will not be impacted by an air quality management area (AQMA). The site is part previously developed part greenfield land. The site promoter has stated there will be no demolition on site and therefore there are no apparent opportunities for the reuse or recycling of previously developed land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 with no recorded risk of surface flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is part previously developed part greenfield land. The site promoter has stated there will be no demolition on site and therefore there are no apparent opportunities for development on previously developed land. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located north of Station Road, on the eastern edge of Holme, separated from the main residential area by a relatively wide strip of greenfield land. Whilst the site does not relate well to the main residential area, it does adjoin to a cluster of houses and a pub. The site predominantly comprises of established hedgerow with some mature trees, protecting the form and character of the surrounding townscape and landscape. The developable area of the site is behind the existing house. The promoter's intended capacity is unknown.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is very close to a railway line and therefore may be subject to noise pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site will contribute towards meeting the housing needs of the district.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	Minimise the distance people need to travel to access education facilities?		The site is approximately 1km from Holme village primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site adjoins a pub and is within 800m of Holme Village Hall.
SA11	Facilitate access to a range of employment opportunities?		There are limited employment opportunities in close proximity to the site.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station. It is approximately 350m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement that runs along the site frontage on Station Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is solely proposed for residential use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated into the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. It is wholly grade 2 agricultural land with no opportunities for the reuse and recycling of previously used buildings. The site has access to natural green space but is in close proximity to designated nature assets, Holme Fen SSSI and Great Fen Project Area. No designated heritage assets would be adversely impacted by the development. The proposal would support back land development and is separated from the main residential area meaning it would be out of context with the form and character of Holme. The site is remote from shops and employment concentrations and only within 800m of some culture and leisure facilities. It is in close proximity to a bus stop but the service is very limited. There is a pavement along the site frontage encouraging active travel.

Updates after initial appraisal

Northern Huntingdonshire Sustainability Appraisal

Holme 2: Land at Church Street/ Short Drove, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements The site will not be impacted by an air quality management area (AQMA). The site is wholly greenfield land but has substantial built structures on site which could offer opportunities for the reuse of recycling of buildings or materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is minuscule risk of fluvial flooding with climate change at 1 in 100 (Design Flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 with minimal risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is classified as greenfield land but there are substantial built structures/ agricultural barns on site The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site meets all of Natural England's standards for accessing green space but has limited capacity for linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated along Church Street, in the north east of Holme, opposite a row of large, detached, residential properties to the west and south. Therefore, it relates closely to the settlement but also the countryside due to the eastern boundary being completely open allowing long distance views into the site from surrounding roads and countryside. The site is wholly within the Great Fen Visual and Landscape Setting and there is a protected oak tree on the western boundary meaning the site could cause substantial adverse impact to this sensitive area. Therefore, without mitigation the development would fail to protect the landscape and townscape of Holme and the Great Fen. Whilst the promoter's intended capacity would qualify as low density, it broadly aligns with the typical size of properties within Holme.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site will contribute towards meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	Minimise the distance people need to travel to access education facilities?		The site is within 800m of Holme village primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Church of St Giles, The Admiral Wells Pub and Holme Village Hall but is remote from other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?		There are limited employment opportunities in close proximity to the site.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	The site is in close proximity to a public footpath along Short Drove and a public right of way
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site is solely proposed for residential use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	With effective masterplanning the site could become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within the site. It is in close proximity to a listed building, Holmewood Hall, but there will unlikely be adverse impact due to dense vegetation screening the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. It is wholly classified as grade 3 agricultural land and there are substantial built structures on site which could be reused or recycled. The site has good access to natural green space, meeting all of Natural England's standards but is in close proximity Holme Fen and Great Fen Project Area which are designated nature assets. The site could be integrated into the existing place and community and conserve the character of Holme with effective masterplanning. However, the proposal would need to mitigate the potential of significant landscape impact due to the eastern boundary being completely open and being wholly within The Great Fen Visual and Landscape Setting. It has limited access to shops and employment concentrations but is within 800m to a primary school and multiple culture and leisure facilities. The site is in close proximity to a bus stop but the service is very limited. There is a public footpath and right of way near to the site encouraging active travel.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided.

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Holme 3: Yaxley Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site will not be impacted by an air quality management area. The site is wholly greenfield land with no opportunities for the reuse or recycling of buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of fluvial flood risk with climate change at 1 in 100 (Design Flood) which is not more than 20% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The majority of the site is within flood zone 1 with minimal risk from surface water flooding. A proportion of the site is in flood zone 2 and 3a.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is situated to the west of Yaxley Road and south of Short Drove on the eastern edge of Holme, separated from the main settlement by a large patch of greenfield/ garden land. The site does have some association with the built form due to a small cluster of houses adjoining the site. Countryside beyond the northern and eastern boundary is predominantly screened by well established trees and hedgerow but is open in some areas meaning the site could be visible from long distances due to the flat nature of surrounding land. This is particularly significant because the site is wholly within the Great Fen Visual Land Landscape Setting and the site promoter's intention to have the northern boundary completely open for flood mitigation. Therefore, without mitigation/ landscaping the development would fail to protect the landscape and townscape of Holme and the Great Fen. In addition, it would be highly visible from Yaxley Road eroding the rural feel to this edge of the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Whilst low density development is typical of Holme, the size (3.5ha) relative to the intended capacity of the site (30 homes) would not make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is in close proximity to a railway line and therefore may be subject to noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site will contribute towards meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Holme village primary school measuring from the potential site frontage on Short Drove.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is in close proximity to the Admiral Wells Pub but it is remote other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?		There are limited employment opportunities in close proximity to the site.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is approximately 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service. The site would need to be connected with a nearby footpath along Long Drive.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is solely proposed for residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated into the existing place or community.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is at some risk of flooding on the northern part of the site but this risk is below 20% incorporating the the impacts of climate change. The site is wholly greenfield and classified as grade 2 agricultural land. It does have access to 10 ha of natural green space but is in close proximity to Holme Fen and Great Fen Project Area which are designated nature assets. The site does not relate closely with the existing settlement and therefore would struggle to integrate effectively with the existing place

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and community. Whilst the site has access to a primary school within Holme and an adjoining the pub, it has limited access to other culture and leisure facilities, employment concentrations and a frequent public transport. However, there is a public footpath close to the site and is sufficiently remote from designated heritage assets.

Updates after initial appraisal

Holme 4: Land off Pingle Bank, Holme

1.38 As identified in the LAA, the site does not pass the fundamental constraints for assessment and therefore a sustainability appraisal has not been undertaken.

Holme 5: Land to North of Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site will not be impacted by an air quality management area (AQMA). The site is part previously developed part greenfield land. The site has two dwellings which will be demolished as part of the proposals so there is some potential for the reuse or recycling of previously developed land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 with no recorded risk of surface flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is mostly greenfield land with some previously developed elements. The eastern half of the site is classified as grade 2 agricultural land while the western half is grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 200m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located north of Station Road, on the eastern edge of Holme and contains two residential properties (Brookfields and Winsbury), these properties are proposed to be demolished as part of the development. The site is broadly surrounded by residential development, the properties (apart from those to the south of the site) have very large curtilages so this development is very low density and as such as a rural feel. The site is largely contained and not prominent in long range landscape views to the north and east due to dense trees and vegetation. These assist in mitigating the potential impact of built development on the landscape and visual setting of the Great Fen, as does the site being located to the west of the East Coast Mainline railway. However, masterplanning and sufficient landscaping will still be required to address any potential impact. There are several trees across the site, some of these will likely be removed which will impact the more rural feel of this part of the village. The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development and health care uses alongside open spaces. Holme has very limited services currently so the provision of additional services could enhance the sustainability of the settlement. The proposed mix of uses and quantum of development would make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is in close proximity to the East Coast Mainline railway and therefore may be subject to noise pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site will contribute towards meeting the housing needs of the district. The site is over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre and is beyond 800m of a local shop and 2.5km of a freestanding supermarket. The proposal includes the potential to provide a small retail outlet. The site is approximately 1km from Holme village primary school. The site is within 800m of the Admiral Public House and Holme Village Hall.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?		There are limited employment opportunities in close proximity to the site. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service. There is a pavement that runs along the site frontage on Station Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not seek new employment floorspace.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The site is proposing a mixed use development which could include a modest retail outlet and health centre.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively integrated into the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. It is largely greenfield land but there are two dwellings on site which will be demolished. Half of the site is classified as grade 2 agricultural land with the other half being grade 3. The site is not constrained by nature conservation or heritage designations. It is however within the landscape and visual setting of the Great Fen. It is located towards the eastern side of Holme largely surrounded by large residential curtilages, existing trees and vegetation is likely to minimise the impact of built development on the wider landscape. It is accessible to natural greenspace. It has limited accessibility to public transport options, employment opportunities and local services and facilities. The proposal is for a mixed use development which could provide additional retail and health uses for the village alongside residential development.

Updates after initial appraisal

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Holme 6: South of Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site will not be impacted by an air quality management area (AQMA). The site is wholly greenfield land so there is no potential for the reuse or recycling of previously developed land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 with no recorded risk of surface flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The north eastern corner of the site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 400m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the southern edge of Holme with residential properties to the north, west and east and the open countryside to the south. It forms part of larger agricultural field with its southern boundary being completely open with no vegetation enclosing the site. This in combination with the flat nature of the site and surrounding area makes the impact of development on the wider landscape potentially much more significant. The site therefore physically relates to the settlement but it also has a very strong relationship with the countryside. Development on this side of the settlement on the southern side of Station Road is less typical in terms of the character and form of development within the settlement, therefore built development along here may adversely impact the street scene and character of Holme.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter is promoting the site for a mixed use development incorporating residential development with a retail unit and open spaces. This would make an efficient use of land. Holme has very limited services and facilities so the addition of a retail unit even a very small unit could help to support the sustainability of the settlement.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is in close proximity to the East Coast Mainline railway and therefore may be subject to noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for market and/or affordable housing as well as some self and custom build plots. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre and is beyond 800m of a local shop and 2.5km of a freestanding supermarket. The proposal includes the potential to provide a small retail outlet. The site is approximately 1km from Holme village primary school. The site is within 800m of the Admiral Public House and Holme Village Hall.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?		There are limited employment opportunities in close proximity to the site. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service. There is a pavement that runs along the site frontage on Station Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not seek new employment floorspace.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The site is proposing a mixed use development which could include a modest retail outlet.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated into the existing place and community without significant adverse landscape impact.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage assets within the site but the setting of 2 Church Street, a grade II listed building, may be impacted by proposals.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. It is greenfield land classified as grade 3 agricultural land. The site is not constrained by nature conservation designations, it is however within the landscape and visual setting of the Great Fen. There are no heritage assets on site but development may impact the setting of a designated heritage asset. It is located on the southern edge of Holme with residential properties to the north, west and east and the open countryside to the south. It forms part of larger agricultural field with its southern boundary being completely open with no vegetation enclosing the site. This in combination with

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the flat nature of the site and surrounding area makes the impact of development on the wider landscape potentially much more significant. It is accessible to natural greenspace. It has limited accessibility to public transport options, employment opportunities and local services and facilities. The proposal is for a mixed use development which could provide an additional retail outlet for the village alongside residential development.

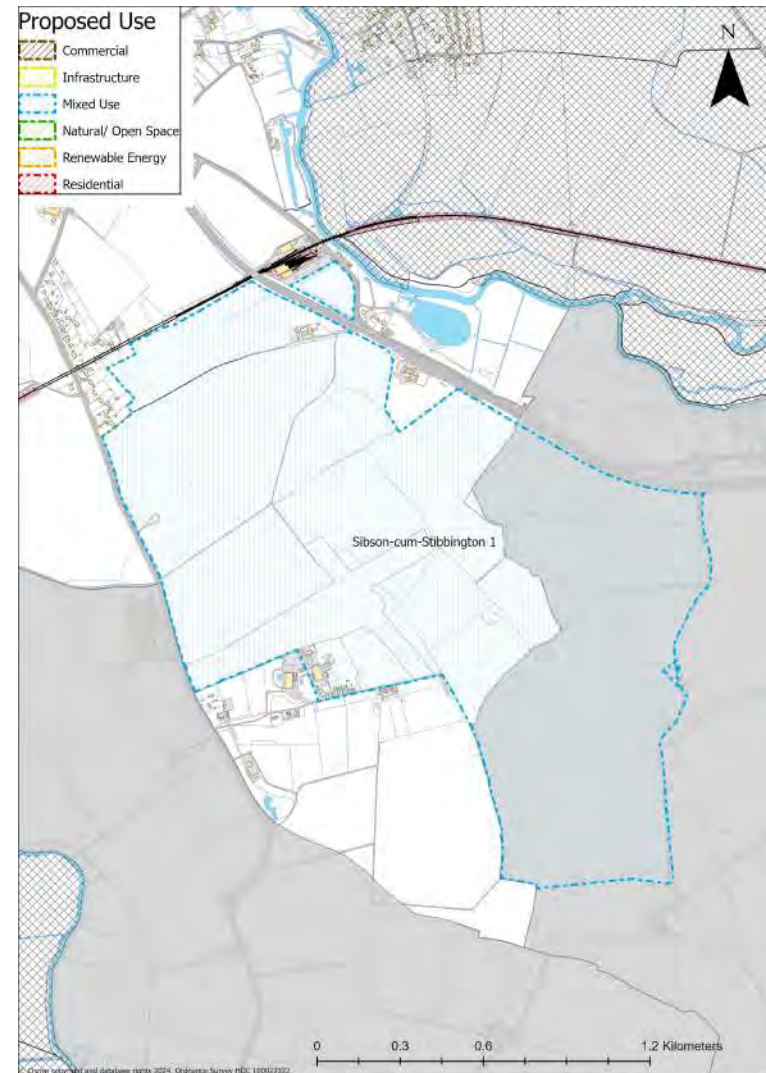
Updates after initial appraisal

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Sibson-cum-Stibbington

1.39 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sibson-cum-Stibbington 1: Sibson Garden Community - note that this site also partially falls within Water Newton parish, but it has been included under Sibson-cum-Stibbington as most of the site lies within that parish area.



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Sibson-cum-Stibbington 1: Sibson Garden Community

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is adjacent to the A1. There maybe opportunities to connect the site to the bus network that serves Northern Huntingdonshire villages and that runs into Peterborough. It's potential scale would make this potentially achievable. The proximity to the A1 and the site's rural location could potentially incentivise car usage if the bus network is not enhanced. No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements but the site is being promoted as a 'sustainable garden community'. The site promoter seeks to deliver a renewable energy park, principally in the form of a solar farm on some 20ha of the site. The site proposals some 92ha for open space which could incorporate green infrastructure on site and it is partially within the Nene Valley Green Infrastructure Priority Area so the site has some potential for linkages.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 2% of the site area. The site proposals some 92ha for open space which could incorporate green infrastructure on site and it is partially within the Nene Valley Green Infrastructure Priority Area so the site has some potential for linkages and provide opportunities for habitats to adjust to the impacts of the climate emergency.
	Support habitats in adjusting to the impacts of the climate emergency?	+	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	Minimise the risk of flooding from all sources?	+	The site vast majority (98%) of the site is located within flood zone 1, with the remaining elements being in flood zones 2, 3a and 3b (this covers about 6.5ha of the site). There is some minimal surface water flood risk across the site.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	The site is a mix of greenfield land and previously developed land. The site consists of a combination of largely agricultural arable fields and land at Sibson Aerodrome.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	It is primarily grade 3 agricultural land with some of the northern part classified as grade 2 agricultural land.
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	The majority of the site is outside of the Nene Valley Green Infrastructure Priority Area apart from its northern edge. The scale of the site means there is capacity to improve green infrastructure and habitat connectivity strategically linking to the Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites, although the A1(M) lies in between.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	Protect sites of designated biodiversity or geodiversity significance?	+	There are no nature conservation designations on site but there are several designations nearby to the site. Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites is about 100m from the site but the A1(M) separates them. The potential scale of development and population of this potential new settlement could give rise to additional recreational pressure on nearby designated sites as well as other un-designated sites of nature conservation significance as well as the wider landscape. The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The site is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages. The potential scale of the development is of a scale where it form its own distinct community and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm and also retains separation from nearby settlements. The presence of Sibson Aerodrome forms a key placemaking opportunity whereby the site's aviation heritage can be celebrated as well as its relationship with the agricultural heritage of this part of the district. While there are opportunities, development at this scale would considerably alter the character of the locality and a large proportion of of the Northern Wolds Landscape Character Area and nearby landscape areas such as the Nene Valley.
	Reinforce local distinctiveness and a sense of place?		

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	Promote actions to reduce contributions to air pollution?	-	Development at this scale would require upgrades and a new junction off the A1 and other local roads and enhanced public and active travel connections into the surrounding area. The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent. The A1 could give rise to higher levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. This landscaping would also assist in enclosing the development reinforcing that it could be a free standing community and therefore retaining separation from existing settlements.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This site is located in the north of Huntingdonshire district which is generally very rural with very few large villages. Peterborough is the closest urban area to the site but the A1 provides a connection to the market towns of Huntingdon and St Neots as well as larger villages such as Sawtry and Stilton. The A15 provides a connection to Yaxley which is one of Huntingdonshire's largest villages. It has some potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In term of market demand and meeting community needs, the site is located within the Stilton, Folksworth & Washingley ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Stilton, Folksworth & Washingley ward is the fourth

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			least expensive of the 26 wards in the district. This indicates that there is generally a lower level of market demand and lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Stilton, Folksworth & Washingley ward was the joint sixth least expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would help to meet existing demand but also potentially diversify the location of demand putting less pressure on existing areas facing high demand and high house prices and rental values.
SA10	Support and enhance the more deprived areas of the district?	++	The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived). Social and community facilities would be expected to be included on site as part of the development. However, the site is within 18kms of Peterborough City Centre and about 35km from Huntingdon town centre. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
	Maximise opportunities for access to existing or proposed social and community facilities and services?		
SA11	Contribute to regeneration activities?		The site is largely greenfield land but includes Sibson Aerodrome which is previously developed land as such the development of the site would contribute somewhat towards the reuse of previously developed land or regeneration. While the site is subject to detailed masterplanning, the site promoter has stated in their submission that employment land will be provided within the development (some 20ha) in addition to a 'Sibson Garden Community' town centre (some 4.43ha). The promoter also seeks to
	Enhance and diversify economic opportunities with the district?	+	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			provide one new secondary school (6FE), two new primary schools (3FE) and one new primary school (2FE), nursery and community centre which will all provide further employment opportunities. These have the potential to provide jobs, the quantity of which cannot be determined at this stage until the detailed use classes of these are refined indicating the potential jobs density the they will provide.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site is located to the south of the A1 where connections to existing cycle paths and bus stops are more challenging and infrequent. At present, Sibson is not served by a bus route, residents are therefore heavily reliant on private car usage. The site promoter seeks to deliver a realigned section of the A1 access with connections from it providing vehicular access into the site as well as active travel connections across and into the site. This is likely to improve the sustainability of transport in the area, however the infrastructure costs to do are likely to be very significant and could adversely impact the viability of the scheme. The site is also remote from a train station being some 18km from Peterborough train station and some 14km from Stamford train station. The site is much closer to Wansford station but this only provides a leisure route along the Nene Valley Railway so is not appropriate for journeys other than leisure. While it is recognised that this is a new settlement proposal and much of the daily needs of residents could be met within the site without the need to travel far, there will be occasions where residents will need to or want to travel outside of the garden communitiy. Therefore, to promote sustainable modes of transport a bus service is essential to integrate the site with nearby

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			settlements to maximise connectivity to other services, facilities and employment opportunities and providing connections to the rail network.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	++	The site has potential to attract new investment, the site promoter expects some 20ha of employment land to come forward across the site. In their submission, they state that some 87,500 to 100,000 sqm of commercial floorspace could be delivered within an 'EcoDynamo Sustainable Business Park'. For a site of this size, this is a very small amount of land for employment development. The site is located within the countryside with very limited existing direct connections via public transport and to the strategic road network. However, a these could be enhanced through a development at this scale. As highlighted above, the potential infrastructure costs to do could be very significant and impact the viability and deliverability of the scheme. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to the Nene Valley and further support nearby tourism opportunities.
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has stated that there could be some 4.43ha of the site used for the 'Sibson Garden Community' town centre which could comprise retail, leisure and community uses. The site is in relatively close proximity to Peterborough City Centre so future residents also

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			have the option to travel to this urban centre, however the additional demand generated from and expenditure capacity of the site's future occupants has limited potential to assist in facilitating some modernisation of town centres due to their distance from these areas.
SA15	Strengthen a local sense of place?	+	The site is largely arable farmland which in itself does not have a distinct identity but the Sibson Aerodrome part of the site has an established identity. The site is very large and it is proposed that as a whole the site could provide an opportunity for a new free standing community. The Aerodrome forms a key placemaking opportunity whereby the site's aviation heritage can be celebrated as well as its relationship with the agricultural heritage of this part of the district. The site promoter is pursuing the concept of a sustainable garden community for this new settlement. Its landscape character is shaped by it being wholly located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages. Land levels vary across the site with the highest part of the site being where the Aerodrome is located. This part of the site is some 30m higher than the northern edge of the site adjacent to the A1. These varying land levels means development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the area. There are several public rights of way within the site. While the visibility of development could be significant, the scale of the site can accommodate such changes to land levels through careful masterplanning and landscaping.
	Retain the character of existing settlements?		

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	There are no heritage designations on the site, however, Wansford Railway Tunnel immediately north of the site is grade II listed. Sibson House Hotel and its associated Barns situated to the east of the site are also grade II listed. Other heritage assets that could be impacted by proposals include Sibson Manor House, Sibson Manor Cottage and The Granary south of Sibson Manor House but due to the presence of the A1 between the site and these, development is likely to have a negligible impact.

Summary of SA

The site includes Sibson Aerodrome, as such there is some previously developed that can be redeveloped but most of the site is greenfield. It is largely greenfield land consisting of grade 3 and grade 2 agricultural land. The site is largely unconstrained by flood risk with almost all of the site being within flood zone 1 apart from a very small amount of the site being within flood zones 2, 3a and 3b. There are designation conservation sites about 100m from the site but the A1(M) separates them so the impact of development on these sites is reduced. There are no heritage designations on site although there are several that could be impacted by proposals. Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity. Currently the site has very limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide new education facilities, employment opportunities, sports facilities and a local 'town centre'. It is also of a scale that could provide a mix of housing types, sizes and tenures and a mix of housing in the north of Huntingdonshire and assist in balancing development away from the established towns within the central and southern parts of the district. There is no frequent bus service currently from the site to nearby settlements and very limited connectivity via sustainable modes of transport to a railway station - the scale of the development should seek to incorporate active and sustainable modes of transport and connectivity to surrounding areas. The scale of the proposed development will fundamentally alter the landscape of the Northern Wolds providing a new settlement in an area characteristic by undulating landscape and very small historic settlements. The scale and nature of the proposal means there are opportunities for detailed masterplanning and placemaking which can frame a new settlement and provide it with a sense of identity.

Updates after initial appraisal

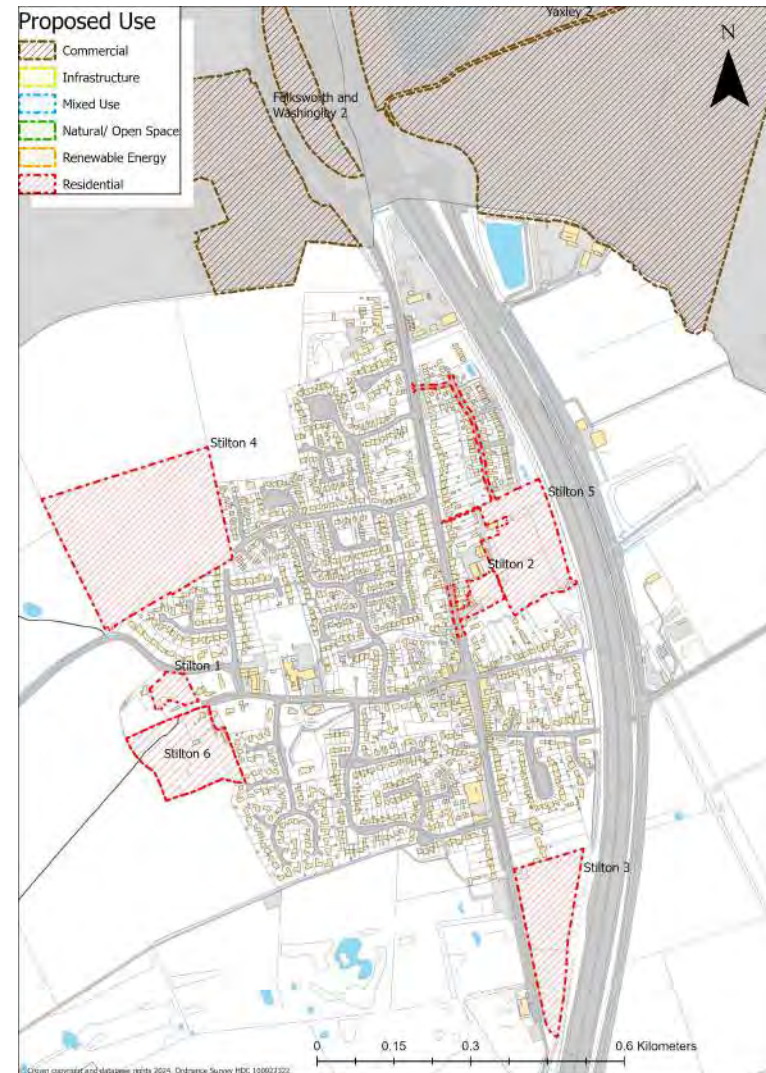
The site promoter has promoted the site again but this does not change the outcomes of the SA.

Northern Huntingdonshire Sustainability Appraisal

Stilton

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

- Stilton 1: Goldthorns, Stilton
- Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton
- Stilton 3: Land off High Street, Stilton
- Stilton 4: Land off Caldecote Road, Stilton
- Stilton 5: Land rear of 16 to 58 North Street, Stilton
- Stilton 6: Land to the South and West of 61 Church Street, Stilton



Northern Huntingdonshire Sustainability Appraisal

Stilton 1: Goldthorns, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with over half of the site being at risk from surface water flooding with the most risk being along its frontage along Caldecote Road.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as urban land comprising of grassland and paddock land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on western edge of Stilton accessed from Caldecote Road. It forms grassland/paddock land associated with the neighbouring property Goldthorns. It is bounded by residential development on three sides and is adjacent to development to the north, it therefore relates well to the settlement and its location means that the site could form a a modest infill opportunity that can be successfully integrated into the existing landscape and townscape character of Stilton.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for either market and/or affordable housing or self and custom build plots. The site is also 0.48ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. The site is about 500m from a Nisa Local located along Church Street.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 250m of Stilton Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,200m from Stilton Pavilion and Community Centre and playing fields.
SA11	Facilitate access to a range of employment opportunities?	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route to both train stations. There is a pavement immediately across the road from the site
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land which is currently used as grassland/paddock land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for infill development, as such the site could be integrated into the existing place and community.

Updates after initial appraisal

Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	The site is not impacted by an air quality management area. The site is partly greenfield land and partly previously developed land. There are some outbuildings formerly used as visitor accommodation, parking and open space formerly associated with public house so there is some potential for the reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with a small amount of surface water flood risk in the south eastern corner of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is partly greenfield but is wholly classified as urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is centrally located within the built form of Stilton. The site includes land rear of the former Stilton Cheese Inn. Development would result in a densification of the site which will need to sympathetically reinforce the townscape of Stilton and its character and consider its impacts on designated heritage assets, there is also a protected tree within the site. The proposed capacity of the site is for 5 to 7 homes which is very low density but this allows for greater opportunities to incorporate landscaping and open space that can provide a higher quality form of development consistent with surrounding development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for market and/or affordable housing. The site is 0.44ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. The site is 200m of the Nisa Local located on Church Street.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 500m of Stilton Church of England Primary School.

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	It is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is just beyond 800m of the Stilton Pavilion and Communtiy Centre and playing fields.
SA11	Facilitate access to a range of employment opportunities?	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations. The site is adjacent to two bus stops, these are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations. There is a pavement running along the site's frontage along North Street.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The western half of the site is located within the conservation area and it adjoins the grade II listed 24 North Street (Stilton Cheese Inn). The site includes the curtilage of The Stilton Cheese Inn - a grade II listed building from the late 17th early 18th century. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land which is currently associated with the former Stilton Cheese Inn. It is not constrained by nature conservation designations. It is however partially within a conservation area and within the setting of the Cheese Inn which is listed. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

Northern Huntingdonshire Sustainability Appraisal

The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton being centrally located and provides an opportunity for infill development and gentle densification, as such the site could be integrated into the existing place and community subject to appropriate mitigations to overcome heritage constraints in particular.

Updates after initial appraisal

Stilton 3: Land off High Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1, there is some minimal risk from surface water flooding in the site's north western corner along High Street.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is greenfield. Approximately two thirds of the land is classed as grade 3 agricultural land, the remaining third of the land immediately south of 53 High Street, is classed as urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha greenspace but has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the southern edge of Stilton and is currently in use as a dog training area known as the 'Stilton Dog Field'. It is adjacent to the A1(M) which forms a strong eastern edge to the site. The site therefore relates well to the built form of the village. Developing the site would continue built development along High Street which would alter the quieter nature of this part of the village. Development of the site could also result in the loss of trees that currently existing along its frontage along High Street which could disrupt this character further, however they also provide an opportunity to integrate established vegetation into a future landscaping scheme.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. The site is about 700m from a Nisa Local located along Church Street.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 800m of Stilton Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House and it is adjacent to Stilton Pavilion and Communtiy Centre and playing fields.
SA11	Facilitate access to a range of employment opportunities?	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from standard broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations. There is a pavement immediately across the road from the site
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified mostly as grade 3 agricultural land but some of the site is classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities, natural greenspace and primary education but is remote from employment opportunities. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for southern extension to the village which could be integrated into the existing place and community subject to appropriate landscaping and mitigation of the potential adverse impacts arising from its proximity to the A1(M).

Updates after initial appraisal

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Stilton 4: Land off Caldecote Road, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1, there is risk form surface water flooding along its southern edge where it adjoins residential development at Ash Road.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield. Most of the land is classed as grade 3 agricultural land with the south-east corner of the site abutting dwellings at Harvest Close is classed as 'urban' land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on western edge of Stilton accessed from Caldecote Road. The site is situated to the north of Elm Close on the north-western edge of Stilton. To the south and along part of the eastern site boundary is residential development. Therefore the site does relate well to the existing built form of the village. To the north and west the site adjoins open countryside, although it is relatively well contained in the landscape as the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east. Therefore, retaining development within the south and east of the site would be preferable as the natural land form will assist in screening the site from significant landscape impact. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement. Reducing the developable area of the site will also shape the development so that the potential scale of development can more successfully integrate and reflect the character of the landscape and townscape.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter is proposing to provide 100 new homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. The site is about 750m from a Nisa Local located along Church Street.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 500m of Stilton Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,400m from Stilton Pavilion and Community Centre and playing fields.
SA11	Facilitate access to a range of employment opportunities?	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations. There is a pavement along Caldecote Road and also St Marys Road that could be connected to the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to successful landscaping and access being achieved overcoming the ransom strip, the site promoter states that it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified mostly as grade 3 agricultural land but some of the site is classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and

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Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for a western extension to the village which could be integrated into the existing place and community subject to appropriate landscaping and access issues being overcome. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

Updates after initial appraisal

Stilton 5: Land rear of 16 to 58 North Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 but is constrained by surface water flood risk on over 50% of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield but is wholly classified as urban land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the eastern edge of the built form of Stilton. To the east the A1(M) forms a strong boundary to the site. The site would be a second phase of development from the development immediately north of the site and continue in depth development to the rear of North Street. As such the character of the area has already changed considerably. The proposed capacity for the site would make a good use of land while providing opportunities for landscaping to mitigate impacts associated with the A1(M) and on heritage assets. The site promoter also proposes vehicular access from Houghton Way which runs through the recent development to the north of the site. An additional pedestrian/ cycle route is proposed via an existing access route between 58 and 60 North Street which will further integrate the site with the village enhancing access to local services and facilities by sustainable modes of transport.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 450m of the Nisa Local located on Church Street, taking the measurement from site's other proposed access via Houghton Way, the measurement is about 1,000m. The site is about 800m of Stilton Church of England Primary School from its North Street access and about 1,30m from its Houghton Way access. From its North Street access, the site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,000m from the Stilton Pavilion and Communiti Centre and playing fields.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 350m of several bus stops. Taking the measurement from site's other proposed access via Houghton Way, the measurement is about 850m. These bus stops are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations. There is a pavement along North Street which the site promoter proposes to connect the site to via an additional pedestrian/ cycle route. The site will also be connected to the site to the north via a connection onto Houghton Way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site but it is within 60m of a conservation area and listed buildings including the Stilton Cheese Inn, there are a collection of trees that are protected under a blanket Tree Preservation Order. Built development and any removal of trees within the site could impact the setting of.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land. It is not constrained by nature conservation designations. It is however within the setting of a conservation area and of the Cheese Inn which is listed. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and form a second phase of development from the site to the north. The site is in close proximity to the A1(M) which will require mitigation.

Updates after initial appraisal

Stilton 6: Land to the South and West of 61 Church Street, Stilton

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

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is mostly greenfield land but some is previously developed as the site consists of a residential property (61 Church Street), it is unclear if this property to be retained as part of the site's development so the reuse materials or buildings is likely to be limited.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1 but is constrained by surface water flood risk across a third of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	+	The site is mostly greenfield with a small amount of previously developed land. Approximately a third of the site is classified as being grade 3 agricultural land with the remain two thirds being urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the south western edge of Stilton. It consists of a residential property (61 Church Street) with the remaining land being garden land. There is a public right of way that cuts through the north western corner of the site which provides a connection from Church Street through to Denton via the open countryside. It is unclear from the submission if the property is to be retained within proposals or to be demolished and the site completely redeveloped. The site slopes from its western to eastern edge down by some 10m. The site's western and southern edges also have fairly thick vegetation running along them which screen the site from view and encloses it. The combination of this established screening and the land levels means that the site is not very visible in longer range views. This means that the eastern half of the site could be developed providing a rounding off opportunity that relates well to the exiting built form and could retain landscape and townscape character as the natural land form and vegetation help to form an established landscape buffer. These could be enhanced and incorporated into any future development proposals.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. The site is about 500m from a Nisa Local located along Church Street.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 250m of Stilton Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,200m from Stilton Pavilion and Community Centre and playing fields.
SA11	Facilitate access to a range of employment opportunities?		The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route to both train stations.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is an existing access to the site from Church Street, there is no pavement along this street but there may be potential to add enhance footpath access. From Church Street, a public right of way runs through the site.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as mostly grade 3 agricultural land with some land classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for a modest scale extension to the south west of the village, as such the site could be integrated into the existing place and community.

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Updates after initial appraisal

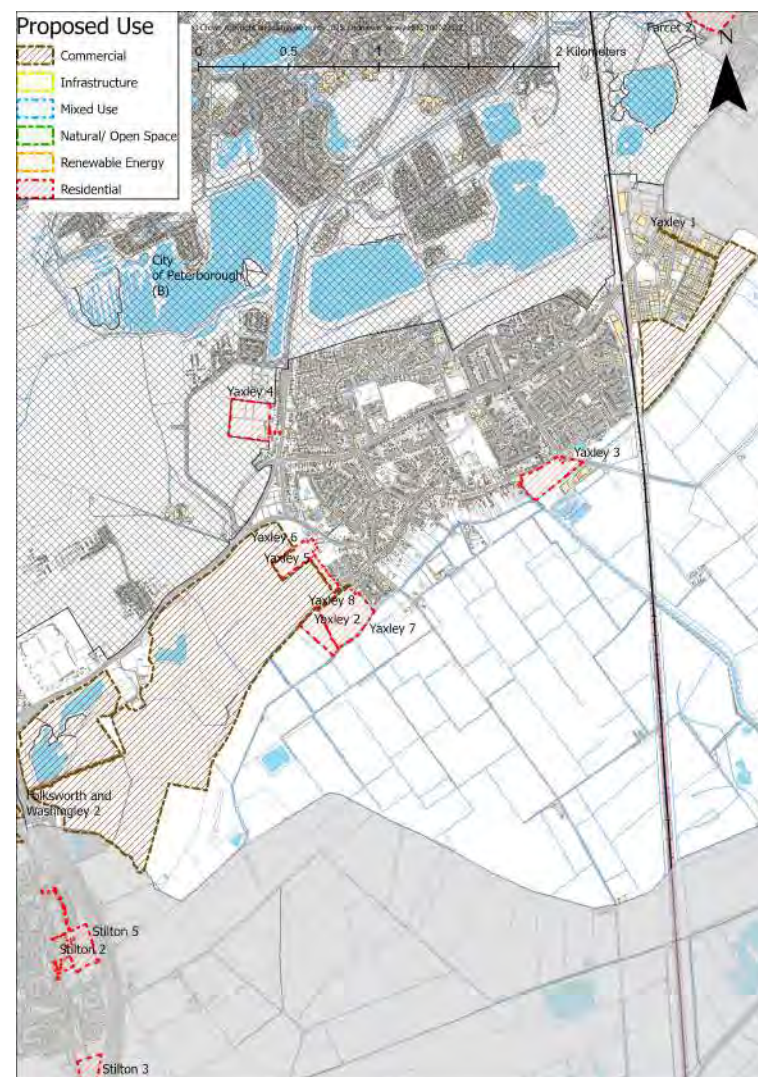
In response to the Autumn 2024 consultation on sites, the landowner's commented that the dwelling on the site could either be retained or demolished to improve access and screening and the right of way could be incorporated into public open spaces for residents. They confirm a surface water mitigation strategy will be developed and that development could be focused on the eastern half with the western half providing open green space and biodiversity net gain. This does not significantly change the outcomes of the SA.

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Yaxley

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

- Yaxley 1: Eagle Business Park Phase 3, Yaxley
- Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross
- Yaxley 3: Land South of Main Street, Yaxley
- Yaxley 4: Folly Farm, London Road, Yaxley
- Yaxley 5: Land off The Wykes, accessed from West End, Yaxley
- Yaxley 6: Land to the rear of St Peter's Church, Yaxley
- Yaxley 7: Land South of 25 West End, Yaxley
- Yaxley 8: Land at Wykes Way off West End, Yaxley



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Yaxley 1: Eagle Business Park Phase 3, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site promoter states that 'the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels. Solar-gain would be maximised though the design and orientation of buildings.' It is unclear if these will go above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 12% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a. This flooding is associated with the Pig Water drain which adjoins the southern/eastern edge of the site. There is some surface water flood risk across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield with approximately 50% of the site classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space and has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the south eastern edge of Yaxley. It is proposed to be a third phase to the Eagle Business Park, an established employment area. The East Coast Mainline railway line forms a clear western edge to the site and separates it from the main residential elements of Yaxley. The site is in landscape terms in a very sensitive location being within the landscape and visual setting of the Great Fen with long range views out across the Fenland landscape to the south. Development is likely to have significant landscape impacts on the flat Fenland landscape. The site promoter's potential capacity is low but when the constraints impacting the site are considered this is sufficient as it provides more land to potentially mitigate these constraints and incorporate a high quality employment development. These would be required in order to make any future development acceptable.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The East Coast Mainline runs to the west of the site which increases the risk from air, light and noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is just beyond 5km from Peterborough City Centre but is within 2.5km of a Co-Op food store located off Bentley Avenue as well as several other smaller convenience shops within Yaxley.
	Minimise the distance people need to travel to access education facilities?	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of the many leisure and cultural facilities within Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.
SA11	Facilitate access to a range of employment opportunities?	++	The site adjoins the Eagle Business Park and the scheme proposes a third phase to it consisting of some 16ha of employment land. The site is also within 400m of Broadway Business Park in Yaxley. The site is within 3km of Peterborough South Logistics Park. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Broadway which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service. The site proposes to extend the Falcon Way to provide a vehicular access into the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The scheme seeks to provide a third phase to the Eagle Business Park, the site promoter seeks to provide 35,000 sqm of commercial floor space. The planning application submitted on site specifies this as being use classes E (g) (i-iii), B2 & B8. Their supporting statement alongside the call for sites submission identifies that some 978 jobs could be created.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The scheme is proposed a third phase to the Eagle Business, as such it is located that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

Half of the site is the highest quality agricultural land (grade 1). It is constrained by flood risk along its eastern and southern edges. It is not constrained by heritage or nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site has good accessibility to public transport options and could provide an extension to an established employment area located within one of Huntingdonshire's larger villages. As such subject to masterplanning the site could be

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integrated into the existing place and community. Noise pollution may be higher due to its proximity to the East Coast Mainline railway. The site is sensitively located and could give rise to significant landscape impact due to the flat and open nature of the fenland landscape. It would also further extend the built form of Yaxley into this landscape.

Updates after initial appraisal

Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is immediately east of the A1(M), it is also located immediately south of the A15.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	There maybe opportunities to connect the site to the existing bus network and provide an enhanced service between Yaxley and Peterborough and surrounding settlements. Although the proximity to the A1(M) and A15 could potentially incentivise car usage if the bus network along this corridor is not enhanced. No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements. The illustrative masterplan for the site shows that it is intended to incorporate some open space and green infrastructure within the site and that there will be no built development within Norman Cross Brickpits County Wildlife Site.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Support habitats in adjusting to the impacts of the climate emergency?	+	The illustrative masterplan for the site shows that it is intended to incorporate some open space and green infrastructure within the site and that there will be no built development within Norman Cross Brickpits County Wildlife Site.
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	Minimise the risk of flooding from all sources?	++	The site is wholly located within flood zone 1 with some surface water flood risk within the site, mostly within the former brickworks where there are two large water bodies.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The site mostly consists of greenfield land but there are some previously developed elements. The site is wholly classified as grade 3 agricultural land which is currently farmed and approximately 21ha comprising a local wildlife site and fishing lakes. Whilst in agricultural use now, the site historically comprised the Normans Cross brickworks with over 50% of the site being subject to mineral workings, extracting brick clay from the site which has subsequently, in part, been filled with inert fill.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity particularly with linkages to the Norman Cross Brickpits CWS.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	Protect sites of designated biodiversity or geodiversity significance?	--	The northern part of the site contains the Norman Cross Brickpits County Wildlife Site. It is also within 2km of Orton Pit SSSI and SAC. The site is also within the Landscape and Visual Setting of the Great Fen. The proposed masterplan for the site shows that the area of the site falling within the County Wildlife Site will be used for biodiversity net gain or will not be developed on at all.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	--	The site is located immediately south of the A15, adjacent to Peterborough City Council and the Great Haddon development. To the west is the A1(M) and the B1043, and to the east is Yaxley. There is open countryside to the south. It is proposed to provide a largescale big-box warehousing units used for logistics and distribution development. Development of the site in combination with Great Haddon will have a continuingly urbanising impact on the surrounding landscape and the character of Yaxley. The site slopes from its northern edge to southern edge by some 10-15m. It is visually contained from the west and north due to the escarpment. The site is much more visible from the south and east with views across the Fenland landscape and also Yaxley. The site is within landscape and visual setting of the Great Fen. Considering these factors development could have very significant adverse landscape impacts with the greatest impact being experienced to the south and east and as such on fenland landscape and setting of the Great Fen.
	Reinforce local distinctiveness and a sense of place?		
SA8	Promote actions to reduce contributions to air pollution?	-	The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.
SA10	Support and enhance the more deprived areas of the district?	++	The site is large and falls within the Yaxley ward. Analysis of deprivation by Cambridgeshire County Council gives the Yaxley ward a local index of deprivation score of 2 (where 1 is most deprived and 10 is least deprived) meaning it is the most deprived wards in the district. As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	Contribute to regeneration activities?	--	The site is largely greenfield land consisting of land in current agricultural use. Historically, the site had been used for mineral workings, extracting brick clay. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative masterplan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.
	Enhance and diversify economic opportunities with the district?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site is approximately 14km from Peterborough train station. There are bus stops adjacent to the site along London Road which are rated as being D+ on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.
SA13	- Attract new investment and provide opportunities to improve the resilience of the local economy? - Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? - Support retention and growth of indigenous companies? - Encourage sustainable tourism?	++	The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees in Yaxley and Peterborough as well as several other smaller settlements in the north of Huntingdonshire. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. There is the potential to support indigenous companies. Tourism is unlikely to be a focal part of development on the site. Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale sites located on the western side of the A1(M) corridor that are also promoting logistics and distribution commercial development (see Chesterton 1, Folksworth & Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6).
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site is not expected to include local scale shopping facilities. It is close to Yaxley village centre and also relatively close to Peterborough City Centre being about 14km from it. The additional

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Yaxley particularly if there is a local workforce.
SA15	Strengthen a local sense of place?	-	The site is located to the west of Yaxley but has a closer relationship with the countryside and has a rich heritage with its former mineral workings. The site is large and it is proposed that as a whole the site could provide an opportunity for a logistics and distribution hub to the east of the A1(M). The site adjoins the existing built form of Yaxley on its eastern edge and is not compatible with the proposed land uses in terms of integration. Additionally, its potential scale would considerably adversely impact the setting and character of the settlement and also the Great Fen. Its landscape character is largely shaped by it being wholly within the Fen Margin Landscape Character Area which is characterised by being low-lying with most of the area being on 0m contour line, the area slopes gently eastwards towards the Fens. Considering this, development would be highly visible in long range views across the Fens. There is a public right of way along the site's southern edge providing views into the site and making this likely impact more prominent from publicly viewable vantage points. The sensitivity of this is heightened as the site is located within the landscape and visual setting of the Great Fen. The scale of the potential development could undermine the priorities of the Great Fen project.
	Retain the character of existing settlements?		
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	There are no heritage designations on site, however, it is adjacent to two grade 2 listed buildings along London Road (Norman House and the Former Governor's House. It is also adjacent to the scheduled

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			monument of the site of the Norman Cross Depot for Prisoners of War. Further to the east the site is within the setting of the grade I listed St Peter's Church in Yaxley and the conservation area.

Summary of SA

The site is partially greenfield and partially previously developed land consisting of land formerly used for mineral extraction. It is classified as grade 3 agricultural land in current agricultural use. The site is within flood zone 1 but is constrained by some surface water flood risk. The site is constrained by nature conservation designations with part of the site contains the Norman Cross Brickpits County Wildlife Site and within 2km of the Orton Pit SSSI and SAC. It is also constrained by designated heritage assets. The proposals has the potential to support job creation within Yaxley which is rated as being one of the most deprived wards in Huntingdonshire, however the number of potential full time jobs is unclear at this time. The proposed development of the site for big-box warehousing units used for logistics and distribution may result in a lower dense density across the site. It is strategically located in terms of accessibility to the strategic highways network and is of a scale that could provide enhancements to the local public transport network and is of a scale that could provide enhancements to the bus network. It is located to the west of Yaxley with the potential to significantly adversely impact the landscape and townscape character and setting of the settlement. This impact is furthered by the urbanising impact of the development at Great Haddon in Peterborough to the north which is will have an urbanising impact on Yaxley. Additionally, the site is within the landscape and visual setting of the Great Fen, development at this scale could have a fundamental adverse impact on the the Great Fen and wider fenland landscape.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted various technical evidence documents in support of their site. While these are welcome, there still remains very significant concerns regarding the impacts on Yaxley and the Great Fen as well as transport impacts on the A1 and on the A1 and A15 junction at Norman Cross.

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Yaxley 3: Land South of Main Street, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with an existing agricultural structure on site meaning that there is very minimal potential for the reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is between 10% and 32% of the site area
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The majority of the site is located within flood zone 1, with a proportion of the site's southern edge being located within flood zones 2 and 3a (about 34% of the site). There is also surface water flood risk along the site's southern and eastern edges.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land. It is largely classified as being urban land apart from a small part of the site's north eastern corner which is classified as grade 1 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is fairly remote from natural greenspace with only its north western corner being within 200m of a 0.5ha area of natural greenspace. There is some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the southern edge of Yaxley accessed from Main Street. The site's frontage relates to the settlement but it also has a close relationship with the fenland landscape where it extends further southwards. The site therefore provides a transitional point between the village and the countryside. The concept masterplan submitted alongside the site shows that development will be placed on land within flood zone 1. It shows a cul-de-sac layout which is generally not characteristic of the historic development of the village, however some recent infills and redevelopment proposals have started to integrate some in depth development along Main Street. Considering the constraints of the site and the need to reflect local character and the conservation area, the anticipated capacity for the site is fairly high and a reduction of the net developable area may be required to overcome these constraints.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is being promoted for market and affordable housing and is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 250m of Yaxley Infants School and the William De Yaxley Church of England Academy but is beyond 800m of Fourfields Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is opposite the Duck and Drake Public House, it is also within 800m of the recreation ground, tennis courts and sports grounds, Yaxley Methodist Church and the community centre. The site is beyond 800m of several other leisure and cultural facilities within Yaxley including St Peter's Church, Yaxley football ground and allotments.
SA11	Facilitate access to a range of employment opportunities?	+	The site is 2km from the Eagle Business Park and the Broadway Business Park. The site is within 5km of Peterborough South Logistics Park and Stanground Academy. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is just beyond 5km from Peterborough train station, there is a bus stop along the site's frontage along Main Street which is rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath along Main Street adjacent to the site.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community although this is subject to successful masterplanning to overcome flooding, landscape and heritage constraints.
SA16	• Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it does adjoin a conservation area on its northern and part of its western boundary.

Summary of SA

Updates after initial appraisal

Most of the site is classified as being urban land but there is a small amount of the site classified as being grade 1. About a third of the site is constrained by fluvial flood risk. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site is adjacent to a conservation area. The site is located along the southern edge of Yaxley with views out across the Fenland landscape, there is typically a more rural feel here. The site is located such that it could be effectively integrated with the existing place and community if built development were focused towards Main Street to focus development

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on land at a lower risk of flooding and where landscape impact is less and where there will be greater opportunities to reflect the character of the wider built environment. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is fairly remote from natural greenspace.

Yaxley 4: Folly Farm, London Road, Yaxley

1.42 As set out in the LAA, the site will be appraised for biodiversity net gain opportunities. This is to support the proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with some existing agricultural structures on site associated with its current equestrian use meaning that there will be minimal reuse of materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is being appraised for open space and biodiversity net gain opportunities.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with some risk from surface water flooding across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	N	The site is wholly greenfield land but there are some agricultural structures on site. The whole of the site is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Orton Pit SSSI and SAC. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is within 1km of Orton Pit SSSI and various lakes and woodlands, additionally, the concept masterplan for Great Haddon shows that it is proposed that Folly Farm will adjoin the Haddon Common community woodland and a sports park so there is capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to likelihood of coalescence between Yaxley and Great Haddon. Enhancing the site with open spaces and biodiversity net gain would help to reinforce the character of the area, utilise the existing public right of way that runs through the centre of the site providing connectivity between the two communities without urbanising the landscape further. This approach could compliment wider development proposals within Great Haddon as the site adjoins the proposed Haddon Common community woodland and a sports park.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is near to the A15 so there may be an increased risk of air, light and noise pollution. The proposal is not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is being appraised for open space and biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is being appraised for open space and biodiversity net gain opportunities.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?	+	The site is over 5km from a railway station but is adjacent to a bus stop at Folly close which is rated as being D+ on the Place-based Carbon Calculator meaning there is a frequent service. There is a footpath along the A15 (London Road) which the site boundary connects to. site is not served by a footpath and there are no nearby opportunities to connect the site to an existing footpath.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is track to access the site that runs between Glatton Lane and Church Road making it unsustainable as a location for open space or commercial leisure uses.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is being appraised for open space and biodiversity net gain opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is being appraised for open space and biodiversity net gain opportunities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that open spaces and biodiversity net gain opportunities can be effectively masterplanned to become part of the existing place and community within Yaxley as well as complimenting the evolving wider community within Great Haddon while also assisting in retaining a degree of separation between the two communities.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. The site is grade 3 agricultural land and consists of an equestrian centre with some existing structures on site. Built development is not considered suitable as this would further urbanising effect and would likely result in furthering the potential for coalescence between Yaxley and the evolving new community at Great Haddon within Peterborough. However, the site could be developed for open space and biodiversity net gain as this would compliment the proposed surrounding land uses, this would also utilise the existing public right of way through the site which would link the communities while keeping this sense of separation. The site is not constrained by heritage assets but is within 1km of Orton Pits SSSI so there is potential to provide linkages between habitats.

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Updates after initial appraisal

The site promoter commented that they do not support solely open space uses on site. This does not change the outcomes of the SA. 24/00378/OUT was refused but was allowed on appeal. During the Preferred Options consultation held in Autumn 2025, the site promoter submitted the appeal decision and layout plans for the site. Following the application being allowed on appeal, the site now forms part of the Council's committed housing.

Yaxley 5: Land off The Wykes, accessed from West End, Yaxley

1.43 As identified in the LAA, the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site mean that it is considered unsuitable for development and therefore not deliverable.

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

Yaxley 6: Land to the rear of St Peter's Church, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with some surface water flood risk through the eastern edge of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with about 60% of the site being classified as urban land with the remaining part of the site being classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of Orton Pit SSSI and SAC. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located on the western edge of Yaxley. It is sensitively located as the site adjoins the grounds of St Peter's Church, a grade 1 listed church. While the site is fairly enclosed along its northern, southern and western edges, it is more open to the east where it immediately adjoins the churchyard. Additionally, it is within the

Northern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			landscape and visual setting of the Great Fen. This edge of Yaxley is much more rural in character and therefore more sensitive to change. The site extends westwards into the countryside, the site promoter is proposing that 1.47ha of the site be used for natural, open space, biodiversity et gain and land to mitigate against flooding meaning that built development may only occur on 1ha of the site. However, built development across any of the site would still introduce in depth development uncharacteristic of this part of the settlement and wold be incongruous to the existing built form.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is near to the A15 so there be an increased risk form light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being promoted for market and affordable housing with two self and custom built plots. The overall site is over 1ha in size but the site promoter is proposing that 1.47ha of the site be used for natural, open space, biodiversity et gain and land to mitigate against flooding meaning that built development may only occur on 1ha of the site.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	Minimise the distance people need to travel to access education facilities?	+	The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site adjoins St Peter's Church, it is also within 800m of the Three Horseshoes Public House, the Royal British Legion and allotment grounds. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds, the community centre and Yaxley football ground.
SA11	Facilitate access to a range of employment opportunities?	+	The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Church Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath along Church Street and access from Pound Street into the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community and would likely result in adverse landscape impact and harm the character of Yaxley and the rural edge of the village on this side.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site but the northern edge of the site adjoins the conservation area and is within 15m of the grade I listed St Peter's Church. Development is likely to be viewable from these designated heritage assets.

Summary of SA

Most of the site is classified as being urban land with 40% being grade 3 agricultural land. The site is not constrained by fluvial flood risk but there is some risk from surface water flooding. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site is within the setting of St Peter's Church and also a conservation area which could be adversely impacted by development. The site is located on the western edge of Yaxley where it typically has a more rural feel. Introducing in depth development in this location is likely to have a much more prominent impact on the character of the settlement and be more challenging to mitigate and integrate. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is not accessible to natural greenspace.

Updates after initial appraisal

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Yaxley 7: Land South of 25 West End, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. Most of the site is flood zone 1 but the southern half of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a. There is substantial risk of surface water flooding in this part of the site too as well as surface water risk through the centre of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land. A small portion of the site's southern edge is classified as grade 1 agricultural land and a portion of its eastern edge is classified as urban land but the vast majority of the site is classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of Orton Pit SSSI and SAC.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the south western of Yaxley and adjoins residential development on its northern and eastern edges. It therefore relates well to the settlement but it does extend into the countryside so its western and southern boundaries have a closer relationship to the countryside. The site is somewhat open affording views out across the Fenland landscape. It is also within the landscape and visual setting of the Great Fen. Considering the flood risk and the presence of grade 1 agricultural land within the southern half of the site and how it extends into the countryside, built development across the whole site would not be appropriate and would adversely impact the landscape character of the area. However some development towards the northern and eastern edges of the site where it adjoins existing development within Cookson Close may offer some opportunities for a small extension to the built form in keeping with the wider townscape character. This would significantly reduce the potential capacity for the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is near to the A15 so there be an increased risk form light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter is proposing to provide 100 new homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	Minimise the distance people need to travel to access education facilities?	+	The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of St Peter's Church, Methodist Church, the Three Horseshoes Public House, allotment grounds and Yaxley football club. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds and also the community centre.
SA11	Facilitate access to a range of employment opportunities?	+	The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available within the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Main Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath connection to the site from West End and a public right of way runs along its northern edge.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could be effectively integrated with the existing place and community if built development were focused on the northern and eastern edges of the site focusing development on land at a lower risk of flooding and where landscape impact is less.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals.

Summary of SA

Most of the site is classified as being grade 3 agricultural land but there are parts of the site classified as being urban land and as grade 1. The site is constrained by fluvial and surface water flood risk. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site could impact the setting of St Peter's Church. The site is located on the south western edge of Yaxley where it typically has a more rural feel. The site is located

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such that it could be effectively integrated with the existing place and community if built development were focused on the northern and eastern edges of the site focusing development on land at a lower risk of flooding and where landscape impact is less. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is not accessible to natural greenspace.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is technically previously developed with structures on site relating to its current equestrian land use.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be less than 10% of the site area. This is focused along its south eastern edge.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The south eastern edge of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a and some in 3b. There is also risk of surface water flooding along its eastern and southern edges as well as a channel of surface water flood risk running centrally into the site extending to its north western corner.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	+	The site is technically previously developed land as it is in use for equestrian purposes, however there are no significant built structures on site. The site is classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network due to its proximity to public rights of way.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of Orton Pit SSSI and SAC. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located on the south western edge of Yaxley, it does not adjoin any built development and is currently in equestrian use. It is located in the countryside and accessed via a trackway which is heavily vegetated. The site therefore has a much closer relationship to the countryside than to the settlement. The site is somewhat open affording views out across the Fenland landscape. It is also within the landscape and visual setting of the Great Fen. Considering the flood risk in the southern part of the site, development could be focused in the northern part of the site where it is flood zone 1, it is however still constrained by surface water flood risk. Built development across the whole site would not be appropriate and would adversely impact the landscape character of the area. The site in isolation would considerably detract from the character of Yaxley and its surrounding landscape, even considering that the adjoining field to the east has been promoted for residential development, this site would further extend built development into the countryside which would result in significant landscape impact.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is near to the A15 so there is an increased risk from light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	Minimise the distance people need to travel to access education facilities?	+	The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of St Peter's Church, Methodist Church, the Three Horseshoes Public House, allotment grounds and Yaxley football club. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds and also the community centre.
SA11	Facilitate access to a range of employment opportunities?	+	The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available within the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is just beyond 5km from Peterborough train station, the site is within 800m of two bus stops located along Main Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no footpath connection to the site, it is served by a track way which connects onto West End. It is also adjacent to a public right of way on its northern edge.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community if developed in isolation as it does not currently adjoin any built development and is located in the countryside.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals.

Summary of SA

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

Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

North Eastern Huntingdonshire Sustainability Appraisal

North East Huntingdonshire

2.1 This sets out sustainability appraisals for the sites located within 'North East Huntingdonshire'. This grouping consists of Ramsey; Somersham; Warboys wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

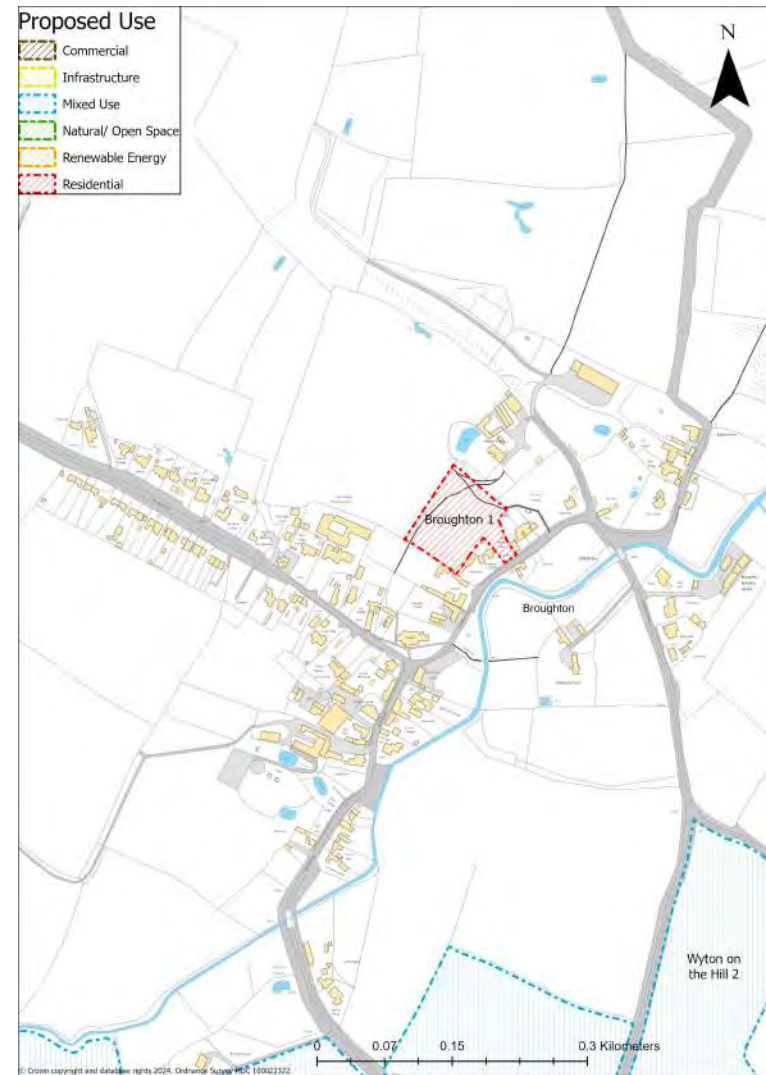
- Broughton - 1 site (another site partially falls within this parish)
- Bury - 7 sites
- Old Hurst - 1 site
- Pidley-cum-Fenton - 7 sites
- Ramsey - 20 sites
- Somersham - 19 sites
- Upwood and The Raveleys - 4 sites
- Warboys - 13 sites
- Wistow - 4 sites
- Woodhurst - 0 sites

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Broughton

2.2 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Broughton 1: Land off Causeway Road, Broughton



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Broughton 1: Land off Causeway Road, Broughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.65% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The majority of the site is within flood zone 1 apart from a small portion of the site that adjoins Causeway Road which falls within flood zone 2 and 3a (about 1%). This part of the site is also at some risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Broughton Meadow and Broughton Cemetery County Wildlife Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is fairly centrally located within Broughton accessed from Causeway Road. It adjoins residential development on three sides, it therefore relates well to the settlement and more so to the settlement than to the open countryside. It is however in a sensitive location due to its being within the conservation area and within the setting of various listed buildings. The site is 0.75ha in size and the site promoter is only seeing 5 homes on the site which is very low density, while this not make the most efficient use of land it would be in keeping with surrounding densities of development along Causeway Road and enable mitigation against adverse impact to heritage assets.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is proposed for market/ and or affordable housing. The site area is 0.75ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre (it is about 7.5km from Huntingdon and St Ives town centres), is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store. There is no primary school in Broughton, with it falling within the catchment for Abbots Ripton Church of England Primary School. The site is within 350m of All Saints Church, the Crown Inn Public House and village hall.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is about 300m from Broughton Business Centre and it is about 2.5km from Warboys Airfield Industrial Estate. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km of Huntingdon railway station. It is within 300m of a bus stop on School Road which is rated F on the Place-based carbon calculator meaning there is an infrequent service. A pavement adjoins the site frontage along Causeway Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, however high quality design and careful masterplanning will be required in order to achieve this.
SA16	Impact on any heritage assets or their settings?	-	It is wholly located within the conservation area and is adjacent to several listed buildings: Brooklands Cottage, Manor Farm and the Baptist Chapel, all of which are grade II designated.

Summary of SA

The site is somewhat constrained by flood risk, it is greenfield and classified as being grade 2 agricultural land. It is also not constrained by nature conservation designations. It is however sensitively located being within a conservation area and within the setting of several listed buildings which could be impacted by development. It has some accessibility to local leisure and cultural facilities but it does have limited accessibility to public transport options, employment options and the primary school is located in the nearby village of Abbots Ripton. It is not accessible to natural greenspace. Ultrafast broadband is available in the vicinity. There is a footpath on Causeway Road connecting the site. The site relates well to the settlement being located fairly centrally with built development on three sides. Landscaping and masterplanning of the site so that development mitigates any adverse impact on character and heritage assets is required.

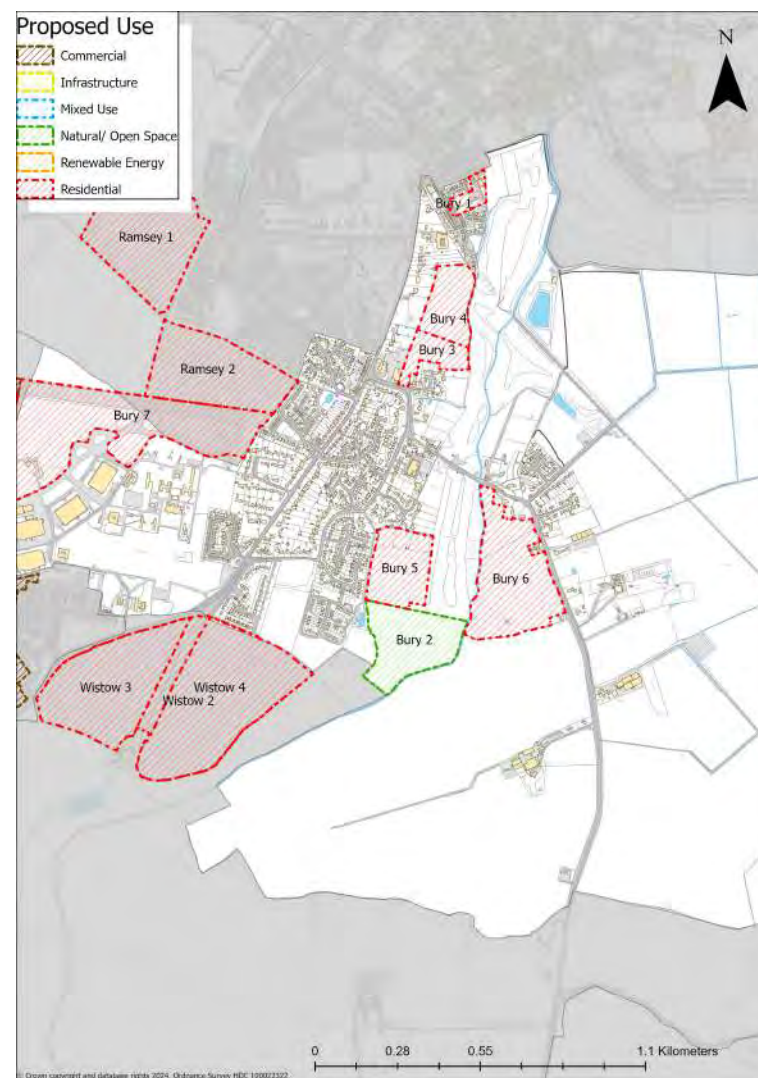
Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Bury

2.3 A total of 7 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bury 1: Bury Industrial Estate, Old Station Road, Bury
- Bury 2: Land off Cheveril Lane, Bury
- Bury 3: Land North of High Street and East of Bury Road, Bury
- Bury 4: Land East of Bury Road, Bury
- Bury 5: Land off Brookfield Way, Bury
- Bury 6: Land West of Warboys Road, Bury
- Bury 7: RAF Upwood - Phase 3, Bury



North Eastern Huntingdonshire Sustainability Appraisal

Bury 1: Bury Industrial Estate, Old Station Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly previously developed commercial buildings on site. There may be some opportunity to reuse some materials within the redevelopment of the site.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	Approximately 50% of the site is previously developed. The half of the site closest to Old Station Road is greenfield with no built structures on it. It is wholly classified as being urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The western edge of the site is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. It therefore relates well to the existing built form. The existing commercial buildings are contained to the back of the site with western half of the site being open and undeveloped. The proposed capacity for the site of a minimum of 24 homes on a site of about 1ha is low but considering the surrounding densities is in keeping with the form of surrounding development, it also enables land to be used for enhanced landscaping and sustainable drainage. However, considering the accessibility of the site and the location of it neighbouring a town, this density could be slightly intensified subject to masterplanning and the impact on the conservation area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being promoted for market and/ or affordable housing. It is also 0.96ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is about 600m from Ramsey town centre and is about 1.7km from the Tesco Superstore located on the northern edge of Ramsey.
	Minimise the distance people need to travel to access education facilities?	++	The site is 400m from Ramsey Spinning Infant School and is about 1,500m Bury Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of Ramsey Cricket Club, Ramsey Town Football Club, Ramsey Methodist Church, the George Public House and Hotel, The Angel Public House, a library. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Upwood Air Park Established Employment Area Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a train station but is within 250m of bus stops on Bury Road. These are rated D on the Place-based carbon calculator meaning there is a good level of service. A footpath runs adjacent to the site's frontage on Old Station Road which could be extended to provide a connection.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The site is located within a conservation area, the existing commercial buildings are currently largely obscured from view, however developing the greenfield part of the site closest to Old Station will impact the openness of the site and this part of Old Station Road. It therefore will have an impact on the street scene and conservation area. However, harm can be minimised and the conservation area even enhancements be made through masterplanning and high quality design.

Summary of SA

The site is partially previously developed with existing commercial structures on half of the site. It is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations but it is located within the conservation area. The site has good accessibility to public transport via bus, to local services and facilities, primary education and employment opportunities within Bury and Ramsey. There is ultrafast broadband available within the vicinity. The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. It is located such that it can be successfully integrated with the existing place and community subject to masterplanning and high quality design that is in keeping and where possible enhances the conservation area.

Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Bury 2: Land off Cheveril Lane, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is for biodiversity net gain opportunities.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 51% of the site is within flood zone 3b, 27% is within flood zone 3a, 2% is in flood zone 2 leaving some 20% in flood zone 1. There is also significant flood risk within the site particularly towards the eastern side of the site where the fluvial flood risk is greatest.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	N	The site is wholly greenfield and the majority of the site is classified as grade 3 agricultural land with some of the western side of the site being grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with biodiversity net gain would help to reinforce the character of the area and could compliment any wider development proposals within the area particularly if on site biodiversity net gain cannot be achieved on those sites. It could also assist in enhancing linkages between habitats and enhance the rural edge of Bury.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is being appraised for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is proposed solely for biodiversity net gain opportunities.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is also beyond 800m of a bus stop. The site is not served by a footpath but a public right of way connects the site through to Cheveril Lane to the north. IT is unclear from the proposal where it is intended for the site to be used as a recreational area in addition to solely biodiversity net gain. If the latter than access apart from monitoring species levels and the biodiversity improvements on site would be necessary.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is being appraised for biodiversity net gain opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is being appraised for biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be integrated with the existing place and community and reinforce its rural character as it is on the eastern edge of Bury adjoining residential development and Ramsey golf course. There is also a public right of way running along its western edge which further supports this.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is heavily constrained by fluvial flood risk with 51% of the site being within flood zone 3b. Utilising the site for biodiversity net gain is therefore a more appropriate use of the site. The site is located on the south eastern edge of Bury and utilising the site for biodiversity net gain would enhance the rural edge of the village and could provide some linkages for habitat connectivity. There is a public right of way connecting the site to the main built form of Bury and into the countryside providing some opportunity for linkages.

Updates after initial appraisal

Bury 3: Land North of High Street and East of Bury Road, Bury

- 2.4** As identified in the LAA, the site forms the southern third of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The site while not extending beyond the existing building line on its western and southern sides would detrimentally start to erode the settlement break and would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.
- 2.5** Therefore, a sustainability appraisal of the site has not been undertaken.

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Bury 4: Land East of Bury Road, Bury

2.6 As identified in the LAA, the site forms the majority of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The scale of the site with its edges adjoining built development on three sites would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.

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

Bury 5: Land off Brookfield Way, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with some existing minor agricultural structures on site that are not likely to be reused within development meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 60.45% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is approximately 30% in flood zone 3b with a further 28% in flood zone 3a and 3% in flood zone 2. This increased risk of fluvial flooding is focused on the eastern half of the site. The remaining 39% of the site is within flood zone 1. The site is also constrained by some surface water flood risk, particularly on its eastern side.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land apart from about a third of the site along its eastern side which is classified as grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern third of the site is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the south eastern edge of the built form of Bury. It is adjacent to residential development on its northern and western sides. Ramsey golf course is to the east of the site which provides a large green wedge on the eastern side of Bury and Ramsey. Development of the site would further erode the rural edge of Bury. The site is heavily constrained by fluvial flood risk with almost two thirds of the site being in flood zones 2, 3a and 3b. This severely reduces the potential developable area of the site. The part of the site within flood zone 1 accounts for some 2ha of the site and is located on its western side which most closely relates to the existing built form. A public right of way runs from Cheveril Lane along the site's western edge which provides opportunities to potentially integrate development. Development may not The potential capacity for the site of 45 homes across the site is very low density but only considering this being located within flood zone 1 would make more

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			efficient use of land, however this capacity may not be achievable considering that enhanced landscaping and sustainable drainage will be required to mitigate flood risk now and in the future accounting for climate change.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is being proposed for market and/or affordable housing. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is about 2km from from Ramsey town centre and is just beyond 2.5km from the Tesco Superstore located on the northern edge of Ramsey. It is within 800m of Bury Stores. The site is about 500m from Bury Church of England Primary School. The site is within 800m of the White Lion Public House, Bury Village Hall. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Upwood Air Park Established Employment Area Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a train station but is within 800m of a bus stop on High Street. This is rated D on the Place-based carbon calculator meaning there is a good level of service. The site does not have a direct footpath access, it could instead be accessed via a public right of way from Cheveril Lane which runs adjacent to the site's western edge.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	It may be possible to integrate built development on the part of the site within flood zone 1 with the existing place and community. This is subject to current and future flood risk accounting for climate change being managed as well as the landscape impact of further development and access to the site. Integration may be possible because the third of the site within flood zone 1 is located on its western side which most closely relates to the existing built form. A public right of way runs from Cheveril Lane along the site's western edge which provides opportunities to potentially integrate development.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is heavily constrained by fluvial flood risk with about 58% of the site within flood zone 3. With climate change this is expected to worsen. Built development is unsuitable in such at risk zones. The site is greenfield and mostly grade 2 agricultural land. It is not constrained by nature conservation or heritage designations. It is accessible to natural greenspace. It has good accessibility to public transport by bus, to shops, leisure and cultural facilities, primary education and employment opportunities within Bury and Ramsey. Development of the site would further erode the rural edge of Bury.

Updates after initial appraisal

The site promoter resubmitted this site to the Ongoing Call for Sites: CfS23-2305 for approximately 50 homes. A revised supporting statement was submitted to support this amendment and sets out how development will be located within flood zone 1 which is along the western edge of the site and be linear in layout within the existing building line so not extending into the open countryside. This does not significantly change the outcomes of the SA.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns.

Bury 6: Land West of Warboys Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is constrained by fluvial and surface water flood risk along its western edge which is attributed to its proximity to Bury Brook. This part of the site falls within flood zone 3b and 3a.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The north western corner of the is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of the main built form of Bury and could enable some linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the east of the main built form of Bury, it is separated by Ramsey golf course. This part of Bury has a more rural character and feel than the rest of the settlement as a whole and is much more sensitively locate within the landscape and by heritage designations.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter is proposing a capacity of 90 homes at 15 dwellings per hectare on 6ha of the 9.64ha site. This is considerably low density even for this more rural part of Bury and would not make the most efficient use of land, it does however provide more scope to use more of the site for enhanced landscaping and mitigation of flooding and heritage impacts. The remainder of the site could be used for biodiversity net gain opportunities and used to safeguard against flooding.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is being proposed for market and/or affordable housing, although the site promoter has also identified the site could provide specialist housing and/or nursing and care home uses. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is about 2km from from Ramsey town centre and is just beyond 2.5km from the Tesco Superstore located on the northern edge of Ramsey. It is within 800m of Bury Stores.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 500m from Bury Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of the White Lion Public House, Bury Village Hall. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a train station but is within 300m of a bus stop on High Street. This is rated D on the Place-based carbon calculator meaning there is a good level of service. There is a footpath adjacent to the site along Warboys Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The scale of the potential development will be challenging to successfully and effectively integrate it with the existing community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	The site is wholly located within the conservation area and it is adjacent to several listed buildings: The Manor House, Bury Bridge, Hall Farm and Holy Cross Church. All of these are grade II listed apart from the Church which is grade I listed. These could be adversely impacted by the development proposal. The highest point of the site also contains a historic feature called Mill Mound which could historically have been the location of a windmill. This is not designation as a heritage asset but is a feature of local interest and should be retained.

Summary of SA

The site is heavily constrained by fluvial flood risk. With climate change this is expected to worsen. Built development is unsuitable in such at risk zones. The site is greenfield and grade 3 agricultural land. It is not constrained by nature conservation designations. It is located within a conservation area and development could adversely impact the setting of several listed buildings as well as the general character of this part of Bury. It is accessible to natural greenspace. It has good accessibility to public transport by bus, to shops, leisure and cultural facilities, primary education and employment opportunities within Bury and Ramsey. The site is located to the east of the main built form of Bury separated by Ramsey golf course which further accentuates the more rural feel of this part of the village.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns.

North Eastern Huntingdonshire Sustainability Appraisal

Bury 7: RAF Upwood - Phase 3, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is previously developed consisting of hardstanding formerly part of the airbase activities. There is therefore some potential for the reuse materials as well as land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	++	The site is previously developed and is wholly classified as non-agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote form accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	This site proposes a third phase to the current redevelopment of former RAF Upwood. It is located to the north of Phases One and Two. Its edges are defined by security fencing and some vegetation along its northern and western sides. It will require landscaping along its northern and western edges in particular to provide a soft development edge and retain a sense of visual separation between the site and Bury. There are areas of existing hardstanding which once formed the runway of RAF Upwood stretches along the northern boundary of the site with spurs connecting to the existing hangers. The site's character therefore relates to its military heritage. While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter anticipates that almost 12ha of the almost 18ha site will be used for natural, green and open space leaving approximately 200 homes on around 6ha of the site. This will assist in providing a soft development edge to the site and the wider redevelopment as a whole and would make a good use of land. The additional pressure and demand on services will need to be assessed to determine if additional infrastructure including social and cultural facilities are required to serve this site and the wider redevelopment as a whole.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposes market and/or affordable housing.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.6km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. It is beyond 800m of Upwood Primary School and Bury Church of England Primary School. It is beyond 1.5km of primary education within Ramsey. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is adjacent to the Upwood Air Park Established Employment Area and is within 2.6km of Ramsey town centre, 5km of Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a railway station but is within 800m of a bus stop located on Ramsey Road. This stop is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service. There is currently no direct footpath access to the site but the site promoter proposes that the site is accessed via the second phase site immediately south of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community as it forms a potential next phase to the ongoing redevelopment and the growing community at the former RAF Upwood. Masterplanning and engagement will be required to achieve this.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk. It is previously developed with more military hardstanding on the site. It is classified as being non-agricultural land. It is not accessible to nature greenspace but the submitted vision document shows large amounts of natural and open spaces are being planned on the site. It is not constrained by nature conservation or by heritage designations. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site forms an additional phase of development to the ongoing redevelopment of the former RAF Upwood and as such is located such that it can successfully be integrated with the evolving place and community that is being delivered on the wider site.

Updates after initial appraisal

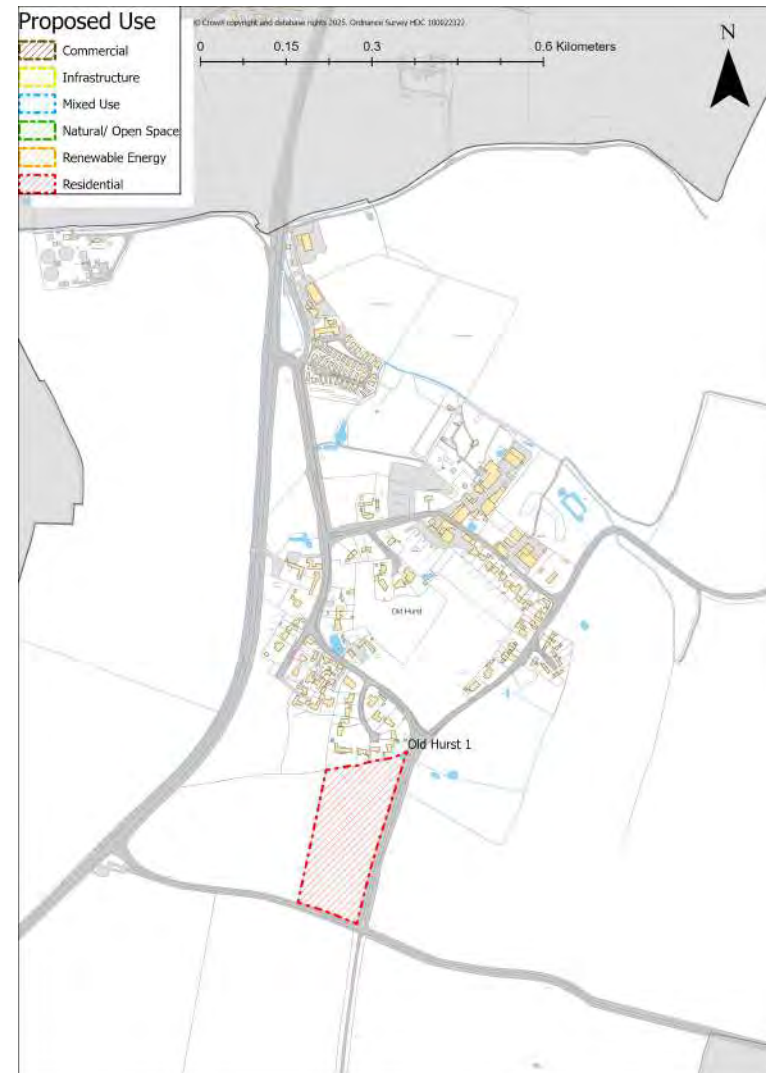
The site promoter submitted further documentation but this does not change the outcomes of the SA.

North Eastern Huntingdonshire Sustainability Appraisal

Old Hurst

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

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



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Old Hurst 1: Land at St Ives Road, Oldhurst

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield and would therefore not involve the reuse and recycling of building and materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not considered to be at risk of flooding when considering the risk of climate change
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in flood zone 1 with no recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield with no existing structures The site is classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's Standards for accessing green space and has limited scope in enhancing or improving linkages to the strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from the designated nature assets but is not in area of strategic focus for green infrastructure.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located in the south of Oldhurst and has a significantly stronger relationship with the countryside than the built form. The site boundary extends south far into the countryside bordering agricultural land immediately to the east and beyond St Ives Road to the east and Old Hurst road to the south. These boundaries predominantly consist of low lying hedgerow meaning the site would be visible for long distance views and would alter the rural feel on approach to Old Hurst. Hence, development on the whole site would cause adverse impact to the surrounding landscape. A capacity of 30 homes and 5 self/ custom build plots on 3.1 ha is considered low density but given that Old Hurst has a very low population and density it would be of a relatively large scale
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is of a scale that would unlikely cause pollution and is sufficiently distant from major sources of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site would contribute to meeting the housing needs of the district
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from a freestanding supermarket, a town centre and a local convenience store.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?		There is no primary school within close proximity to the site/ Oldhurst village.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Old Hurst Village Hall and The Steak House restaurant/ pub.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 2km of Warboys Airfield Industrial Estate which is an Established Employment Area. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is within 800m of a bus service rated E- on the Place Based Carbon Calculator meaning there is an infrequent service. The nearest pavement is located approximately 200m north of the site along St Ives road which could be extended to ensure active travel infrastructure is available from the site boundary.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site proposal is for residential use
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate into the existing place and community due to having a very close relationship with the countryside and the potential for significant negative impact upon the landscape.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets in the vicinity of the site that could be adversely impacted by the development.

Summary of SA

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

Updates after initial appraisal

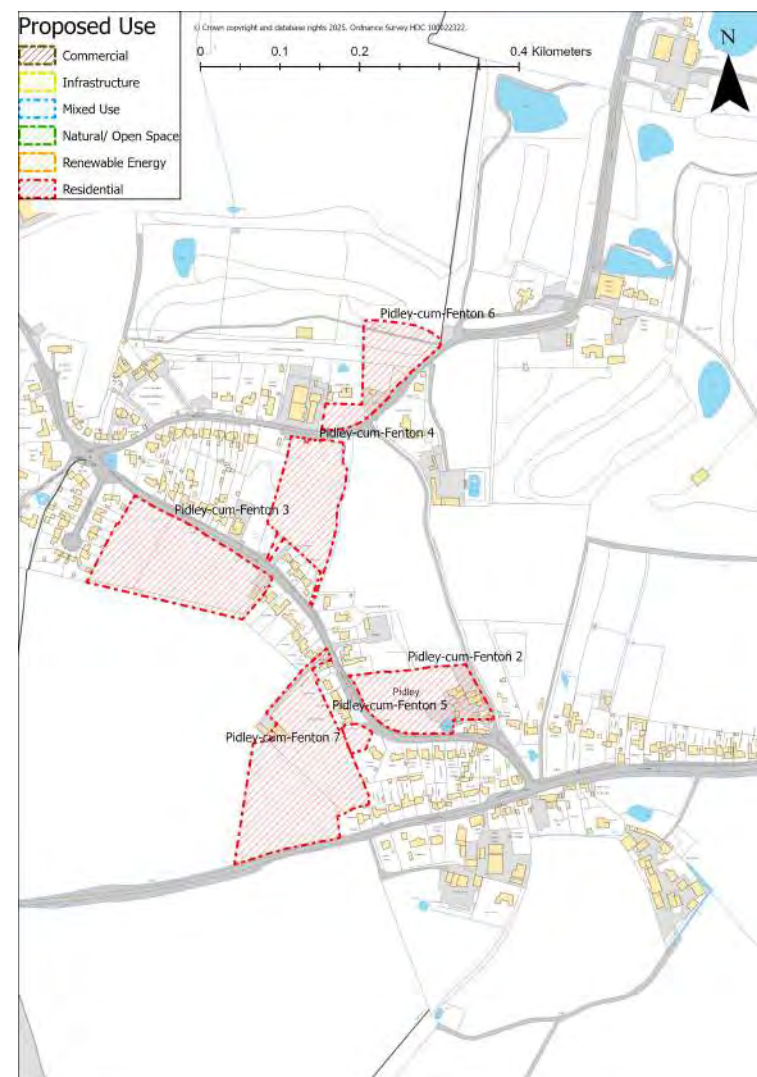
North Eastern Huntingdonshire Sustainability Appraisal

Pidley-cum-Fenton

2.9 A total of 7 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton
- Pidley-cum-Fenton 2: Land End Farm, Pidley
- Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley
- Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidley
- Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley
- Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley
- Pidley-cum-Fenton 7: Orchard of Ashfield House, Warboys Road, Pidley

2.10 Please note that Warboys 12: Land off Fenton Road, Warboys also partially falls within Pidley-cum-Fenton parish, but it has been included under Warboys as most of the site lies within that parish area.



North Eastern Huntingdonshire Sustainability Appraisal

Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton

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

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

Pidley-cum-Fenton 2: Land End Farm, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield land with some existing farm buildings meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, medium surface water flood risk is present on 3.64% of the site (0.01ha). Approximately 22% of the site is at low surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with some existing farm buildings which are not classified as previously developed land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		The site is classified as wholly grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well located within the existing settlement, with existing residential properties to the south. The site forms a break, with housing located either side. It is fairly well enclosed meaning landscape impact would be minimal. The site is currently used for grazing and is home to a number of self built agricultural buildings. The current use of the site does not contribute to the form and character of the area. The density proposed is low in keeping with the nature of the settlement, that being a small village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However, the use of the site means that there is the potential for contamination on site which may require assessment and mitigation

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	Minimise the distance people need to travel to access education facilities?	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of All Saints Church, public park and a village hall.
SA11	Facilitate access to a range of employment opportunities?	--	The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is within the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A footpath runs along the site frontage allowing active travel integration with current community. A public right of way runs along eastern boundary.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is well located within the existing settlement, with existing residential properties to the south. The site forms a break, with housing located either side. A footpath runs along the site frontage allowing active travel integration with current community. The site is located such that it could be effectively masterplanned to become part of the existing area. Integration and retention of the public right of way which runs along the eastern boundary would assist with the integration of the site. Access may be an issue that requires resolution due to the location of the site on a bend.
SA16	Impact on any heritage assets or their settings?	++	A number of listed buildings are located nearby, however the site is positioned as such so as not to have a negative impact on them.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with some existing farm buildings which are not classified as previously developed land.

The site is classified as wholly grade 2 agricultural land.

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The site is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However, the use of the site means that there is the potential for contamination on site which may require assessment and mitigation. The site is well located within the existing settlement. The site forms a break, with housing located either side and to the south. A footpath runs along the site frontage allowing active travel integration with current community. The site is located such that it could be effectively masterplanned to become part of the existing area. It would have limited landscape impact. Integration and retention of the public right of way would assist with the integration of the site. Access may be an issue that requires resolution due to the location of the site on a bend. The current use of the site does not contribute to the form and character of the area. The density proposed is low in keeping with the nature of the settlement, that being a small village.

Updates after initial appraisal

Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield land with a small existing barn/stables on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk nor medium surface water flood risk. Approximately 2% (0.04ha) of the site is at low surface water flood risk.
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with a small barn/stables present which is not classified as previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is classified as wholly grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. The site frontage on Warboys Road is lined by hedgerow and some trees line, although views can be seen into the site. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside. The site is currently used for arable farming and a small barn/stables sits within it. The density proposed is extremely low and may not make the best use of land. A higher density development should be considered.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site proposes 6 homes which contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	Minimise the distance people need to travel to access education facilities?	--	It is not within 800m of a primary school nor within 1.5km of a town based primary school and there is no primary school within the settlement.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of All Saints Church, public park and a village hall.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	--	The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources. Ultrafast broadband is within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D+ which is slightly below average frequency. No footpath adjoins the site frontage, however 2 public rights of way are with 500m of the site. There is a footpath opposite the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is well located within the existing settlement, with residential properties to the to the east and west. The site is located such that it could be effectively masterplanned to become part of the existing area. Access to the site could be achieved from Warboys Road. No footpath adjoins the site frontage, however there is a footpath opposite the site. Safety of residents and active travel access to the site should be considered.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with an existing barn/stables which are not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.

The site proposes 6 homes which contribute to meeting the housing needs of the district. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D+ which is slightly below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located within the existing settlement, with residential properties to the to the east and west. The site is located such that it could be effectively masterplanned to become part of the existing area. Access to the site could be achieved from Warboys Road. No footpath adjoins the site frontage, however there is a footpath opposite the site. Safety of residents and active travel access to the site should be considered. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside. A higher density development should be considered.

Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site proposes zero carbon properties with communal ground source heating.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield land on site meaning that there is no opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk medium surface water flood risk is present on 0.18% of the site (0.0019ha). Some low and high surface water flood risk is present at low levels.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is classified as wholly grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well related to the existing settlement with residential properties to the south and north. It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained. The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site proposes 10 homes which contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store. It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of All Saints Church, public park and a village hall.
SA11	Facilitate access to a range of employment opportunities?		The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources. Ultrafast broadband is within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency. A footpath adjoins the site frontage and a public right of way traverses the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. A footpath runs along the opposite side of the site, consideration of safe crossing would be required. The site is located such that it could be effectively masterplanned to become part of the existing area. There is existing access to the site. Pidley park sits to the west and

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			is relatively well screened, however assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the differing uses.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is classified as wholly grade 2 agricultural land.

The site proposes 10 homes which contribute to meeting the housing needs of the district. The site proposes zero carbon properties with communal ground source heating which would assist with meeting net zero carbon targets. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. A footpath runs along the opposite side of the site, consideration of safe crossing would be required. The site is located such that it could be effectively masterplanned to become part of the existing area. There is existing access to the site. Pidley park sits to the west and is relatively well screened, however assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the differing uses. It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained. A higher density development may need to be assessed and considered.

Updates after initial appraisal

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Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield land with an existing farm buildings on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk or medium surface water flood risk. Some low surface water flood risk is present on 1% of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with a existing barn present which is not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. It is exposed to the wider countryside to the west which would require landscaping. An established tree line runs through the site, the retention of which should be considered and assessed. The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site proposes 6 custom and self build plots which contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store. It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement. The site is within 800m of All Saints Church, public park and a village hall.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	--	The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources. Ultrafast broadband is within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency. No footpath adjoins the site frontage on Oldhurst Road, however a public right of way is with 500m of the site and there is a footpath on Warboys road which could provide active travel linkages to the main residential area.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. The site is located such that it could be effectively masterplanned to become part of the existing area. There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community. Landscaping to the west would be required to mitigate landscape impact and consideration of the integration of an existing residential property just outside the northern boundary and established tree line within the site. A higher density development may need to be assessed and considered.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with a existing barn present which is not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.

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The site proposes 6 custom and self build plots which contribute to meeting the housing needs of the district. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. The site is located such that it could be effectively masterplanned to become part of the existing area. There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community. Landscaping to the west would be required to mitigate landscape impact and consideration of the integration of an existing residential property just outside the northern boundary and established tree line within the site. A higher density development may need to be assessed and considered.

Updates after initial appraisal

Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk or medium surface water flood risk. Some low surface water flood risk is present on 6.3% of the site (0.05ha)
SA4	Prioritise development of previously developed land?	--	The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best. The site is classified as wholly grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site sits on the north eastern edge of Pidley where development is more dispersed and the transition begins to a countryside setting. Some of the site is more related to the countryside, whilst it is noted that the southern edge of the site includes garden land and a commercial (storage use). The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited relationship to the main concentration of residential development within the village. The site has the ability to also substantially impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed. The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use of part of the site requiring assessment and mitigation.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is approximately less than 1ha in size (0.80ha) which contributes to the governments aspiration to promote sites suitable for SME builders.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	Minimise the distance people need to travel to access education facilities?		It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of All Saints Church, public park and a village hall.
SA11	Facilitate access to a range of employment opportunities?		The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is within the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D+ which is slightly below average frequency.
	Benefit from access to active travel infrastructure for practical and social activities?	+	No footpath adjoins the site frontage, however 2 public rights of way are with 500m of the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is in a location such that it is not considered that it could be effectively masterplanned to become part of the existing community. The site is more related to the countryside. The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited relationship to the main concentration of residential development within the village. The site would require the assembly of land in multiple uses (garden land, employment and greenfield).
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best. The site is classified as wholly grade 2 agricultural land.

The site is approximately less than 1ha in size (0.80ha) which contributes to the government's aspiration to promote sites suitable for SME builders. The site has no immediate access to a convenience store, primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D+ which is slightly below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use of part of the site requiring assessment and mitigation. The site is in a location such that it is not considered that it could be effectively masterplanned to become part of the existing community. The site is more related to the countryside. The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited

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relationship to the main concentration of residential development within the village. The site has the ability to also substantially impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed. The site would require the assembly of land in multiple uses (garden land, employment and greenfield).

Updates after initial appraisal

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

- 2.13** As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.
- 2.14** Therefore, a sustainability appraisal for the site has not been undertaken.

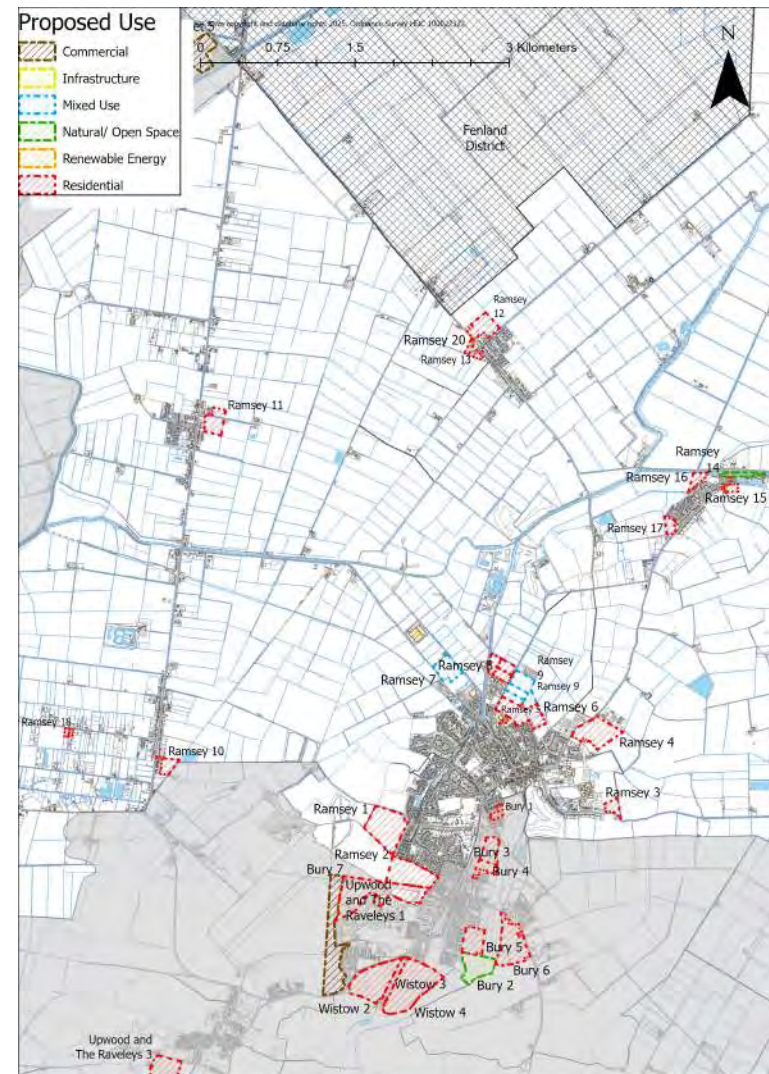
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Ramsey

2.15 A total of 20 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Ramsey 1: Land South of Biggin Lane, Ramsey
- Ramsey 2: Land to the West of Longland Crescent, Ramsey
- Ramsey 3: Land North of Hollow Lane, Ramsey
- Ramsey 4: Land East of Wood Lane, Ramsey
- Ramsey 5: Land at Newtown Road, Ramsey
- Ramsey 6: Land East of Stocking Fen Road, Ramsey
- Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey
- Ramsey 8: Peppers yard, Stocking Fen, Ramsey
- Ramsey 9: School Farm, Stocking Fen Road, Ramsey
- Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights
- Ramsey 11: Land off Middlemoor Road, Ramsey St Mary
- Ramsey 12: Chestnut Farm, Ramsey Mereside
- Ramsey 13: Land on Oillmills Road, Ramsey Mereside
- Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot
- Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot
- Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot
- Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey
- Ramsey 18: One Acre Stables Middle Drove, Ramsey Heights
- Ramsey 19: Two Acre Stables, Middle Drove, Ramsey Heights
- Ramsey 20: Land to the South of Oilmills Road, Ramsey Mereside

Please note that Bury 7: RAF Upwood - Phase 3, Bury also partially falls within Ramsey parish, but it has been included under Bury as most of the site lies within that parish area.



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Ramsey 1: Land South of Biggin Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is classified as being non- agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the western side of Ramsey off from Biggin Lane. It somewhat relates to the settlement as it is adjacent to residential development on its eastern side but it extends out away from the settlement into the countryside. Over the past few years, this side of Ramsey has undergone a significant amount of development which has urbanised the adjoining countryside and seen the built environment of the village extend into the countryside. Development on this site will continue this. The site promoter states that highways improvements will be required to facilitate development of this site. The site promoter seeks to provide some 175 homes on this 11ha site, this would result in a very low density if built across the whole site and be incongruous with the surrounding area, however there is an opportunity to contain development on the eastern side of the site where it relates more closely to the built form and also allowing a substantial portion of the site to be used for landscaping and open space to minimise the extend to which development extends into the countryside. Masterplanning will be required to achieve this as well as exploring how connections could be made to the adjacent development at Stoneman Way to aid integration of the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for some 175 market and affordable housing, this could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 1.4km from Ramsey town centre. It is also within 2.5km of the Tesco superstore located on the northern edge of Ramsey. It is not within 800m of a local convenience store. The site is within 1.5km of Ramsey Spinning Infant School and also Ramsey Junior School. The site is beyond the numerous leisure and cultural facilities available within Ramsey and Bury.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentration and clusters of employment opportunities. It is approximately 2.5km from the Highlode Industrial Estate Established Employment Area, Abbey College Secondary School and is about 1.4km of Ramsey town centre. When calculating the route from the site via active and sustainable modes of transport, the site is just beyond 5km of Upwood Air Park Established Employment Area. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a railway station. It is however about 800m from bus stops along Bury Road, the highest rated being D on the Place-based carbon calculator meaning there is a good level of service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath adjacent to the site's north eastern most corner along Biggin Lane which could be extended to provide a connection to the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Development on the site could be incongruous to the surrounding area and could only be successfully integrated with the existing place and community subject to masterplanning and the incorporation of links into the adjacent development at Stoneman Way and highways improvements to Biggin Lane.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield land classified as being non-agricultural land. It is not constrained by flood risk, nature conservation or heritage designations. The site 1.4km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey albeit beyond 800m of these. It is accessible to public transport via bus. The site is proposed for some 175 market and affordable housing, this could include a wide range of types, sizes and tenures. It is located on the western side of Ramsey in an area where the town has expanded considerably. The site extends into the countryside making landscape impact greater and would continue to urbanise the western side of the town and countryside. Integration is also a challenge and accessibility from Biggin Lane will require upgrades to facilitate development.

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Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns.

Ramsey 2: Land to the West of Longland Crescent, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with some recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is classified as being non- agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the south western edge of Ramsey. It also has a close relationship with Bury and Upwood forming a key landscape break between these settlements and also Ramsey. This part of Ramsey is undergoing a significant amount of development which is further urbanising the adjoining countryside and as such the site's immediate context is evolving. Additionally, it is in a sensitive location in terms of it being a key landscape break between Ramsey, Bury and the redevelopment of RAF Upwood. The proposed capacity of the site of over 200 homes on almost 10ha of land could make an efficient use of land inline with surrounding densities, however development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefor adversely impacting landscape and townscape character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is proposed for over 200 market and affordable housing, this could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 1.5km from Ramsey town centre. It is about 2.5km of the Tesco superstore located on the northern edge of Ramsey. It is not within 800m of a local convenience store. The site is 800m from Bury Church of England Primary School and is just about 1.5km of Ramsey Spinning Infant School and also Ramsey Junior School. The site is within 800m of the White Lion Public House, but is beyond 800m of the other numerous leisure and cultural facilities available within Ramsey and Bury.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentration and clusters of employment opportunities: Ramsey town centre, Highlode Industrial Estate Established Employment Area, Abbey College Secondary School and Upwood Air Park Established Employment Area. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a railway station. It is however within 800m from bus stops along Bury Road, the highest rated being D on the Place-based carbon calculator meaning there is a good level of service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no existing footpath connection to the site but a public right of way runs along its northern edge which provides a connection through to Upwood Road to the east and Biggin Lane to the north.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	There are challenges in successfully integrating the site into the existing place and community as there is no direct vehicular access into the site, one would have to provided from a neighbouring development site or from Rose Street put this would require upgrades. There is a public right of way along the site's northern edge which provides a pedestrian route.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield land classified as being non-agricultural land. It is not constrained by flood risk, nature conservation or heritage designations. The site 1.5km form Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey albeit beyond 800m of these. It is accessible to public transport via bus. The site is proposed for some 200 market and affordable housing, this could include a wide range of types, sizes and tenures. It is located on the south western side of Ramey in an area where the town has expanded considerably. It is also in a sensitive location in terms of it being a key landscape break between Ramsey, Bury and the redevelopment of RAF Upwood.

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Development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalition between these settlements. Integration is also a challenge, pedestrian access is possible via public right of way but vehicular access would require a route via a pre-existing development which may not be possible to achieve.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Ramsey 3: Land North of Hollow Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is classified as being urban land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern side of the built form of Ramsey accessed from Hollow Lane. It has been in use as playing fields for Abbey College. This part of Ramsey has as a much more rural character as it extends into the countryside, as such development of the site at the proposed scale promoted by the site promoter would have an urbanising impact on the this part of Ramsey and could adversely impact its landscape setting. The presence of established trees along its eastern boundary would help to minimise this though. Additionally, this could adversely impact its townscape character as development along Hollow Lane is typically linear fronting onto Hollow Lane, the potential capacity of 30 homes would result in an in depth development out of character with its immediate locality. Therefore, the potential capacity of the site may have to be reduced to enable a development in keeping with local character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 1.1km from Ramsey town centre. It is about 2.2km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store. The site is not within 800m of a primary school but it is about 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School. The site is 800m from the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church but is beyond the other numerous leisure and cultural facilities available within Ramsey and Bury.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is adjacent to the Abbey College Secondary School and is 1.1km from Ramsey town centre. It is also approximately 2.5km from the Highlode Industrial Estate Established Employment Area. Superfast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a railway station and is about 500m from a bus stop along Abbey Road, this is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is not a footpath along Hollow Lane to the site and there is limited opportunity to provide one to the site. A public right of way runs along the site's eastern edge which provides a connection northwards to Wood Lane but this is quite a protracted route to access services within Ramsey.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Integrating the site successfully with the existing place and community is challenging due to its edge of town location and is subject to overcoming heritage, landscape and townscape considerations.
SA16	Impact on any heritage assets or their settings?	-	The site is wholly located within a conservation area.

Summary of SA

The site is greenfield land classified as being urban land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and its location on the eastern side of the built form of Ramsey accessed from Hollow Lane. As such, its development will impact heritage assets which masterplanning may be able to overcome, it will also have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside. It has been in use as playing fields for Abbey College. The site 1.1km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is accessible to public transport via bus. It is not accessible to natural greenspace.

North Eastern Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Ramsey 4: Land East of Wood Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield. The south western third of the site (closest to the built form of Ramsey) is classified as being urban land with the remaining two thirds being classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the north eastern edge of the built form of Ramsey accessed from Wood Lane. Adjacent to the site to the north west are cemetery grounds, to the south are residential properties and Ramsey Rural Museum, to the north east is a farm complex where local historical events are held. To the east and south eastern is open countryside. Development would be visible in long distance views from the south and east. Considering the nearby uses surrounding the site and its location, the site has a close relationship not only to the town but also to the countryside. Development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped and potentially concentrate built development within the south western corner of the site where it has the closest relationship with the existing built form.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 0.9km from Ramsey town centre. It is about 1.9km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is not within 800m of a primary school but it is within 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Three Horseshoes Public House, the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church and Ramsey Rural Museum.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is nearby to Abbey College Secondary School and is 0.9km from Ramsey town centre. It is also approximately 2km from the Highlode Industrial Estate Established Employment Area. Superfast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km of a railway station and is also beyond 800m of a bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a footpath on the opposite side of Wood Lane which provides a connection to the cemetery.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	Development on the site particularly if build development were focused within the south western corner of the site could be successfully integrated with the existing place and community. Development across the whole site would unlikely be able to achieve successful integration without significant landscape and townscape impact.
SA16	Impact on any heritage assets or their settings?	-	The site is wholly located within a conservation area and is located adjacent to two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane.

Summary of SA

The site is greenfield land with the majority of the site being classified as being grade 2 agricultural land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and is within the setting of two grade II listed buildings. Its location on the north eastern edge of the built form of Ramsey accessed from Wood Lane means the site has a close relationship not only to the town but also to the countryside. Also, development could have an urbanising impact on this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being left undeveloped. The site 0.9km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is not immediately accessible to public transport via bus being beyond 800m of a bus stop. It is not accessible to natural greenspace.

Updates after initial appraisal

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Ramsey 5: Land at Newtown Road, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is previously developed with land previously in commercial use. There is the potential for the reuse materials and/or buildings as well as regenerating previously developed land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 100% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is heavily constrained by fluvial flood risk with 97.3% of the site being within flood zone 3a and 2.7% is in flood zone 2. There is also risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	++	The site is previously developed and consists of land classified as being urban.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on a previously developed site within the built form of Ramsey. There is a large commercial building located towards the rear of the site. To the west is a B&M store, to the south and east are residential properties. The presence of established trees and vegetation along its northern, eastern and western edges mean that there is already some landscaping that could be utilised within a potential redevelopment of the site and soften the impact of building development. The proposed capacity of the site makes an efficient use of land that is in keeping with the area and aligns with the adjoining site to the east which has also been redeveloped for 10 new homes. A key constraint to development is flood risk, which will impact the layout and design of development and what sustainable drainage features are incorporated.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being promoted for 8 market/ and or affordable houses. The site is 0.3ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 0.6km from Ramsey town centre. It is about 0.6km from the Tesco superstore located on the northern edge of Ramsey. It is within 800m of the SPAR in Ramsey town centre. The site is not within 800m of a primary school but it is within 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School. The site is within 800m of numerous leisure and cultural facilities within Ramsey, some of these are: Ramsey Community Centre, Catholic Church of the Sacred Heart, Jolly Sailor Public House, Ramsey library and the Abbey Terrace leisure club and bowling green.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is about 0.6km from Ramsey town centre and also the Highlode Industrial Estate Established Employment Area and it is about 1km from Abbey College Secondary School. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km of a railway station, it is adjacent to bus stops along Newtown Road but the highest is rated as F on the Place-based carbon calculator meaning there is an infrequent service. There is a footpath along the site's frontage along Newtown Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	-	The proposal is for the residential redevelopment of a commercial site. It has not been specified if the existing business on the site is to relocate elsewhere so the proposal may result in the loss of a employment in the local area.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The proposal includes the redevelopment of a site that is previously developed and is located within the built form of Ramsey. The site can therefore be integrated into the existing place and community subject to detailed flood risk assessment and exploration of mitigation measures to ensure its safety and resilience for future occupiers.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

Summary of SA

The site is a previously developed site within the built form of Ramsey. It is not constrained by heritage or nature conservation designations. It is however heavily constrained by fluvial flood risk with the whole of the site being at risk, 97% of it being within flood zone 3a. Climate change is likely to make this impact worse. The site is located in a sustainable location with good access to shops, services, leisure and cultural facilities, employment opportunities, primary education and public transport via bus. It is not within thresholds for accessible natural greenspace. The site can be successfully integrated into the existing place and community utilising pre-existing vegetation as established landscaping. Whether the site can successfully be redeveloped and made safe from flooding will require engagement with the Environment Agency and LLFA.

Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Ramsey 6: Land East of Stocking Fen Road, Ramsey

As identified in the LAA, the majority of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. Also a third of the site is classified as grade 1 agricultural land and about two thirds of the site is within flood zone 3a.

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

Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey

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

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

Ramsey 8: Peppers yard, Stocking Fen, Ramsey

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF. Also the site is within 400m of a water recycling area and within 250m of a waste management area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

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

Ramsey 9: School Farm, Stocking Fen Road, Ramsey

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. Also the vast majority of the site is classified as grade 1 agricultural land.

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

Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights

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

North Eastern Huntingdonshire Sustainability Appraisal

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

Ramsey 11: Land off Middlemoor Road, Ramsey St Mary

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

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

Ramsey 12: Chestnut Farm, Ramsey Mereside

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

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

Ramsey 13: Land on Oillmills Road, Ramsey Mereside

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

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

Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is for open space opportunities compatible with water related development including leisure moorings.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and 31% in flood zone 1. There is also risk from surface water flooding. The proposed land use is water compatible development as it proposes moorings as well as open space opportunities.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	N	The site is wholly greenfield with Forty Foot/ Vermuden's Drain running through the site. It is classified as being grade 2 agricultural land but it is being promoted for open space opportunities.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace but it has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes and has limited capacity to linkage to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	--	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Open space uses including the potential for a leisure mooring across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for open space opportunities.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is being appraised for open space opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is proposed solely for open space opportunities.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a footpath over the bridge (Ramsey Road) to the west of the site but no footpath along Hollow Road or Forty Foot Bank.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is being appraised for open space opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is being appraised for open space opportunities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be integrated with the existing place and community and provide additional leisure opportunities.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it is adjacent to Bridge House which is a grade II listed building.

Summary of SA

The site is heavily constrained by fluvial flood risk with 38% of the site being within flood zone 3b. Utilising the site for open space uses and a mooring is therefore an appropriate use of the site. The site is located on the northern edge of Ramsey Forty Foot, utilising the site for open space and leisure uses would enhance the rural edge of the settlement and provide additional leisure facilities for residents. There are no nature conservation designations impacting the site, but it is within the setting of Bridge House which is a grade II listed building which could be impacted by proposals. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.

Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with some existing agricultural structures on site. It is unclear if these structures are to be retained as they already benefit from prior approval to be converted to residential dwellings or whether they will be demolished to enable a comprehensive development on the site.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is classified as being grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the eastern edge of Ramsey Forty Foot. It relates well to the settlement being in agricultural use and residential development is to the north and west. The existing barns on the site have prior approval to be converted to dwellings already. Hedgerows and other vegetation provide clear southern and eastern boundaries to the site and assist in screening the impact of further development of the site. The site promoter has put the site forward from some 30 homes on the site alongside some open spaces uses which would make an efficient use of land and be in keeping with surrounding densities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 4km from Ramsey town centre. It is beyond 2.5km of a freestanding super market and is beyond 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?		The site is not within 1.5km of the primary educational facilities within Ramsey.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of the village hall and The George Public House.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Ramsey town centre, the Highlode Industrial Estate Established Employment Area and Abbey College Secondary School. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service. There is no footpath along Hollow Road but there there is greenspace opposite to enable a safe pedestrian route to Ramsey Road where there is a footpath connection.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located that development can be successfully integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but some 50m from the site's western boundary is 15 Ramsey Road which is a grade II listed building whose setting could be impacted by the development of this site.

Summary of SA

The site is located on the eastern edge of Ramsey Forty Foot, it is in agricultural use with existing barns on the site. It is not constrained by flood risk or by nature conservation designations. There are no heritage designations on the site but it is within 50m of a listed building whose setting could be impacted by developing the site. It is accessible to natural greenspace. The site has good accessibility via sustainable modes to services and cultural facilities within Ramsey Forty Foot and while within 5km of Ramsey town centre and employment and educational facilities within Ramsey access to these will likely require journeys being made by private car as the bus service is limited. The site is located that development can be successfully integrated with the existing place and community.

Updates after initial appraisal

Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot

As identified in the LAA, the majority of the site being located within flood zones 1, 3a and 3b and the proposed residential uses being classed as a more vulnerable use.

North Eastern Huntingdonshire Sustainability Appraisal

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

Summary of SA

Updates after initial appraisal

Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

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

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield and classified as being grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the south western edge of Ramsey Forty Foot. It relates well to the settlement being bounded by residential development to the north and east and a car dealership to the south. To the west of the site is an established area of trees which provides existing landscaping that can be utilised to soften the impact of development on the countryside to the west. There are also some trees along its frontage on Ramsey Road which provide add to the rural nature of the townscape, some of these will need to be removed in order to provide an access to the site which will impact this character but though masterplanning and design this impact is likely not to be substantial. The site promoter has put the site forward from some 30 homes on the site alongside some open spaces uses which would make an efficient use of land and be in keeping with surrounding densities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 4km from Ramsey town centre. It is beyond 2.5km of a freestanding super market and is beyond 800m of a local convenience store. The site is not within 1.5km of the primary educational facilities within Ramsey. The site is within 800m of the village hall and The George Public House.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Ramsey town centre, the Highlode Industrial Estate Established Employment Area and Abbey College Secondary School. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath that runs along the site's frontage on Ramsey Road, some of the existing trees that line the frontage of the site would need to be removed to facilitate access.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located that development can be successfully integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

Summary of SA

The site is located on the south western edge of Ramsey Forty Foot. It is not constrained by flood risk, nature conservation or heritage designations. It is not accessible to natural greenspace. The site has good accessibility via sustainable modes to services and cultural facilities within Ramsey Forty Foot and while within 5km of Ramsey town centre and employment and educational facilities within Ramsey access to these will likely require journeys being made by private car as the bus service is limited. The site is located that development can be successfully integrated with the existing place and community and utilise and enhance established vegetation to provide an soft landscape edge softening the impact of built development on the wider countryside.

North Eastern Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. The site promoter wrote in support of this and promoted the site again during the consultation. No technical evidence was provided but the promoter wished to see the capacity increased from 25 dwellings to 42. Considering the LAA and SA assessment, the capacity has been modestly increased from 25 to 30 dwellings to reflect the landowner's aspirations while also enabling more landscaping to overcome landscape impacts and heritage considerations due to its proximity to a scheduled monument and for biodiversity net gain to be provided on site. This does not significantly change the outcome of the SA.

Ramsey 18: One Acre Stables Middle Drove, Ramsey Heights

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

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is previously developed with existing pitches and associated development on site. The submission seeks to make these permanent and retain their use.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is located outside of a water catchment area, the closest to the site is the Ramsey WCA which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 3a.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	++	It is however wholly classified as being grade 1 agricultural land but the site is previously developed being in use for gypsy and traveller pitches.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	It is approximately 400m east from the Great Fen, is some 600m from Ramsey heights Nature Reserve CWS and LGS and 850m from Holme Fen NNR. It is within the landscape and visual setting of the Great Fen. It is considered that as the pitches are already on site and the scale of development, that it is unlikely to lead to any significant impacts and would not lead to strategic scale habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is currently has two pitches on site located near to Ramsey Heights. The site is enclosed from the wider landscape with fencing and trees which limits its impact on the flat fenland landscape. The promoter seeks to make these pitches permanent and seek potential expansion over the next 10 years.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The permitted pitches had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being proposed for the continuation of the existing land use for gypsy and traveller pitches on a permanent basis and potentially for further associated development over the next 10 years.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of Ramsey town centre.
	Minimise the distance people need to travel to access education facilities?		It is beyond 800m of a local convenience shop.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	It is beyond 800m of a primary school and beyond 1.5km of town based primary schools in Ramsey. The site is beyond 800m of leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 5km of Ramsey town centre and the established employment areas and Abbey College, it is within 4.5km of Upwood Air Park Established Employment Area.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available within the vicinity.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?		The site is located beyond 5km of a railway station, it is approximately 850m from two bus stops on Ugg Mere Court Road, the highest is rated E on the place based carbon calculator meaning there is an infrequent service. Middle Drove is a track road with no footpath connections, it is some 850m from the nearest footpath on Ugg Mere Court Road.
	Benefit from access to active travel infrastructure for practical and social activities?		
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is already in use for pitches with the submission seeking to make these permanent. Further pitches and related development would be compatible with the current land use and surrounding land uses.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

North Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

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

Updates after initial appraisal

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

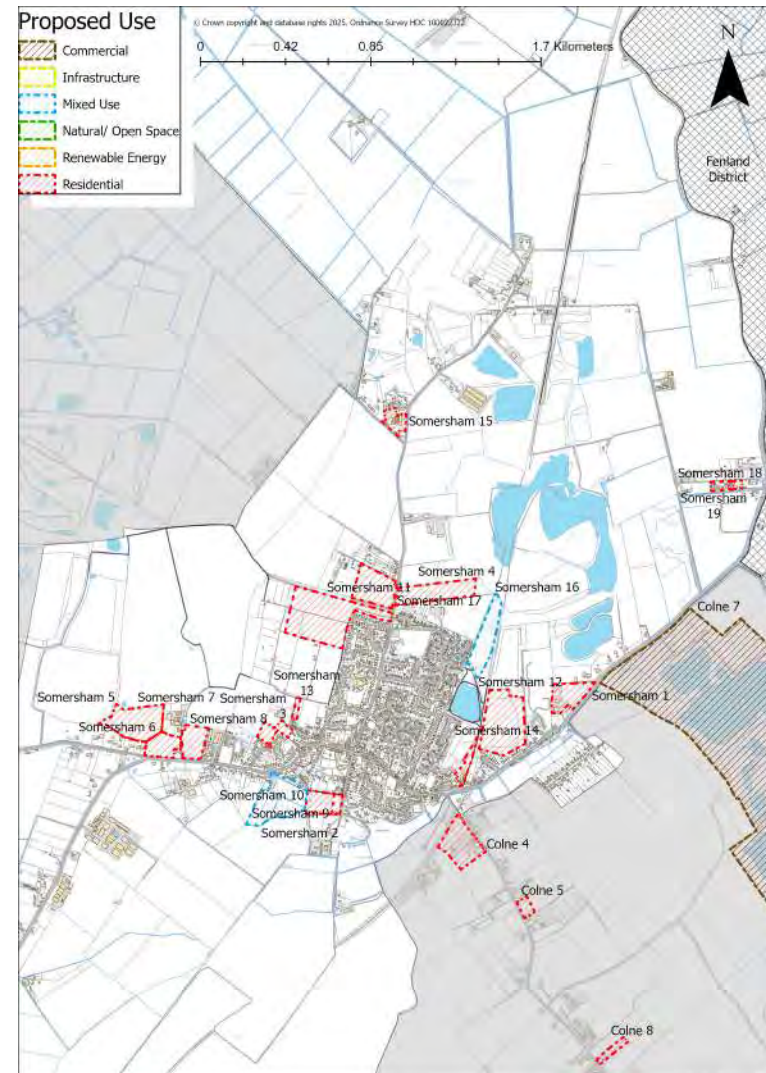
- 2.18** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 2.19** Therefore, a sustainability appraisal for the site has not been undertaken.

North Eastern Huntingdonshire Sustainability Appraisal

Somersham

2.20 A total of 19 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham
- Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham
- Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham
- Somersham 4: Land East of Parkhall Road, Somersham
- Somersham 5: Land to West of College Farm, Somersham
- Somersham 6: Land to South of College Farm, Somersham
- Somersham 7: Land to South-West of College Farm (larger site), Somersham
- Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham
- Somersham 9: Land South of 35 Church Street (smaller site), Somersham
- Somersham 10: Land South of 35 Church Street (larger site), Somersham
- Somersham 11: College Farm, Somersham
- Somersham 12: Land North of Chatteris Road, Somersham
- Somersham 13: Land East of Chapel Field Lane, Somersham
- Somersham 14: Somersham Telephone Exchange
- Somersham 15: Parkhall Nursery & Garden Centre, Somersham
- Somersham 16: Land off Robert Avenue, Somersham
- Somersham 17: Land on the West Side of Parkhall Road, Somersham
- Somersham 18: Pitches 5 - 8 Land of Chatteris Road Somersham (Legacy Park)
- Somersham 19: Pitches 9 - 15 Land of Chatteris Road Somersham (Legacy Park)



North Eastern Huntingdonshire Sustainability Appraisal

Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part previously developed and part greenfield land with existing structures on site meaning that there may be opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.04% of the site equating to 0.0008ha.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is predominantly not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site equating to 0.0008ha. Medium surface water flood risk is present on 5% of the site in locations near Chatteris Road and in the west of the site. Low risk surface water flood risk is more prominent on 30% of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	+	Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield. The site is grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is somewhat removed from the main residential centre of Somersham, however housing allocation 'SM5 North of the Bank, Somersham' abuts the western boundary of the proposed site, meaning that integration with this development would be achievable if the allocation were to be built out. Allocation SM5 has reserved matters approval for 132 dwellings. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The proposed density of the development would be in keeping with the density approved for allocation SM5.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site promoter proposed 50 homes which would contribute towards meeting the housing needs of the district.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	Minimise the distance people need to travel to access education facilities?	+	The site beyond is 800m Somersham Primary School, however there is a primary school within the village that could be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site beyond 800m of leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	--	The site is more than 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, and is just beyond 800m (850m) of a bus service rated D meaning it has a slightly below average service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	No pavement adjoins the site frontage, but a public right of way is present across the road from the south eastern corner of the site.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is part previously developed land and part greenfield. The site offers opportunities for the redevelopment of previously developed land. The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The majority of the site is not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site, with some surface water flood risk which would require mitigation. Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield. The site is wholly grade 2 agricultural land.

North Eastern Huntingdonshire Sustainability Appraisal

The site proposes 50 homes which would contribute to the housing needs of the district. The site has no immediate access to services, facilities, primary school or employment opportunities, although there is a primary school within the village. The site is beyond 5kms of a railway station, and is just beyond 800m (850m) of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities. The proposed density of the development would be in keeping with the density approved for allocation SM5.

Updates after initial appraisal

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Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is technically greenfield land although partially in use as a football ground, there are some existing structures on site used as part of the existing football ground and facilities meaning that there is some potential for the reuse materials and land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The SFRA has shown the site is now 82% in Flood Zone 3a with substantial risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	-	The whole of the site is classified as grade 3 agricultural land. The site is not considered to be previously developed land as it is in recreational use.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site includes the existing football ground which is classified on Natural England's Green Infrastructure map as being a 0.5ha of natural greenspace. This sports provision is proposed to be relocated within the site and also provide an additional pitch. It has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the western edge of the built form of Somersham. It includes the existing football grounds and is surrounded by residential development to the north, east and west. It therefore has a strong relationship with the settlement, the site does extend away from the built form but is largely contained by the existing hedgerows and vegetation. The site promoter has submitted within their planning statement an illustrative masterplan for the site which shows that the eastern edge of the site will be left undeveloped to address concerns regarding impact on heritage assets, it also shows that existing tree belts will be retained along the site's edges as well as within the site. The existing access into the site from High Street which serves the current football club will be retained. The proposed uses are compatible with the surrounding area and the proposed capacity would make an efficient use of land and be in keeping with the character of the local landscape and built form.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site proposes market and/or affordable housing on a site over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	Minimise the distance people need to travel to access education facilities?	+	The site is just beyond 800m of Somersham Primary School, but there is a primary school within the village that can be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site proposes relocated and enhanced sports provision for the village alongside residential development. It is also within 800m of The Rose And Crown Public House. It is just beyond 800m of St John the Baptist Church and Somersham Library.
SA11	Facilitate access to a range of employment opportunities?	-	The site is about 400m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available within the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but it is within 800m of a several bus stops along West End/ St Ives Road. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A footpath runs along the site's frontage on West End/ St Ives Road.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for a mixed use residential and leisure development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal supports provision of a replacement football pitch and also an additional pitch alongside residential development.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to overcoming heritage and landscaping constraints and provide additional leisure and cultural facilities within the village.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site, it is however in a very sensitive location in terms of heritage assets as it is adjacent to the conservation area to the east and also adjacent to a scheduled monument Pond Closes, the site of the former residence of the Bishop of Ely's Palace with fishponds and a later moated site. Therefore, impact on these heritage assets is a development constraint but the existing established vegetation provides some mitigation to potential impact already which should be utilised in a future masterplan for the site.

Summary of SA

The site is technically classified as greenfield land but part of the site is in use football grounds. It is classified as being grade 3 agricultural land. It is constrained by significant risk from surface water flood risk. It is not constrained by nature conservation designations. It is adjacent to several designated heritage assets which could be impacted by the proposal without appropriate mitigation. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. The proposal includes relocating the existing football ground and providing an additional pitch. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community.

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Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

The SFRA has shown the site is now 82% in Flood Zone 3a. SA3 has been updated to reflect, the site now performs negatively against this objective.

Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some risk from surface water flooding along its southern edge near to The Pasture.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is just beyond Natural England's distance thresholds for natural greenspace. It also has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western edge of the built form of Somersham. It has a strong relationship with the settlement and provides an opportunity for some infill development as the site is located north of The Pasture, east of Rectory Lane and south of the curtilage of Somersham House. The site is largely well contained with existing established vegetation (some protected). Landscape impact is therefore reduced subject to these being retained. However tree preservation areas are present in two locations, one of which covers the area that joins the eastern and western parcels together, this could present significant ecological and biodiversity impact if removed, affecting the form and character of the existing area. Access is a constraint as Rectory Lane is very narrow with substantial parking impeding movement, The Pasture would be a more appropriate access for the site. There are however impediments to achieving the interconnectedness of the two parcels, as land provided to adjoin the eastern and western parcels includes the curtilage of a grade II listed

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			building. The removal of this could have substantial impact on the setting of the heritage asset altering its form and character. The eastern parcel is also within a conservation area meaning development would require careful design to assist with integration. The proposed uses are compatible with the surrounding area and the proposed capacity would make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes market and/or affordable housing on a site of 0.95ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office. The site is just beyond 800m of Somersham Primary School, but there is a primary school within the village that can be accessed.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	Measuring from The Pasture, the site is within 800m of The Rose And Crown Public House and football ground. It is just beyond 800m of St John the Baptist Church and Somersham Library.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	-	The site is about 400m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives. Ultrafast broadband is available within the vicinity,
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but it is within 800m of a several bus stops along West End/ St Ives Road. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service. A footpath runs along the site's frontage on The Pasture, there is also a footpath adjacent to the site along Rectory Lane.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	It is currently unclear whether the comprehensive development of the two parcels of land to could be effectively masterplanned. Major impediments include heritage impact and impact on protected trees. The site is well located adjacent to existing residential development and development of the southern parcel has been confirmed through the approval of an outline planning permission.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The eastern parcel presents issues relating to access, especially from Rectory Lane and would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building. Without further evidence it is unclear whether development within the eastern parcel could be developed as an interconnected development. Development on the site may require the separation of parcels with separate access. The western parcel presents less significant challenges.
SA16	Impact on any heritage assets or their settings?	-	The eastern parcel of the site is within the conservation area. To the north is the grade II listed Somersham House, development on any part of the site could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area. The site proposal has included part of the curtilage of the listed building to allow access to and from the eastern and western parcels. The removal of this could have substantial impact on the setting of the heritage asset altering its form and character. The eastern parcel is also within a conservation area meaning development would require careful design to assist with integration.

Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 2 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. It is just beyond the distance thresholds to natural greenspace. It is accessible

North Eastern Huntingdonshire Sustainability Appraisal

to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community.

It is currently unclear whether the comprehensive development of the two parcels of land could be effectively masterplanned. Major impediments include heritage impact and impact on protected trees.

The site is well located adjacent to existing residential development and development of the southern parcel has been confirmed through the approval of an outline planning permission. The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement. This would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building. Additional parking for residents on Rectory lane within the western parcel has the opportunity to alleviate some pressure on the Lane.

Without further evidence it is unclear whether development within the eastern parcel could be developed as an interconnected development. Development on the site may require the separation of parcels with separate access. The western parcel presents less significant challenges.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site promoter promoted the site again, following planning permissions across the site, it now forms part of the Council's committed housing.

North Eastern Huntingdonshire Sustainability Appraisal

Somersham 4: Land East of Parkhall Road, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk but there is some surface water flood risk present on its eastern edge.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards', but has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site's eastern edge is within 150m of St Ives - March Disused Railway (Somersham) County Wildlife Site but is sufficiently remote from other designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well related to the existing settlement with housing to the south of the site and also the Millennium Sports Field. Development of the site would have limited landscape impact due to the presence of established trees and vegetation along its boundaries, but would have to consider how development can integrate with the village. There is some surface water flood risk and existing trees which will impact the landscaping and sustainable drainage strategy for the site. The density proposed is in keeping with the surrounding area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is being promoted for 60 homes and is over 1 ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket, but within 800m of convenience Stores (Tesco Express, Windsor Green Stores/Premier Express & Costcutter)

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	++	The site within 800m of Somersham Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Somersham Baptist Church, Somersham Library, Somersham Victory Hall, Meadowlands Park. Millennium sports facility and public house, the Rose And Crown.
SA11	Facilitate access to a range of employment opportunities?	+	The site is more than 5kms from multiple concentrations of employment, but within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	No footpath adjoins the site frontage, however there is one within 110m of the site to the south along Parkhall Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is well related to the existing settlement, however, while the site physically adjoins the built area of Somersham, the scheme will face the back of existing properties which may make integration more challenging to achieve. Also the lack of footpath connection makes this more challenging.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures and is classified as grade 2 agricultural land. The site is well located to access village services and facilities, employment opportunities and primary education. It is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service. It is nearby to a CWS but unlikely to have a detrimental impact on designated nature sites. The site is well related to the existing settlement and could be masterplanned to be successfully integrated with the existing place and community.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

North Eastern Huntingdonshire Sustainability Appraisal

Somersham 5: Land to West of College Farm, Somersham

2.21 As identified in the LAA the site is not suitable for development due to significant constraints such as lack of access and detached nature of the site. An alternative development proposal including this site is set out in Somersham 7: Land to the West of College Farm (larger site), Somersham. Therefore, a sustainability appraisal for the site has not been undertaken.

Somersham 6: Land to South of College Farm, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk. Approximately 3.5% of the site is at medium surface water flood risk (0.3ha) along the southern edge. Medium and high surface water is also present on some of the site covering less than 0.2ha.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		The site is grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is somewhat removed from the main residential centre of Somersham, however small clusters of residential development an industrial estate and public house are nearby. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained. The proposed density is very low which would reflect the site's location.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter proposed 42 homes which would contribute towards meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	Minimise the distance people need to travel to access education facilities?	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of The Windmill Public House and football ground, but beyond 800m of other leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 300m of West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 500m of a public right of way to the east accessible off St Ives Road and 600m of another accessible off Pidley Hill
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	Impact on any heritage assets or their settings?	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 40 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

North Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 42 homes which would contribute to the housing needs of the district. The site has limited access to services and facilities with a public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 40m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities. Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained. The proposed density is very low which would reflect the site's location.

Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Somersham 7: Land to South-West of College Farm (larger site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk. Approximately 1% of the site is at medium surface water flood risk (0.3ha) along the southern edge. Medium and high surface water is also present on some of the site covering less than 0.2ha.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is somewhat removed from the main residential centre of Somersham, however small clusters of residential development an industrial estate and public house are nearby. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site promoter proposed 125 homes which could include a wide range of types, sizes and tenures.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	Minimise the distance people need to travel to access education facilities?	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of The Windmill Public House and football ground, but beyond 800m of other leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 300m of West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 500m of a public right of way to the east accessible off St Ives Road and 600m of another accessible off Pidley Hill
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	Impact on any heritage assets or their settings?	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 40 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 125 homes which could include a wide range of types, sizes and tenures. The site has limited access to services and facilities with a public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 40m of the site which would require assessment.

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The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.

Updates after initial appraisal

Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on 0.65% of the site (0.01ha). Low and high surface water is also present covering less than 7% of the site.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate. Housing allocation SM2, St Ives Road Somersham is within 200m. This site is currently under construction and will comprise housing and residential care

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			home. The proximity of the industrial estate and housing allocation mean that integration nearby development would be well related to existing built development. Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However it may be impacted from existing uses at Newlands Industrial estate which would require assessment and mitigation where necessary.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter proposed 55 homes which would contribute towards meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store. However it is within 850m of Costcutter.
	Minimise the distance people need to travel to access education facilities?	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of The Windmill Public House and football ground but beyond 800m of other leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 300m of a public right of way to the east accessible off St Ives Road and 750m of another accessible off Pidley Hill
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Landscape impact

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and mitigation measures would also require consideration. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	Impact on any heritage assets or their settings?	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 250 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 55 homes which would contribute to the housing needs of the district. The site has limited access to services and facilities with a convenience store, public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 250m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution, but may be impacted by the adjacent industrial estate. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.

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Updates after initial appraisal

Somersham 9: Land South of 35 Church Street (smaller site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the southern edge of Somersham, it is adjacent to residential development and nearby to local leisure and cultural facilities. It therefore relates well to the settlement. It is somewhat obscured from view by trees and vegetation along Church Street and is fairly enclosed as a result apart from its western edge which is completely open as it forms part of a larger field known as Pond Closes. Its southern edge includes a scheduled monument. The location and size of the site may lend itself to a frontage style development in keeping with the development to the north and east, this would however result in the loss of some of the established vegetation impacting the local street scene.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site proposes starter/ affordable housing on a site of 0.44ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	Minimise the distance people need to travel to access education facilities?	++	The site is just beyond 800m of Somersham Primary School, however there is a primary school within the village that can be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of The Rose And Crown Public House, St John the Baptist Church, Somersham Library, football ground.
SA11	Facilitate access to a range of employment opportunities?	-	The site is about 1,000m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives. Ultrafast broadband is available within the vicinity,
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a train station but it is within 800m of a bus stop located at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service. There is a footpath adjacent to the site's frontage on Church Street.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and landscape constraints being successfully overcome.
SA16	Impact on any heritage assets or their settings?	-	The site is a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained, however as highlighted this may not be possible if a frontage development is pursued. Built development on a scheduled monument is however unsupported and would likely harm archaeology.

Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 3 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is within the conservation area and there is a scheduled monument on the southern edge of the site. The site has good accessibility to a local shop, primary education and leisure and cultural

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facilities within Somersham. It is accessible to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community subject to appropriate masterplanning.

Updates after initial appraisal

Update to SA16 clarifying the scheduled monument applies to the whole of the site and that development on it is unsupported from a heritage perspective.

Somersham 10: Land South of 35 Church Street (larger site), Somersham

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

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the southern edge of Somersham, it is adjacent to residential development and nearby to local leisure and cultural facilities. It therefore relates well to the settlement. It is somewhat obscured from view by trees and vegetation along Church Street and is fairly enclosed. Its southern edge includes a scheduled monument. To the west is another site submission for the redevelopment of the football ground and additional pitch provision. Development of the site would therefore be compatible with surrounding land uses. It is however sensitively located on the southern edge of Somersham and has a more rural feel as the settlement transitions into the countryside. There is also archaeological value in this part of the village. The site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes starter/ affordable housing on a site greater than 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	Minimise the distance people need to travel to access education facilities?	++	The site is just beyond 800m of Somersham Primary School, however there is a primary school within the village that can be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of The Rose And Crown Public House, St John the Baptist Church, Somersham Library, football ground.
SA11	Facilitate access to a range of employment opportunities?	-	The site is about 1,000m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives. Ultrafast broadband is available within the vicinity,
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a train station but it is within 800m of a bus stop located at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath adjacent to the site's frontage on Church Street.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and landscape constraints being successfully overcome.
SA16	Impact on any heritage assets or their settings?	-	The site is a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained. Additionally, the site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value. Built development on a scheduled monument is however unsupported and would likely harm archaeology.

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Summary of SA

The site is greenfield land and classified as being grade 3 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is within the conservation area and there is a scheduled monument on the southern edge of the site. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. It is accessible to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community subject to appropriate masterplanning.

Updates after initial appraisal

Update to SA16 clarifying the scheduled monument applies to the whole of the site and that development on it is unsupported from a heritage perspective.

Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on approximately 3.3% of the site (0.15ha). Low (10%) and high (1.4%) surface water surface water flood risk is also present .
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards', but has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket, but within 800m of convenience Stores (Tesco Express, Windsor Green Stores/Premier Express & Costcutter)
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Somersham Baptist Church, Somersham Library, Somersham Victory Hall, Meadowlands Park. Millennium sports facility and public house, the Rose And Crown.
SA11	Facilitate access to a range of employment opportunities?	+	The site is more than 5kms from multiple concentrations of employment, but within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road. A footpath along the site frontage will need to be created to join the site with the nearby footpath to make making it accessible to reach the site using active travel. The site has a public right of way within the site, with opportunities to connect to nearby public rights of way approximately 5m from the western boundary.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The site is well related to the existing settlement with housing to the south and east of the site and a park. The site is located as such that it could be effectively masterplanned to become part of the existing community. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development. To the south is Somersham and District smallholdings and allotments which

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures. The site is within 800m of multiple convenience stores, a primary school, public house, church, library, Somersham Victory Hall, Meadowlands Park and Millennium sports facility. The site is within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is within 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards'. There are no heritage assets within or in the nearby vicinity of the site.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area. The site is located as such that it could be effectively masterplanned to become part of the existing community. To the south is Somersham and District smallholdings and allotments which wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development.

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Updates after initial appraisal

Somersham 12: Land North of Chatteris Road, Somersham

As identified in the LAA the site is not suitable for development due to significant constraints such as access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications. Therefore, a sustainability appraisal for the site has not been undertaken.

Somersham 13: Land East of Chapel Field Lane, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with only some sheds on site which provide little opportunity to be reused, therefore, there will be no reuse of materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some risk from surface water flooding in the southern half of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield and wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is just beyond Natural England's distance thresholds for natural greenspace. It also has very limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is on the western edge of Somersham accessed from Chapel Field Lane. There is a much more rural character here with lots of vegetation, narrow lanes and more sporadic development. The site adjoins residential development to the south but it is narrow site which makes designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement. It also makes successfully and effectively integrating development into the existing place and community more difficult. The site promoter seeks between 2 and 8 homes on the site which provides some flexibility in terms of layout.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes market and/or affordable housing on a site of 0.2ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office. The site is within 800m of Whitehall Independent School and also Somersham Primary School. The site is within 800m of The Rose And Crown Public House, football ground, St John the Baptist Church and Somersham Library.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	Facilitate access to a range of employment opportunities?	-	The site is about 900m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives. Ultrafast broadband is available within the vicinity,
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a train station but it is within 800m of several bus stops, the highest rated is at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no footpath along Chapel Field Road and it is narrow making the likelihood of a footpath connection to the one on Rectory Lane unlikely. It is within 500m of public rights of way but these extend into the countryside and away from the village.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but its southern boundary does however adjoin the conservation area and it is some 70m east of the grade II listed Somersham House. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained.

Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 2 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is adjacent to the conservation area and is also within the setting of a grade II listed building. The site has good accessibility to a local shop, primary education and leisure and cultural

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facilities within Somersham. It is just beyond the distance thresholds to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site is on the western edge of Somersham, its size makes designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement. It also makes successfully and effectively integrating development into the existing place and community more difficult.

Updates after initial appraisal

Somersham 14: Somersham Telephone Exchange

2.22 As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

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

Somersham 15: Parkhall Nursery & Garden Centre, Somersham

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

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

Somersham 16: Land off Robert Avenue, Somersham

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

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk but there is surface water flood risk on its northern and eastern edges towards the centre.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards', but has limited capacity to enhance the existing blue or green infrastructure network.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well related to the existing settlement with it being located on the northern edge of the built form of Somersham, it is separated by an open field and dense trees and vegetation along its southern edge which covers the dismantled railway. It benefits from some established vegetation along its southern edge but is generally quite open on its remaining boundaries. Some of these trees and vegetation is protected by a Tree preservation Order. To the north are several residential properties in a linear form along Parkhall Road. To the east is open countryside and the former landfill site which is being restored. To the west is Rose Field Traveller Site, the layout and design of a future proposal must take into consideration the impact of this site. The density proposed is in keeping with the surrounding area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter proposes 70 homes and the site is over 1 ha in size.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket, but within 800m of convenience Stores (Tesco Express, Windsor Green Stores/Premier Express & Costcutter)
	Minimise the distance people need to travel to access education facilities?	++	The site within 800m of Somersham Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Somersham Baptist Church, Somersham Library, Somersham Victory Hall, Meadowlands Park. Millennium sports facility and public house, the Rose And Crown.
SA11	Facilitate access to a range of employment opportunities?	+	The site is more than 5kms from multiple concentrations of employment, but within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	No footpath adjoins the site frontage, however there is one approximately 150m of the site along Parkhall Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site physically relates to the existing settlement and could be effectively masterplanned to be an extension of the village, however consideration of the impact of development must be made on the neighbouring Rose Field Traveller Site. Although the lack of existing footpaths could make this more challenging.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures and is classified as grade 2 agricultural land. The site is well located to access village services and facilities, employment opportunities and primary education. It is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service. It is sufficiently remote from nature conservation and heritage assets to have a detrimental impact. The site physically relates to the existing settlement and could be effectively masterplanned to be an extension of the village, however consideration of the impact of development must be made on the neighbouring Rose Field Traveller Site. Although the lack of existing footpaths could make this more challenging.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	The site is previously developed with existing pitches and associated development on site. The submission seeks to make these permanent and retain their use.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is located outside of a water catchment area, the closest to the site is the Somersham WCA which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	The majority of the site is located within flood zone 3a with a small part of the site in flood zone 2.
SA4	Prioritise development of previously developed land?	++	It is wholly classified as being grade 2 agricultural land but the site is previously developed being in use for gypsy and traveller pitches.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is currently has four pitches on site located near to Somersham and forms part of a larger gypsy and traveller site. The site is enclosed from the wider landscape with fencing and trees which limits its impact on the flat landscape. The promoter seeks to make these pitches permanent. The permitted pitches had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being proposed for the continuation of the existing land use for gypsy and traveller pitches on a permanent basis and potentially for further associated development over the next 10 years.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of Ramsey town centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	--	It is beyond 800m of a local convenience shop. It is beyond 800m of a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 5km of a town centre. It is within 5km of the West Newlands Industrial Estate Established Employment Area. Superfast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is located beyond 5km of a railway station and is beyond 800m of a bus stop. There is no footpath connections to the site from Chatteris Road.
	Benefit from access to active travel infrastructure for practical and social activities?		
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is already in use for pitches with the submission seeking to make these permanent. Further pitches and related development would be compatible with the current land use and surrounding land uses.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	The site is not impacted by an air quality management area. The site is previously developed with existing pitches and associated development on site. The submission seeks to make these permanent and retain their use.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is located outside of a water catchment area, the closest to the site is the Somersham WCA which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The whole of the site is located within flood zone 3a.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	++	It is wholly classified as being grade 2 agricultural land but the site is previously developed being in use for gypsy and traveller pitches.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is currently has permission for seven pitches on site located near to Somersham and forms part of a larger gypsy and traveller site. The site is enclosed from the wider landscape with fencing and trees which limits its impact on the flat landscape. The promoter seeks to make these pitches permanent.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The permitted pitches had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being proposed for the continuation of the existing land use for gypsy and traveller pitches on a permanent basis and potentially for further associated development over the next 10 years.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of Ramsey town centre.
	Minimise the distance people need to travel to access education facilities?		It is beyond 800m of a local convenience shop. It is beyond 800m of a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 5km of a town centre. It is within 5km of the West Newlands Industrial Estate Established Employment Area.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available within the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?		The site is located beyond 5km of a railway station and is beyond 800m of a bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?		There is no footpath connections to the site from Chatteris Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is already in use for pitches with the submission seeking to make these permanent. Further pitches and related development would be compatible with the current land use and surrounding land uses.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

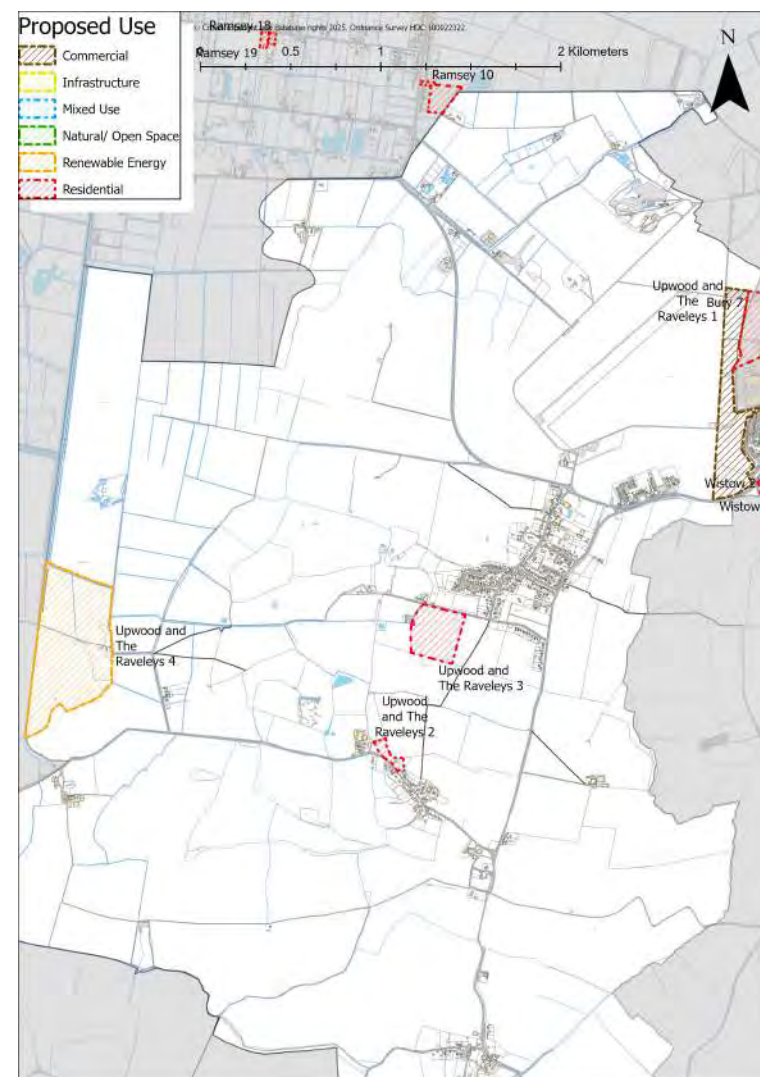
Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Upwood and The Raveleys

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

- Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood
- Upwood and The Raveleys 2: Village Field, Raveley Road, Great Raveley
- Upwood and The Raveleys 3: Upwood Field, Meadow Lane, Upwood
- Upwood and The Raveleys 4: Finlays Bridge, Northwest of Great Raveley



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Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that there is no potential for the reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land classified as non-agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote form accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Rolts Wood County Wildlife Site and is about 1km from Upwood Meadows National Nature Reserve. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	This site proposes a fourth phase to the current redevelopment of former RAF Upwood. It is located to the west of Phases One and Two. Its edges are defined by security fencing and some vegetation along its southern, northern and western sides. The site's character therefore relates to its military heritage. The site also adjoins the Upwood Air Park, an Established Employment Area. The proposed employment uses on the site can compliment the nearby commercial uses and provide additional local employment opportunities for the growing population as the redevelopment of the former RAF Upwood progresses. While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The submitted Vision Document details how built development is not proposed in the north part of the site but will instead be concentrated to the south of Rose Street and that the existing vegetation will be retained. This reduces the potential landscape impact on longer range views.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply. It is noted the promoter states that the site could also be developed for housing rather than employment if employment was not preferred. The SA is assessing the site as an employment scheme only.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	++	The site proposals almost 5ha of employment land which could provide 19,500 sqm of commercial floorspace. It is also adjacent to the Upwood Air Park Established Employment Area and within 5km
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of other employment concentrations at Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area. It benefits form ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km of a train station, its southern edge along Ramsey Road is nearby to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service. There is a footpath along Ramsey Road that runs along the site's frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site is proposing some 19,500 sqm of employment floorspace on almost 5ha of land. The potential number of jobs that could be created is unknown at this stage.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site could be masterplanned so that it could provide additional employment opportunities for the growing residential led redevelopment of former RAF Upwood. It would also compliment the adjacent Upwood Air Park and could enhance and support businesses there too.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.

North Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as non-agricultural land. It is not accessible to nature greenspace, it is about 200m from Rolts Wood County Wildlife site and about 1km from Upwood Meadows National Nature Reserve. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus. It proposes employment development as an additional phase to the ongoing redevelopment of former RAF Upwood. There is little employment currently committed on this site so this proposal provides opportunities for a greater range of uses and supports local job opportunities. This is compatible with nearby uses being adjacent to the Upwood Air Park Established Employment Area. There is ultrafast broadband available too which can support employment development. The site is located such that successful integration with the evolving place and community that is being developed on the former RAF site can be achieved.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Upwood and The Raveleys 2: Village Field, Raveley Road, Upwood

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located outside of a water catchment area but the closest one to the site is Upwood which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new developments. The whole of the site is within flood zone 1, there is some surface water flood risk across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is just over 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is about 1km from Upwood Meadows National Nature Reserve but is sufficiently remote from designated nature sites to have an impact. sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is within the landscape and visual setting of the Great Fen. It has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located in Great Raveley which is a very small cluster settlement within the parish of Upwood and the Raveleys. Development within the settlement is categorised by very low density linear development along Raveley Road. The site is located to the north of Raveley Road and is irregular in shape. It relates well to the settlement but it has a rural character and is fairly open with longer range landscape views. It extends and slightly curves away from the settlement, development in this corner (accounts for about 0.42ha) would be out of character and have greater landscape impact. It forms a substantial open area within the settlement accentuating its rural character. There is a pond within the site and electricity poles within the site which will impact the scale of development as well as its layout. The proposed capacity put forward of 5 to 7 homes on a site off about 1ha is very low and would not make the most efficient use of land. However considering the rural nature of the settlement, its existing form of development and the constraints within the site this enables some flexibility in reducing the net developable area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for market/ and or affordable housing. The site area is 0.99ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of Ramsey town centre, is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?		There is no primary school in Great Raveley, with it falling within the catchment for Upwood Primary Academy School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is not within 800m of any leisure or cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	-	The site is within 5km from Upwood Air Park Established Employment Area, it is beyond 5km of Abbey College Secondary School and Highlode Industrial Estate in Ramsey.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station and is about 800m of bus stops on Upwood Road, the highest rated is F on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no footpath along the site's frontage on Raveley Road or adjacent to the site. A public right of way runs along the site's western edge and there is also another right of way 250m south of the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	Provide high quality development sensitive to the character of the local environment?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		
SA16	Impact on any heritage assets or their settings?	++	There are no heritage designations on site or nearby to the site which could be impacted by proposals.

Summary of SA

The site is not constrained by fluvial risk, there is some surface water flood risk. It is greenfield and classified as being grade 3 agricultural land. It is about 1km from Upwood Meadows National Nature Reserve and within the landscape and visual setting of the Great Fen but is not constrained by heritage designations. It has very limited accessibility to local leisure and cultural facilities, public transport options, employment options and the primary school is located in the nearby village of Upwood. It is however accessible to some natural greenspace. Ultrafast broadband is available in the vicinity. The site relates well to the settlement being located on its northern edge, it does have a rural feel and also relates to the countryside, landscaping and masterplanning the site so that development relates well to its context is required as well as accommodating electricity poles and the pond that is within the site.

Updates after initial appraisal

Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	++	The proposed use for the site is a solar farm.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area. The site is a greenfield site. There is no potential to reuse some materials or buildings.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is entirely for renewable energy generation.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is located outside of a water recycling area catchment. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development. Almost all of the northern half of the site is located within flood zones 2 and 3a. In this half of the site there is also substantial risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?		Two thirds of the site is classified as being grade 3 agricultural land whereas the northern third is classified as grade 2. The site is greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from natural green space. The Great Fen partially falls within the site area and a public right of way runs centrally across the site so there is some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 650m from Woodwalton Fen NNR/SSSI and the Great Fen partially falls within the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is partially located within the Great Fen which is one of Natural Cambridgeshire's Priority Landscapes so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located in open countryside is sensitively located in terms of nature conservation designations and projects as the Great Fen partially falls within the site and Woodwalton Fen NNS/SSSI is about 650m to the north west. As a result, it is likely to support similar species to those present in these protected sites and development on the site could impact the nature conservation objectives of the Great Fen. Solar panels on the site may result in less significant landscape impact depending on their height from the ground, development would likely need to be focused on the southern half of the site where it is within flood zone 1. The impact of installing and maintaining infrastructure on the site on nature conservation designations will require investigation as would the impact of potential flooding. The proposed scale of the solar farm is significant being some 30ha which means additional landscaping will be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	Renewable energy provision will not contribute towards housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station and is beyond 800m of a bus stop. There is no footpath access to the site but a public right of way runs centrally across the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located in the open countryside partially within the Great Fen, therefore consultation will be required to determine if a solar farm here would undermine the nature conservation objectives of the Great Fen and be successfully integrated within the wider landscape.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

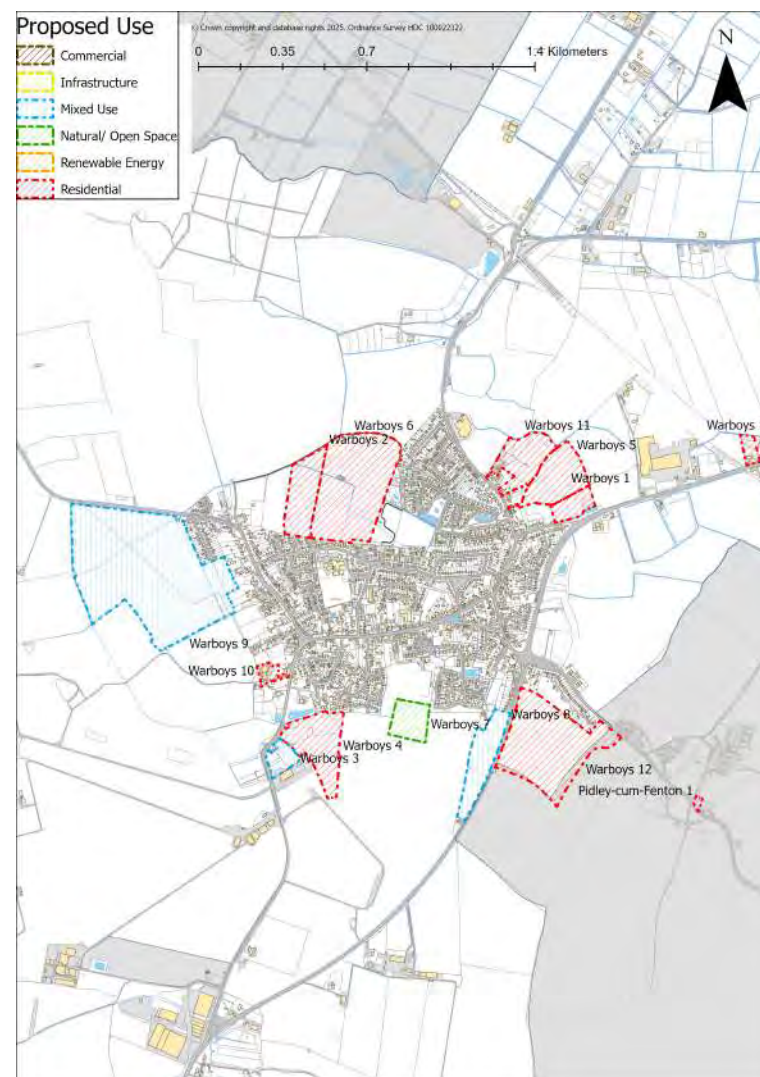
The site promoter submitted further documentation but this does not change the outcomes of the SA.

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Warboys

2.28 A total of 13 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Warboys 1: Land on Heath Road, Warboys
- Warboys 2: Land adjacent to Second and Third Avenue, Warboys
- Warboys 3: Land rear of 51 Church Road, Warboys
- Warboys 4: Land East of Church Road, Warboys
- Warboys 5: Little End, Station Road, Warboys
- Warboys 6: Land North of Humberdale Way, Warboys
- Warboys 7: Land South of Warboys Sports Field, Warboys
- Warboys 8: Land at New Road, Warboys
- Warboys 9: Land at Ramsey Road, Warboys
- Warboys 10: Manor Farm Buildings, Church Road, Warboys
- Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys
- Warboys 12: Land off Fenton Road, Warboys - this site partially falls within Pidley-cum-Fenton parish. As the majority of the site falls within Warboys parish, the site has been assessed here instead.
- Warboys 13: Cromwell House, Land north of Heath Road, Warboys



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Warboys 1: Land on Heath Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 and is at low risk of surface water flooding
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly classified as grade 3 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located in the north east of Warboys north of Heath Road (A141). There is a linear residential development immediately to the south west of the site, buildings for agricultural use and some residential properties to the south east and a large employment site approximately 400m to the east. This means the site does have a relationship with the built form. However, it is somewhat detached from the settlement and has a close relationship with the countryside due to being largely contained by greenfield land, to the north, east, west and also to the south east beyond Heath Road, and being located on the north eastern edge of the village with a junction for the A141 to the south. It's prominence within the countryside is lessened by built development immediately beyond the greenfield land to the west and east and a significant landscape buffer along the southern boundary which partially screens the development from the wider landscape, townscape and on approach to Warboys. However, the northern boundary is completely open and therefore significant landscape buffering will be required to conserve the character and form of the local area. In addition, the built form along Heath Road is linear in form and therefore development on the whole site could be out of line with the townscape character of this part of Warboys. The proposed capacity of the site of between 18-20 homes on a site of 1.5 ha is very low density but it is in keeping with the densities of surrounding residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A141 is situated opposite the site frontage and therefore may be exposed to noise or air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Warboys village where there is a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village and 500m west from a large employment site with distribution/ transport uses. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A pavement needs to be created to join the site with a nearby public footpath.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or tourism uses
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it may be difficult to integrate with the existing place and community due to being, as mentioned SA7, somewhat detached from the settlement, contributed to by a number of factors. Development on the site would need to be sensitive to the adjoining green wedge and pond to the south west to ensure the vegetated feel to this area of the village is not compromised. Screening along the northern boundary will mitigate adverse impact from public vantage points to the north. Safe highway access to the site is essential for successful integration with the settlement/ community. There is a pavement near to the site frontage allowing access to shops and services in Warboys.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is greenfield, wholly classified as grade 3 agricultural land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets. It is also remote from designated heritage assets. There is high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; a pavement will need to be created along the frontage to join up with a nearby pavement. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, immediately to the east and also a Established Employment Area within 5km. The site has a close relationship

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with the countryside with greenfield land predominantly adjoining the site, there may be adverse landscape impact particularly from the north due to an open northern boundary. Non-linear development would be out of context of the built form in the immediate area, along Heath Road. It is somewhat detached from the settlement and therefore it may be difficult to integrate the site with the community.

Updates after initial appraisal

The site promoter submitted comments regarding access and visibility spays but these do not change the outcomes of the SA.

Warboys 2: Land adjacent to Second and Third Avenue, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with low recorded risk of surface water flooding
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is wholly classified as grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located in the north west of Warboys, north of Humberdale Way and adjoins residential properties situated along Second and Third Avenue. It therefore has some relationship with the built form. However, it has a closer relationship with the countryside being next to arable farmland to the west, east and north with completely open boundaries. The location and shape of the site and the amount of development would be highly prominent in the countryside and isolated from the existing built form within Warboys. The capacity of the site of 160 homes on a plot of 4 ha is a reasonable density given it's location but would be completely out of line with the context of the immediate local area. The land to the east of the site has been put forward by the same site promoter which would significantly improve the integration of the site if they come forward/ are developed in conjunction.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is remote from major sources of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site has a capacity of 160 homes which include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of two local convenience stores.
	Minimise the distance people need to travel to access education facilities?	++	The site fronts onto Second and Third Avenue which is opposite Warboys Community Primary School
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. There are also modest employment opportunities within Warboys village. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	There are multiple bus stops within 800m from the site including a service that is rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There are pavements outside the proposed highway access to the site, along Second and Third Avenue
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or tourism uses
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate the site with the place and community. As suggested within SA7, the site is out of context with the built form. In addition, it is likely the potential access points from Second and Third Avenue would require significant upgrading to accommodate increased traffic flow generated by the development. Successful integration of the site is dependent on land to the east (CfS: 148) coming forward.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development. It is approximately 350m north of Warboys Conservation Area with substantial residential development between the site and the conservation area.

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Summary of SA

The site is flood zone 1 with low recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space and is not in an area of strategic focus for green infrastructure. It is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the other designated nature assets. The site is in close proximity to a primary school, local convenience store, regular bus service, employment opportunities and numerous culture and leisure facilities. It has a capacity of 160 homes which could include a wider range of tenures, types and sizes. However, the proposal has a strong connection with the countryside and a weak relationship with the built form, with the potential to cause significant adverse landscape impact. Hence, it would difficult to integrate the site with the existing place and community. There are no designated heritage assets that would be negatively impacted by the development.

Updates after initial appraisal

In response to the Autumn 2024 consultation, the site promoter commented stating that this site and Warboys 6 should now be considered as a single site and are being promoted for comprehensive development with technical work and feasibility assessments ongoing to determine the best access strategy, with options along Humberdale Way and Saxon Way. A capacity calculation has now been undertaken to reflect this. This now provides an indicative capacity for the combined site of 394 dwellings. The combined site would have a significant impact on the settlement and landscape character of Warboys performing negatively against SA7, however it is recognised that a larger development may bring more opportunities to bring forward a holistic development of both sites with infrastructure and connectivity between them planned from the start. This is somewhat positive when reviewing the site against SA15.

Warboys 3: Land rear of 51 Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	The site promoter has stated the site is part brownfield, part greenfield. There are materials in the south of the site that could be reused or recycled.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-		The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++		The site is in flood zone 1 with minimal risk of surface water flooding.
SA4	Prioritise development of previously developed land?	+		Part of the site is previously developed offering modest opportunities to prioritise development on this type of land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-		The site is wholly classified as grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-		The site does not meet Natural England's criteria for accessing green space but it is approximately 500m from a playground along Church Road.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++		The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-		The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established trees situated within the site, potentially causing adverse impact to existing habitats.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	--	The site is located to the south west of Warboys, east of Church Road (B1040). It is largely separate from residential areas in Warboys by a strip of greenfield land to the north, although it does have a close relationship with an employment site adjoining the site to the south. The site is largely contained from the surrounding landscape by established trees and hedgerow wholly bordering the site, reinforced by established vegetation along the Church Road (site frontage).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
				Given it's close association with the employment site to the south and being isolated from the residential built form in Warboys, the proposal may be better suited for employment use. However, the site is wholly within Warboys Conservation Area and there are a significant number of established trees on site meaning the achievability of the development would likely depend on the removal of protected trees. This would negatively impact the character of the CA, habitats and the vegetated feel of this area on approach to Warboys. The proposed capacity of the site is unknown and a range of uses have been put forward on the site. The score for employment use has been given a single minus (-) whilst for residential use a double minus (--) for the scoring of SA7.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-		There is a large employment site for distribution/ logistics use to the south of the site which may subject the site to noise, air and light pollution. This may be a particular problem if the site is put forward for residential use but less of an issue if the development is for the same use, which is within the scope of the proposal.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+		The site could contribute to the housing needs of the district if the it is put forward for residential use.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+		The site is within 800m of a local convenience store
	Minimise the distance people need to travel to access education facilities?	+		The site is approximately 1.5 km from Warboys Community Primary School.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.
SA11	Facilitate access to a range of employment opportunities?	++	A number of employment uses have been put forward by the site promoter but the capacity has not been specified. It is approximately 1.1km from Warboys Airfield Industrial Estate, an Established Employment Area. There is superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service. There is a non-paved footpath immediately opposite the site frontage on Church Road which turns into a paved footpath approximately 100m north approaching the Warboys village.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site proposes employment use including commercial leisure, logistics and distribution which would classify as low job density.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site proposal does not include retail or social uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	For residential use, it would be difficult to effectively masterplan the site to integrate with the existing place and community. It is removed from the built form in Warboys and could potentially be incompatible with the distribution employment site to the south due to the negative impact upon residential amenity. The site would be better suited to employment use given the adjoining, relatively large, employment site to the south. However, to retain protected trees in the conservation area located within the site, development would be limited to a small area on the eastern side of the site. Even then, highway access would require the removal of trees. Hence, development on this location would not be sensitive to the character of the local environment.
SA16	Impact on any heritage assets or their settings?	-	The site is wholly within Warboys Conservation Area meaning the development would likely have an adverse impact upon the character of a designated heritage asset.

Summary of SA

The site is in flood zone 1 with minimal risk of surface water flooding. It is classified as grade 2 agricultural land. There are modest opportunities for the reuse of previously used land to the south of the site. The site is remote from natural green space according to Natural England's standards but it is close proximity to a public park. It is sufficiently remote from the designated nature assets but it is wholly within Warboys Conservation Area meaning the proposal would likely lead to adverse impact upon a designated nature asset, particularly due to the potential for established trees on the site being removed. This would cause disruption to habitats and habitat connectivity. The site promoter has submitted a range of potential uses for the site. The site is removed from the residential built form within Warboys and it would be integrate into the existing place and community in for residential use. Whilst the proposal is more compatible for employment use, it may cause significant harm to the conservation area and would also be difficult to achieve without potentially harming the local environment. The site is located in close proximity to a range of culture and leisure facilities, a local convenience store, a primary school, a regular bus service and employment opportunities. There is a pavement immediately outside the site frontage. Employment opportunities could be provided on site or the proposal could help to meet the housing needs of the district if residential use is brought forward.

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Updates after initial appraisal

Warboys 4: Land East of Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with some risk of surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly classified as grade 3 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet Natural England's criteria for accessing green space but it is approximately 300m from a playground along Church Road.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established trees situated within the site, potentially causing adverse impact to existing habitats.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the south western edge of Warboys potentially accessible from Church Road to the west. There is built development to the north of the site, adjoining the curtilage of residential properties including the gardens of a Listed Building (18A Church Road), and a relatively large employment site beyond the south western boundary. Further to the north sits a large residential area and therefore the site has a close relationship with the built form. The site also has a relationship with the countryside with multiple agricultural fields beyond the south eastern boundary and views into the site, particularly the southern portion are likely which would need to be mitigated. Development to the north of the site would take advantage of existing established hedgerow and trees that traverse the middle of the site (west to east) and improve integration with the built form. That said, the northern part of the site is predominantly within a conservation area and access to the site and potentially the developable area could involve the removal of trees, negatively impacting the setting of Warboys Conservation Area and TPOs along the northern boundary. The proposed capacity of 25 homes on a site area of 4.8

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			ha would be very low density in comparison to built development to the north but it could allow flexibility in terms of layout and allow retention of protected trees (TPOs and in conservation area).
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	There is a large employment site for distribution/ logistics use to the south west of the site which may subject the site to noise, air and light pollution negatively impacting residential amenity.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site could contribute to the housing needs of the district
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1.5 km from Warboys Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 1.1km from Warboys Airfield Industrial Estate, an Established Employment Area.
	Be in a location with high quality digital infrastructure?	+	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement immediately outside the site frontage on Church Road (B1040)
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site proposes residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site proposal does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to integrate with the existing place and community. There is a pavement immediately opposite the frontage allowing access to the shops and services within Warboys. To minimise the adverse impact to the local area, the development should be sensitive to Warboys Conservation Area and TPOs along the northern boundary.
SA16	Impact on any heritage assets or their settings?	-	Approximately half of the site is within Warboys Conservation Area which could be adversely impacted by the development. Access to the site will likely require the removal of established trees within the conservation area.

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Summary of SA

The site is in flood zone 1 with some risk of surface water flooding. It is wholly greenfield, classified as grade 3 agricultural land. The site is sustainably located, within 800m of multiple culture and leisure facilities, a local convenience store, a primary school and a regular bus service which is accessible by public footpath situated immediately opposite the site frontage into Warboys. The site is remote from natural green space according to Natural England's Standards but it is approximately 300m south of a playground along north road. It is sufficiently remote from all of the designated nature assets. The site has a close relationship with the built form to the north and countryside to the south, development limited to the north of the site would improve integration with the landscape and townscape character. The north western part of the site is within Warboys Conservation Area, there are TPOs along the northern boundary and a listed building can be sited to the north of the site; the proposal would need to be sensitive to the character of this designated heritage asset.

Updates after initial appraisal

Warboys 5: Little End, Station Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
			The site is in flood zone 1 with no recorded risk of surface water flooding.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land. The site is wholly classified as grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing natural green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Warboys Wood SSSI but it is sufficiently remote from all of the other designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located in the north east of Warboys accessed via Station Road to the west. The developable area is situated behind a row of houses on Station Road accessed via a relatively thin track within the site. It is also behind properties on Heath Road and approximately 240m west of a large industrial employment site. This shows the site has a relationship with the built form. Despite this, the site is predominantly surrounded by greenfield land and would be visible for long distances from the north demonstrating it's connection with the countryside. In combination, the scale and location of the site

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			would be out of context with the existing townscape and may cause substantial adverse landscape impact. The large employment site to the east partially reduces the landscape impact and increases relationship with built form. As suggested, the proposed capacity of 150-200 homes on a 4.6ha site would be of a substantially larger scale compared to the built form in the immediate area and is a higher density (approximately 43 dph) than expected given the edge of village location of the site. It would form a significant extension to this part of Warboys far beyond the existing built line, out of context with the townscape character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 250m from a relatively large employment site containing transport and distribution businesses which could expose the development to noise, air or light pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site's intended capacity is 200 new homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Warboys village where there is a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village and 800m west from a large employment site with distribution/ transport uses. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service. There is a public right of way running along the northern boundary and a pavement immediately opposite the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate into the existing place and community. The existing track within the site for highway access is thin with little scope for upgrading given the presence of residential properties either side. In addition, as mentioned in SA7, the site would be out of context with the settlement given it's scale and location.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

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Summary of SA

The site is greenfield, wholly classified as grade 3 agricultural land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets except Warboys Wood SSSI to the north of the site. It is also remote from designated heritage assets. There is high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; there is a pavement opposite the site frontage and a public right of way along the northern boundary. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, immediately to the east and also a Established Employment Area within 5km. Given the scale and location of the proposal, it would be out of context with the townscape character and difficult to integrate with the existing place and community.

Updates after initial appraisal

The site promoter submitted comments regarding access but these do not change the outcomes of the SA.

Warboys 6: Land North of Humberdale Way, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with low recorded risk of surface water flooding
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located in the north west of Warboys, north of Humberdale Way and is potentially accessible from Third Avenue. It adjoins residential areas to the south and partly the east with the existing built line situated further to the north east and south making up large residential areas in Warboys. This shows the site has a close relationship with the built form. However, it also has a close relationship with the countryside with two relatively long open boundaries adjoining agricultural land to the north and

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			west. Appropriate landscape mitigation is essential to screen the site from long distance views and public right of ways. The site has a capacity of 500 homes on a site of 12 ha meaning the site would have a density of approximately 42 dwellings per hectare which is relatively high in a large village location. However, immediately to the north east is an allocated site in the existing Local Plan meaning the amount of development may be more in keeping with surrounding built up areas.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site of a scale that would cause a significant increase in traffic flow which may lead to air and noise pollution in a village location.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site has a capacity of 500 homes which include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of two local convenience stores.
	Minimise the distance people need to travel to access education facilities?	++	The site fronts onto Second and Third Avenue which is opposite Warboys Community Primary School
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. There are also modest employment opportunities within Warboys village. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	There are multiple bus stops within 800m from the site including a service that is rated D+ on the Place Based Carbon Calculator meaning there is a regular service. There are pavements outside the proposed highway access to the site, from Third Avenue.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or tourism uses
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site located such that it could be masterplanned to integrate with the existing place and community. As mentioned in SA7, the site is adjacent to large residential areas to the east and south and is relatively central in Warboys meaning development in this location may limit the adverse impact upon the existing townscape. However, it is unclear whether Third Avenue would be able to accommodate the increase in traffic flow generated from the proposal. The site submitted to the west (CfS 104) has been submitted by the same site promoter, the two sites therefore may have potential to come forward

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			as a cohesive scheme. There is a public right way running along the western boundary which would need to be integrated into the design process.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development. It is approximately 350m north of Warboys Conservation Area with substantial residential development between the site and the conservation area.

Summary of SA

The site is flood zone 1 with low recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space and is outside an area of strategic focus for green infrastructure. It is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the other designated nature assets. The site is in close proximity to a primary school, local convenience store, regular bus service, employment opportunities and numerous culture and leisure facilities. It has a capacity of 500 homes which could include a wider range of tenures, types and sizes. Pollution generated from increased traffic flow may be an issue. The site has a close relationship with the built form adjacent to large residential areas to the east and south and although the proposed capacity would be high in a large village location it is somewhat similar to the surrounding built form, particularly to the north east where there has been housing development in recent years. It could integrate with the place and community but would need to ensure sufficient landscaping on the north and eastern boundaries to conserve the character of the wider landscape. It is unlikely that any designated heritage assets would be adversely impacted by the development as the site is 350m north of Warboys Conservation Area.

Updates after initial appraisal

In response to the Autumn 2024 consultation, the site promoter commented stating that this site and Warboys 6 should now be considered as a single site and are being promoted for comprehensive development with technical work and feasibility assessments ongoing to determine the best access strategy, with options along Humberdale Way and Saxon Way. A capacity calculation has now been undertaken to reflect this. This now provides an indicative capacity for the combined site of 394 dwellings. The combined site would have a significant impact on the settlement and landscape character of Warboys performing negatively against SA7, however it is recognised that a larger development may bring more opportunities to bring forward a holistic development of both sites with infrastructure and connectivity between them planned from the start. This is somewhat positive when reviewing the site against SA15.

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Warboys 7: Land South of Warboys Sports Field, Warboys

As identified in the LAA the site is available as the landowner has no intention at this time of selling the land. Therefore, a sustainability appraisal for the site has not been undertaken.

Warboys 8: Land at New Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with no recorded risk of surface water flooding
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
			The site is wholly classified as grade 2 agricultural land

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located on the south east of Warboys and is potentially accessible from New Road situated to the east. Linear development is present on the northern boundary. The site is exposed within the wider landscape, development would have a significant impact on the countryside. The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. It would be highly prominent in the countryside with agricultural fields immediately adjoining the site and further to the south, east and west. In addition, development in this location would alter the rural feel on approach to this area of Warboys. Therefore, it has a very close relationship with the countryside the impact of which would be significant.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site fronts onto the A141 where the national speed limit of 70 mph applies meaning the site may be exposed to noise and air pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site will contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Warboys village where there is a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 1.5km from Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	-	The site is remote from pavements and public right of ways. A transport assessment would help to understand whether a footpath along the A141 to link the site with the village is feasible.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site does not include employment, commercial or tourism uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate with the existing place and community. The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. It would be highly prominent in the countryside with agricultural fields immediately adjoining the site and further to the south, east and west. It is not clear whether access to Warboys by foot from the site is possible due to a lack of public footpaths and potential unfeasibility of creating a pavement along the A141 (site frontage).
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site but Warboys Conservation Area is located 500m west of the site which could be adversely impacted by the development. Appropriate landscaping along the western boundary could overcome this issue.

Summary of SA

The site is in flood zone 1 with no recorded risk of surface water flooding. It wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space but it is sufficiently remote from all of the designated nature assets. There are multiple culture and leisure facilities, a primary school and local convenience store, employment opportunities and a regular bus service in close proximity to the site. However, it is remote from existing active travel infrastructure and it may be difficult to create a pavement along the A141/ the site's frontage. This could adversely impact the site's integration into the place and community. The

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site is located on the south east of Warboys and is potentially accessible from New Road situated to the east. The site is exposed within the wider landscape, development would have a significant impact on the countryside. The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. In addition, development in this location could alter the rural feel on approach to this area of Warboys. Therefore, it has a very close relationship with the countryside the impact on which would be significant.

Updates after initial appraisal

The site promoter resubmitted part of the site to the Ongoing Call for Sites (see CfS23-24105). The site was reduced to 0.5ha within the northern most corner of the site that immediately adjoins properties along New Toad to the north and Fenton Fields Farm to the west. The site promoter has reduced the potential capacity expectation to 7 homes. The site promoter also submitted a Transport Statement (March 2020) which supported the previous outline application site. The larger site was considered to be inappropriate for development as it stretched away from the settlement into the countryside. The promoter's reduced site area relates much more closely to the existing settlement and there is in principle access from New Road, it is also in line with the existing planning history for the site which has now since expired for up to 8 dwellings. In principle, this reduced site area is in principle considered to be suitable and would have greater potential for integration with the village and therefore performing slightly more favourably against SA7 and SA15.

Warboys 9: Land at Ramsey Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood). Approximately 1% of the site is in flood zone 3b
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The majority of the site is in flood zone, the remaining (approximately 1%) is in flood zone 3b. There is minimal risk of surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land. The site is predominantly classified as grade 2 agricultural land, the remaining area being grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site does not meet Natural England's standards for accessing green space but it does have capacity for 210- 500 homes with 4.17 ha of natural, green or open spaces included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located on the far western side of Warboys fronting onto Ramsey Road. It is adjacent to residential properties, situated immediately east and beyond meaning there is some association with built development. However, greenfield land exists to the north, south and west of the site and the boundaries comprise of intermittent trees and hedgerow; as a result the site has a close relationship with the countryside and could have the potential to cause significant landscape impact. It would alter the rural feel on approach

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			to Warboys coming from the west. The cumulative impact of the scale, surrounding topography and existing make up of the western/ south western boundaries could result in the development generating substantial adverse impact upon the landscape which would be difficult to mitigate. The capacity proposed on a site of 26.7 ha is considered reasonable in a large village location but it would be of a significantly larger scale than built development immediately to the east.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site of a scale that would cause a significant increase in traffic flow which may lead to air and noise pollution in a village location.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site has a capacity of 500 homes which include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is approximately 1km from a local convenience store
	Minimise the distance people need to travel to access education facilities?	++	The site is approximately 800m from Warboys primary school
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from all of the culture and leisure facilities within Warboys.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. The site also has scope to provide 5000 sqm of employment land including 1000sqm of retail floorspace.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	There are multiple bus stops within 800m from the site including a service rated D on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A pavement would need to be created along the frontage to meet and existing footpath to east moving into Warboys.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal has scope for 5000 sqm of employment floor space including 1000sqm of retail.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The site has scope for 1000 sqm of retail uses supporting the addition of facilities within Warboys village.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site. However, given the scale of the site, it could adversely impact the setting of a listed building approximately 200m east of the western boundary and Warboys Conservation Area approximately 350m south east of the site.

Summary of SA

The majority of the site is in flood zone 1 with no recorded risk of surface flooding. It is predominantly classified as grade 2 agricultural land. There is scope to provide 4.17 ha of open space uses on site but it does not meet Natural England's Standards for accessing green space. It is within 1km of Warboys Wood SSSI. The scale of development may increase traffic flow in Warboys village potentially causing increased levels of air and noise pollution. The proposed capacity of up to 500 homes

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could provide a wide range of tenures, types and sizes of housing. A local convenience store and the culture and leisure facilities in Warboys except a public park is beyond 800m from the site. It is approximately 800m from a primary school. There are employment opportunities in close proximity to the site and a modest amount of employment floorspace, including retail use, could be provided. The site has a very close relationship with the wider landscape and there is the potential for significant adverse impact that would likely be difficult to mitigate. It would also be difficult to integrate the site with the existing place and community given the site's scale and nature, forming a significant extension to the north west Warboys out of line with built development in the immediate area along Ramsey Road.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but for a smaller site area to include 210 homes. The smaller site area is noted, it is likely that this could form a first phase for a wider development as per the original call for sites submission. The smaller site area still gives rise to concerns regarding landscape impact and integration with the existing village. As such based on the smaller site area, SA7 could be altered to a single negative score as the smaller land area will result in reduced landscape impact but there will still be a significant effect. The submitted indicative site layout plan shows two points of vehicle access from Ramsey Road. SA15 will still perform negatively as integration challenges remain.

Warboys 10: Manor Farm Buildings, Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	There are large agricultural buildings on site that would need to be cleared prior to development which could have the potential be reused or recycled.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location. The site is in flood zone 1 with no recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site predominantly comprises of large agricultural buildings meaning the site is not classified as previously developed land. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site adjoins to a public park/ playground to the north meeting Natural England's 'Doorstep' standard for accessing natural, green or open space (within 200m of 0.5 ha of natural green space).
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside an area of strategic focus for green infrastructure with little opportunity for future improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the western side of Warboys, west of Church Road with built development wholly adjoining the boundaries except to the west where there are agricultural fields. It therefore has a close relationship with the built form. The proposal of 10 houses would replace large agricultural buildings meaning the amount of development would unlikely alter the landscape from westerly viewpoints. That said, boundary screening along the western boundary

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			would be beneficial. Whilst there is established vegetation along the northern, eastern and southern boundaries which may screen the site, heritage assets including Warboys Conservation Area on the eastern side, and listed buildings immediately opposite and the the south means the site should be highly sensitive the setting character and form of these designated heritage assets. The proposed capacity of 10 homes on a site area of 0.68 ha is of a reasonable density, in keeping with surrounding built development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site would unlikely be impacted by sources of pollution and not of a scale to impose significant pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site could contribute to the housing needs of the district
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Warboys Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 1.7km from Warboys Airfield Industrial Estate, an Established Employment Area and is in close proximity to modest employment opportunities in Warboys village
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement immediately outside the site frontage on Church Road (B1040)
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site proposes residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site proposal does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to integrate with the existing place and community. There is a pavement immediately opposite the frontage allowing access to the shops and services within Warboys. To minimise the adverse impact to the local area, the development should be sensitive to Warboys Conservation Area and several listed building in the immediate vicinity of the site.
SA16	Impact on any heritage assets or their settings?	-	The eastern portion of the site is within Warboys Conservation area and it is in the immediate vicinity to several listed buildings, the proposal needs to be sensitive to the setting and character of these designated heritage assets.

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Summary of SA

The site is flood zone 1 with no recorded risk of surface water flooding. It is greenfield, classified as grade 2 agricultural land. There are large agricultural buildings on site offering an opportunity to reuse and recycle materials. The site adjoins a public park to the north meaning open space is immediately accessible. It is sustainably located, in close proximity to employment opportunities, culture and leisure facilities, a local convenience store, a primary school and a regular bus service which can be accessed via public footpaths. The site is within or in the immediate setting of designated heritage assets, including Warboys Conservation Area and several listed buildings; sensitivity to the setting, form and character of these designated heritage assets is essential to ensure integration with the townscape. The site has a close relationship with the built form and the amount of development would help preserve the form and character of the immediate area.

Updates after initial appraisal

Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	There are built structures in the south western corner of the site which could be reused or recycled.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with some surface water flooding risk.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	+	Development on the site will be located, as stated by the promoter, on the previously developed, existing equestrian use, area of the site. There are built structures in the south west corner of the site which are being used for equestrian use. Therefore this could offer an opportunity to develop on previously developed land. The majority of the site is classified as grade 3 agricultural land, the remaining being grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing green space but the proposed 1.5ha of natural, green or open spaces included within the site could offer some opportunities for improvements in the green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Warboys Wood SSSI but it is sufficiently remote from all of the other designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located in the north east of Warboys and is accessed via Station Road. The developable area of the site is situated immediately behind and opposite residential properties along Station Road and is approximately 300m west and 180m east of employment sites. It therefore has a significant association with the built form. The site also has a connection with the countryside, adjoining agricultural land to the east, south east and west and due to the downward sloping topography of the land it would be highly visible for long distances from the north east and on approach to Warboys from the north. It could therefore cause significant adverse landscape impact

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and alter the the rural and open feel of the local area. The capacity proposed of 60-65 homes on a site of 3.85 ha is categorised as a very low density but it would be more in line with the densities of surrounding residential development. The scale and location of the development would be out of context with the built form along Station Road and would be a significant extension of the north east of Warboys
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	Traffic flow using an existing track within the site adjoins to residential development and, given the scale of the proposal, could impose air and air pollution particularly during the built out phase.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will help meet the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is located in Warboys where there is a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of The Royal Oak pub, Warboys Parish Centre, a library, Warboys Sports and Social Club which has playing fields and a baptist church.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 900m from a large employment site to the east including transport/ distribution businesses, adjacent to within 5km of Warboys Airfield Industrial Estate and walking distance from a range of employment opportunities towards the centre of Warboys.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement immediately outside the site frontage.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or industrial uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate the site with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

Part of the site is greenfield, predominantly classified as grade 3 agricultural land, the remaining being grade 2. The previously developed part of the site is for equestrian use, offering modest opportunities to reuse materials on previously developed land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets except Warboys Wood SSSI to the north of the site. It is also remote from designated heritage assets. There is a high prevalence of culture and leisure facilities in Warboys which could be accessed

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from the site by active travel infrastructure; there is a pavement opposite the site frontage. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, to the east and north and also a Established Employment Area within 5km. Given the scale and location of the proposal, it would be out of context with the townscape character and will likely cause significant adverse landscape impact. It would also be difficult to integrate the site with the existing place and community.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Warboys 12: Land off Fenton Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with no recorded risk of surface water flooding

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		The site is wholly classified as grade 2 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located in the south eastern edge of Warboys, situated east of new Road (A141) and south of Fenton Road. It adjoins the curtilage of residential properties to the north which front onto Fenton Road and part of the western boundary is opposite a row of housing on New Road. Therefore, there is some connection with the built form to the north and north west. However, the site predominantly borders arable agricultural farmland, with the site itself forming part of a large agricultural field. The southern and eastern boundaries are completely open and the development would be highly visible for long distances, mitigation/ landscaping to screen the site would be a very important factor in determining the success of the scheme. In combination, the location and scale of the site may have the potential to cause significant landscape impact and would have a close relationship with the countryside. It would also alter the rural feel to on approach to

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Warboys from the east and south and development in this location would form a significant extension to Warboys. Development located to the north of the site would improve the site's relationship with the built form and provide scope to implement substantial landscape buffers to the south to mitigate landscape impact. Whilst the proposed capacity of 170-195 units on a site of 10.85 ha would be classified as low density it may be out of context of surrounding built development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site fronts onto the A141 where the national speed limit of 70 mph applies meaning the site may be exposed to noise and air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes between 170-195 units of market and/or affordable housing
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Warboys village where there is a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2km from Warboys Airfield Industrial Estate. There are also modest employment opportunities within Warboys village. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service. Potential highway access to the site is approximately 100m south of a public footpath. A pavement would need to be created along the frontage to join the site up with this infrastructure. A transport assessment would help to understand whether a footpath along the A141 to link the site with the village is feasible.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or tourism uses
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	Given the site's location and context, the development would require effective masterplanning to aid the integration with the existing place and community. A safe footpath understanding the potential impact on safety of the A141 would need to be created along the frontage to allow access to services within Warboys, promoting the use active

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			travel infrastructure. Substantial landscaping and development towards the north of the site, as proposed in the vision document, would help mitigate potential adverse impact to the local landscape.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, it is in close proximity to a listed building, The Laurels, situated approximately 80m north east from the site and Warboys Conservation Area to the north west and therefore the development would need to be sensitive to the setting of these designated heritage assets

Summary of SA

The site is in flood zone 1 with no recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space but it is sufficiently remote from all of the designated nature assets. There are multiple culture and leisure facilities, a primary school and local convenience store, employment opportunities and a regular bus service in close proximity to the site. A pavement would need to be created along the frontage to join the site with active travel infrastructure and improve the site's integration with the wider community. The location and scale of the site may cause significant adverse landscape impact although development to the north of the site and significant landscape buffers may help to mitigate this. Hence, it may be possible to effectively masterplan the site to integrate with the existing place and community. The development would need to be sensitive to the setting of the listed building (The Laurels) to the north east of the site and Warboys Conservation area to the north west. The proposed capacity of 170-195 would be relatively high considering the nature of surrounding development along New Road and Fenton Road but it could contribute to the housing need of the district at a more significant level.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	There are built structures to the south of the site but it is unclear whether they will be cleared to accommodate the development. If removed, the development could support circular economy principles via the recycling and reuse of materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is in flood zone 1 with some risk of surface water flooding
SA4	Prioritise development of previously developed land?	-	There is previously developed land to the south of the site but it is unclear whether they will be cleared to accommodate the development or the business will stay in use. The site is wholly grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural green space according to Natural England's standards and unlikely to contribute to enhancing or improving linkages between the green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from the designated nature assets
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established vegetation causing disruption to existing habitats.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located to the north east of Warboys, accessible via Heath Road (A141). It is removed from and does not relate well to the main settlement of Warboys and therefore has a close relationship with the countryside. That said, immediately east and south of the site situates a few residential properties and approximately 200m west is a relatively large industrial site. Whilst established vegetation wholly borders the site mitigating potential landscape impact, further assessment will be required due to it's prominence into the countryside and flat and open agricultural fields to the north. Whilst the scale of the proposal is low (9 homes) it would be out of character with the existing townscape due to being, as mentioned, far removed from the main settlement.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site fronts onto the A141 so the could be subject to noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from a supermarket, local convenience store and town centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?		The site is within 1.5km of a primary school. The site is remote from culture and leisure facilities within Warboys
	Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	Facilitate access to a range of employment opportunities?		The site is within 5km of Warboys Airfield Industrial Estate, an established employment area. The site benefits from superfast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is beyond 800m from a bus stop. The site is remote from active travel infrastructure. No pavement exists along the frontage of the site and is beyond 1km from a public right of way.
	Benefit from access to active travel infrastructure for practical and social activities?		
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate the site with the existing place and community.

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets in close proximity to the site.

Summary of SA

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

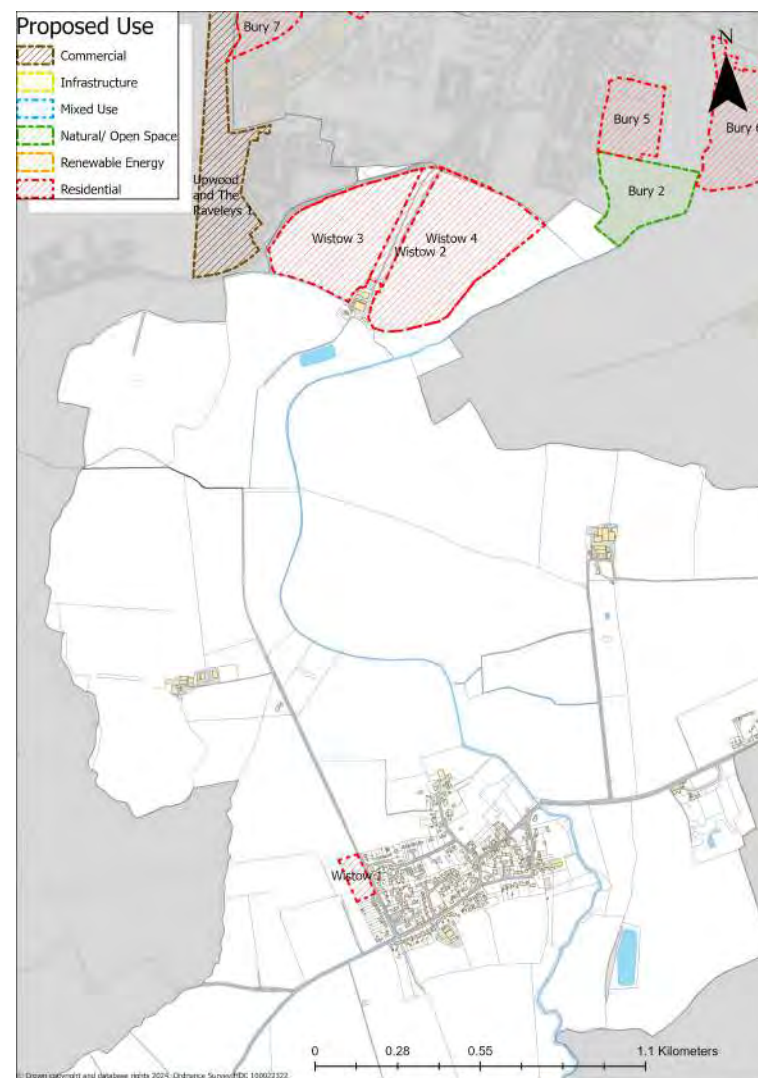
Updates after initial appraisal

North Eastern Huntingdonshire Sustainability Appraisal

Wistow

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

- Wistow 1: Land West of Harris Lane, Wistow
- Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow
- Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow
- Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow



North Eastern Huntingdonshire Sustainability Appraisal

Wistow 1: Land West of Harris Lane, Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with limited known surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites to have an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the western edge of Wistow adjacent to residential development along Harris Lane, it therefore relates well to the settlement but it does also have a close relationship with the open countryside with it being on the edge of the settlement with its northern and western edges extending into the countryside.. The site has been put forward for a residential scheme of approximately 10 homes on a site of 1ha. This is very low density with housing to the south being nearer 15 dwellings to the hectare, this may not make the most efficient use of land in line with national policy, however such a low density is in keeping with the general lower densities found within the village. The character and form of development within the vicinity is linear with access onto Harris Lane which also should shape any future development of the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is proposed for market/ and or affordable housing. The site area is 1ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?		There is no primary school in Wistow, with it falling within the catchment for Upwood Primary Academy School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Wistow's sports and recreation grounds, Three Horse Shoes Public House and St John The Baptist Church. It is just beyond 800m of the village hall.
SA11	Facilitate access to a range of employment opportunities?	-	The site is about 4.7km from Upwood Air Park Established Employment Area and is just over 5km from Warboys Airfield Industrial Estate and Abbey College Secondary School in Ramsey.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station and is about 800m of a bus stop on Church Street which is rated as E+ on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no footpath along the site's frontage on Harris Lane or adjacent to the site. It is within 300m of a public right of way located north of the site which extends into the countryside.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping will be required to provide a soft development edge with the countryside.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage designations on site or nearby to the site which could be impacted by proposals.

Summary of SA

The site is not constrained by flood risk, it is greenfield and classified as being grade 2 agricultural land. It is also not constrained by nature conservation or heritage designations. It has some accessibility to local leisure and cultural facilities but it does have limited accessibility to public transport options, employment options and the primary school is located in the nearby village of Upwood. Accessible to some natural greenspace. Ultrafast broadband is available in the vicinity. There is no footpath on Harris Lane. The site relates well to the settlement being located on its western edge, it does have a rural feel and also relates to the countryside, landscaping and masterplanning the site so that development relates well to its context is required.

Updates after initial appraisal

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Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.14% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with some recorded risk from surface water flooding within the western half of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 350m from Rolts Wood County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site is formed by two agricultural fields to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however the site extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area. The north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, development that may result in increased runoff into the attenuation pond on this site may undermine this drainage solution and the ongoing redevelopment of RAF Upwood.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. It is about 800m from Upwood Primary School, it is also about 1,200m from Bury Church of England Primary School. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available within the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service. There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community. As highlighted, the north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which the site promoter highlights could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, the development towards the north east

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the site in Valiant Square and Crabtree Way have no existing opportunities for connections into this site making integration with the existing place and community more challenging.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 350m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns.

Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
			The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with some recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 350m from Rolts Wood County Wildlife Site. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site consists of an agricultural field to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however the site extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 10m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area. The northern half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, development that may result in increased runoff into the attenuation pond on this site may undermine this drainage solution and the ongoing redevelopment of RAF Upwood.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. It is about 800m from Upwood Primary School, it is also about 1,200m from Bury Church of England Primary School. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community. As highlighted, the north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which the site promoter highlights could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

North Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 500m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

Updates after initial appraisal

Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.26% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located adjacent to the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with no recorded risk from surface water flooding within the western half of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern edge being classified as non-agricultural.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 500m from Rolts Wood County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site consists of an agricultural field to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however an agricultural field separates the site from Ramsey Road accentuating its detachment from the surrounding built form. It extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. It is about 1,100m from Upwood Primary School, it is also about 900m from Bury Church of England Primary School. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	

North Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service. There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community. An agricultural field separates the site from Ramsey Road accentuating its detachment from the surrounding built form and the development towards the north east of the site in Valiant Square and Crabtree Way have no existing opportunities for connections into this site making integration with the existing place and community more challenging.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 350m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

Updates after initial appraisal

Northern Central Huntingdonshire Sustainability Appraisal

Northern Central Huntingdonshire Sustainability Appraisal

Northern Central Huntingdonshire

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

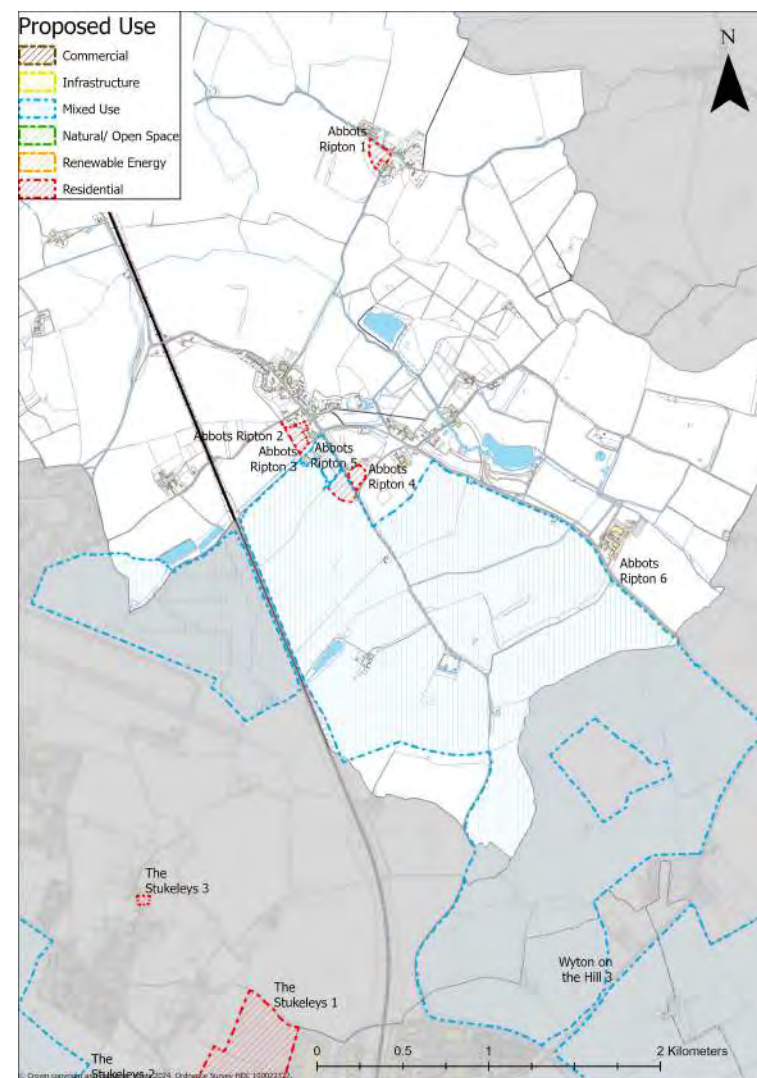
- Abbots Ripton - 6 sites
- Alconbury - 10 sites
- Alconbury Weston - 11 sites
- Barham and Woolley - 0 sites
- Buckworth - 0 sites
- Easton - 1 site
- Hamerton and Steeple Gidding - 0 sites
- Kings Ripton - 1 site (there is also another site that partially falls within this parish has been counted under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

Northern Central Huntingdonshire Sustainability Appraisal

Abbots Ripton

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

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



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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by flood risk, approximately 2% of the site is at medium risk of surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and garden land with no existing structures. The site is wholly grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites. The site is outside Natural Cambridgeshire's green infrastructure priority area and does not have capacity for improvements in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the existing settlement and is located on a cross roads with residential properties to the south, east and north of the site. The site is heavily screened from the open countryside on the western edge by an established tree line creating a contained site with minimal landscape impact if trees and hedgerows to the west and north were to be retained. The site constitutes a remaining arable field which separates the residential development to the north from the south and has the potential to connect these areas together. The existing village of Wennington is sparsely populated with linear development along the main routes in and out of the village, the density proposed (15 homes) is therefore likely to be out of keeping with the current character of the area and would significantly increase the number of homes in this rural location.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 1.5km of Abbots Ripton primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from any leisure or cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 4km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There are no public footpaths within Wennington but the site is within 500m from PROWs.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The village of Wennington is dominated by cottages, many of which are thatched creating a distinctive character to the area. The existing village comprises linear development along the main routes in and out of the village. The design and layout of any proposals would need to be sensitive to these key features. The village is also characterised by its lack of footpaths meaning that extensive development in this area could detrimentally impact the safety of residents. The site's location is such that it could be effectively masterplanned to integrate with the existing village.
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets that could be adversely impacted by the development. Within the site, on the northern edge is Wennington Conservation Area and also, listed, Telepone Kiosk. In addition there are other listed buildings surrounding the site, Hill Farmouse to the east and Oakwood House to the north. The conservation area also adjoins to the east.

Summary of SA

The site is not constrained by fluvial flood risk and surface water flood risk is minimal. The site is grade 2 agricultural best and most versatile land and in use for arable farming. It is part greenfield and part garden land.

The site is of a size that could contribute to the housing needs of the district. The village where the site is located has no services or facilities, the site is within 2.5km of a supermarket and Abbots Ripton Primary school is within 1.5km. The site is approximately 4km from Alconbury Enterprise Zone where there are multiple concentrations of employment. Public transport via bus is limited at best. The site is not within proximity of natural green space according to Natural England's 'Access to Greenspace Standards', but is within 500m of public rights of way. The village of Wennington is extremely rural in nature

The site relates well to the existing settlement and is heavily screened from the open countryside on the western edge. The village of Wennington is sparsely populated with linear development along the main routes in and out of the village, it is dominated by cottages, many of which are thatched and/or listed creating a distinctive character to the area. The design and layout of any proposals would need to be sensitive to these key features including the conservation area which sits within the

Northern Central Huntingdonshire Sustainability Appraisal

northern edge of the site (and surrounds the site on the north, east and south) and a Grade II Listed building (telephone kiosk). Other key features of the site include a thick tree belt to the west and tree line to the north which would require retaining to avoid detrimentally impacting the townscape. Careful consideration would be required to ensure that the density of the site is not out of keeping with the current townscape and ensure that development is proportionate to the existing settlement. The village is also characterised by its lack of footpaths meaning that extensive development in this area could detrimentally impact the safety of residents.

Updates after initial appraisal

Abbots Ripton 2: Home Farm North, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 9% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 82% of the site is within flood zone 1, with flood zone 2 present and 16% within flood zone 3 (0.23ha). The site is at risk of medium surface water flood risk on approximately 13% of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is greenfield and garden land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The majority of the site is grade 3 agricultural land with the north western quarter grade 2.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The majority of the site is within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside one of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is well related to the existing area and backs onto residential properties to the east with the remaining boundaries heavily screened by trees and hedgerow which would require retention where practical. Landscape impact would be minimal. Established hedgerow within the site dissects the site and site forms part of the setting and curtilage of 17th century Home Farm listed building and 18th century outbuilding and barn. Part of the north eastern corner falls within a conservation area, which surrounds the northern and eastern boundaries. Development in this area would fundamentally impact the setting of the listed buildings and thus the form and character of the surrounding townscape and character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Abbots Ripton primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of The Elm pub, Saint Andrews Church and a public park.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	Access to the site is intended to be achieved from Rectory Lane which is approximately 150m from a public footpath along the B1090.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is greenfield and garden land and offers no opportunity for redevelopment of previously developed land. Development in this area has the potential to detrimentally impact the setting of listed buildings and the conservation area. Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact. Access is proposed via the narrow Rectory Lane which has no footpaths for existing residents meaning pedestrian safety could be a significant issue.
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets that could be adversely impacted by the development. Part of the north eastern corner of the site falls within a conservation area, which is also present immediately north of the site. It is also in close proximity to listed buildings at Home Farm and Rose Cottage.

Summary of SA

Flood zone 2 and 3 are present on the site and there is some risk of medium surface water flood risk which would require mitigation. The site is greenfield and garden land with no existing structures with the the majority of the site grade 3 agricultural land with the north western quarter grade 2.

Northern Central Huntingdonshire Sustainability Appraisal

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, pub, church and public park meaning some local services and facilities would be accessible to future residents. The site is approximately 2.5km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space. Landscape impact would be minimal if trees and hedgerow were retained.

Development in this area would fundamentally impact the setting of the listed buildings and thus the form and character of the surrounding townscape and could impact the conservation area. Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact. Integration of the site with the village and nearby residential development due to access proposed via the narrow Rectory Lane which has no footpaths for existing residents meaning pedestrian safety could be a significant issue.

Updates after initial appraisal

Abbots Ripton 3: Home Farm South, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building The site promoter proposes to redevelop and extend previously developed commercial land by providing units of between 110sqm and 270 sqm in size. This will provide some potential for reuse or recycling of existing land and buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.01% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 97% of the site is within flood zone 1, with flood zone 2 present and 2.90% within flood zone 3 (0.08ha). The site is at risk of medium surface water flood risk on approximately 0.63% of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	+	The site is part previously developed land and part greenfield land, some of which is in use for grazing. The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment of previously developed land. The site is grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is wholly within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites. The site is located outside one of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in habitat connectivity.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site comprises three distinct but contiguous parcels of land, one enclosed by trees, including a line of established Elm trees running through the middle, another a field and the third comprises a single storey commercial building with car parking and a large agricultural building. Tree preservation orders and areas are located in the north and south of the site. Development would have limited external landscape impact however the presence of TPOs and established trees may mean that development could impact the ecology and biodiversity value of parts of the site. Due to its ecological and biodiversity value as species rich grassland (as noted by the site promoter) it would be recommended the parcel of land enclosed by trees, including a line of veteran Elm trees running through the middle should be retained due to its uniqueness which contributes to the character of the area and ecological benefit. The proposed density is very low in keeping with the character of the village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site promoter notes that there is some visual and auditory distraction from the EastCoast Mainline passing roughly 500m to the west and actively used agricultural and commercial buildings. Mitigation from which may be required.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Abbots Ripton primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	Measuring the potential access point along the B1090, the site is approximately 230m from a public footpath.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes to redevelop and add 510sqm gross floorspace of commercial property to the existing 340sqm, which would provide some enhanced employment opportunity for the area comprising units of between 110sqm and 270 sqm in size.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	Residential properties lie to the north; with the exclusion of the tree lined parcel of land in the east of the site, the site has the potential to be effectively masterplanned to become part of the existing community. Access could be achieved from a private access road that runs along the northern boundary of the site. Some of the site is previously developed land including a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment and enhancement.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, it does adjoin to Abbots Ripton Conservation area to the north and east which could be adversely impacted by the development.

Summary of SA

Most of the site is not restricted by fluvial flood risk, however flood zone 2 and 3 is present and minimal surface water flood risk which would require mitigation. The site is part previously developed land and part greenfield land providing some opportunities for redevelopment of previously developed land and enhancement of employment opportunities within the village. Some of the site is used for grazing. The site is grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 2.5km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space. No heritage designations are affected, however landscaping and mitigation would be required to address the impact of the EastCoast Mainline and agricultural works. The site has the potential to be integrated with the existing village, but careful design and layout would be required to avoid detrimental impact on Tree Preservation Areas and Order. Due to its ecological and biodiversity value it would be recommended the parcel of land enclosed by trees, including a line of established Elm trees running through the middle should be retained due to its uniqueness which contributes to the character of the area.

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Updates after initial appraisal

Abbots Ripton 4: Penny Green, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not at risk of fluvial flooding or medium risk from surface water flooding. Low risk surface water flooding is present on approximately 1% of the site (less than 0.01ha).
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is wholly grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of 0.5ha of natural greenspace and adjoins to woodland to the north meaning there could be scope for Biodiversity Net Gain.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Priority Landscapes and has limited capacity for improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is enclosed by dense trees and hedgerow with the eastern edge forming part of the village conservation area. If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development. However the site is to the south of the main centre of Abbots Ripton. The site is situated in a location where residential uses cease and the area transitions to a countryside setting. The site relates more to its countryside setting than the residential areas to the west. The density proposed is low
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 5 to 10 market and/or affordable or custom and self build homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Abbots Ripton primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 3km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	Measuring from the site frontage access point on The Green, the site is within 500m of a public right of way, there are no footpaths nearby.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, and residential properties sit on the northern boundary. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road or 'The Green' a narrow lane. Vehicular access to the site would also be via 'The Green', which would require assessment of transport impacts and safety of access. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community.
SA16	Impact on any heritage assets or their settings?	-	Part of the northern eastern edge of the site is within Abbots Ripton Conservation Area which could be adversely impacted by the development.

Summary of SA

The site is not at risk of fluvial flooding or medium risk from surface water flooding. The site is wholly greenfield grade 3 agricultural land.

The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 3km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space.

The site is enclosed by dense trees and hedgerow with the eastern edge forming part of the village conservation area. If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development. The site is situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, and residential properties sit on the northern boundary. Significant constraints are presented to integrating the site with the existing community specifically due to lack of pavements to access the main village, services and facilities, which would require pedestrians to travel along Huntingdon Road or 'The Green' a narrow lane. Vehicular access to the site would also be via 'The Green', which would require assessment of transport impacts and safety of access.

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Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not at risk of fluvial flooding or medium risk from surface water flooding. Low risk surface water flooding is present on approximately 0.3% of the site (less than 0.004ha).
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is wholly grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is wholly within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside one of Natural Cambridgeshire's Priority Landscapes but does adjoin to playing fields and therefore has potential for improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is to the south of the main centre of Abbots Ripton. The site is situated in a location where residential uses cease and the area transitions to a countryside setting. The eastern and northern edge is screened by established trees and hedgerow, the South eastern corner and remaining boundaries are more exposed with intermittent planting providing some visibility into the site. Landscape impact could be minimal however, the site relates more to its countryside setting than the residential areas to the west. The site is extremely low density.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is of a size that would contribute to the housing needs of the district. The site promoter proposes 15 dwellings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Abbots Ripton primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 3km from Alconbury Enterprise Zone where there are multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service. Measuring from the site frontage onto Station Road, the site is approximately 500m south east of a public footpath within Abbots Ripton.
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established village and more with the open countryside. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road, requiring assessment. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community. Access to the site could be achieved from Huntingdon Road.
SA16	Impact on any heritage assets or their settings?	+	The are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not at risk of fluvial flooding or medium risk from surface water flooding. The site is wholly greenfield grade 3 agricultural land. The site is of a size that would contribute to the housing needs of the district.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 3km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space (Natural England's 'Access to Greenspace Standards').

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The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established village and more with the open countryside. If trees and hedgerow were to be retained, landscape impact would be minimal. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community. Access to the site could be achieved from Huntingdon Road.

Updates after initial appraisal

Abbots Ripton 6: Sapley Park Garden Village

- 3.3** The site situated between Huntingdon to the south and Abbots Ripton to the south, the eastern extent stretches to Kings Ripton with the East Coast Mainline on the western edge. Across the railway to the west is an additional parcel of land that joins with strategic allocation SEL 1.1 Former Alconbury Airfield and Grange Farm.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The eastern parcel is sandwiched between the East Coast Mainline to the west and the B1090 to the east. The A141 forms the southern boundary and Sapley Road / Kings Ripton Road the south eastern boundary. Huntingdon Road / Abbots Ripton Road runs through the centre of the northern half of the site continuing south to form the south western boundary of the site. The site has substantial opportunities for car based travel. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include an potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate. Documentation provided by the site promoters suggests that the site would be designed to be fully climate adapted, with specific measures for buildings, reduction of demand for energy through the development of super-insulated
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			structures, driven primarily by off-site manufacture. Individual buildings will adopt renewable energy generating technology, supplemented by the installation of energy storage and building and community level. The site is not within a landscape priority area. There are no nature conservation assets within the site, however Great Stukeley Railway cutting SSSI abuts the south eastern corner. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is open countryside and the site promoters propose approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards to help provide carbon sequestration and tackling climate change. Green and blue corridors would assist in creating green and blue infrastructure networks.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 1.1% of the site (6.8ha).
	Support habitats in adjusting to the impacts of the climate emergency?	++	The proposal sets aside approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards to help provide carbon sequestration and tackling climate change and also the opportunity to include areas for carbon offsetting to ensure the entirety of the development meets the net zero target. New waterbodies would be created to manage surface water drainage as well as support varied ecology and promote biodiversity net gain.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	Maintain and where possible improve the quality and availability of water resources?	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	Minimise the risk of flooding from all sources?	+	The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present running along two drainage channels running east to west, one within the northern quarter of the site leading to a reservoir and one along the middle of the site, there is some risk from surface water flooding on the site with approximately 2.88% at medium risk in similar locations and following drainage, low risk is present on 7.7% and high risk on 1.7%. The site promoter notes that a development of the scale of Sapley Park Garden Village will be able to incorporate the necessary measures to minimise water use and pollution, enhance wetland areas, ensure effective waste water management, and include rainwater capture and wastewater recycling, thereby minimising pressure on the water environment. Existing watercourses, drainage flows and surface water flood risk will be incorporated into the plan. New waterbodies would be created to manage surface water drainage.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The majority of the site is greenfield land with some garden land. Some residential and agricultural buildings are present within the site, one of which is listed, towards the north a single storey commercial building with car parking and a large agricultural building are present. The use of previously developed land is therefore negligible. The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The proposal sets aside approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards an enhanced new sports hub for Huntingdon.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	A series of landscape corridors and public footpaths are proposed following existing features providing connections for humans and wildlife . A green and blue infrastructure network is proposed along the valley floor and associated with tributaries to the Bury Brook. Watercourse enhancements are also proposed.
SA6	Protect sites of designated biodiversity or geodiversity significance?	-	Great Stukeley Railway cutting SSSI abuts the south eastern corner. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. Tree preservation orders and areas would require consideration. Strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology and biodiversity value would require assessment.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	Biodiversity net gain is proposed. Creation of blue and green landscape corridors and enhancements to the watercourses alongside new areas of wetland, with wildflower grassland, tree and shrub planting could enhance the biodiversity of the area.
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The site is situated within the Central Claylands characterised by gently undulating farmland and airfields such as at Alconbury Weald which is in the process of mixed-use residential led redevelopment. Large scale field patterns with few hedgerows or hedgerow trees, gives rise to a predominantly open landscape. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside, long
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			distance views can be seen from inside the site and from outside looking in at various locations. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir. The site promoter proposes the retention of existing woodland and provision of new woodland alongside a range of green spaces which could enhance some landscape features. Abbots Ripton conservation area and Abbots Ripton Hall (a Registered Park and Garden) are immediately north of the boundary Kings Ripton conservation area less than 200m away to the east. These small rural villages may be impacted by the the scale of development proposed which could substantially alter the character and form of the villages. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.
SA8	- Promote actions to reduce contributions to air pollution? - Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east. Mitigation measures would be required. The size of the site has the potential to increase traffic on the local road network increasing air pollution as would the proposed rerouting of the A141 which would dissect the site with the potential to affect future residents. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include an potential extension

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate. The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site is close to Alconbury Weald with the western parcel of the proposed site sitting west of the East Coast Mainline an underground railway crossing point could link the development together and with services at Alconbury Weald, however significant upgrades would be required to achieve this and there are no current opportunities to link these sites. Likewise pedestrian links to Huntingdon to the south would require safe crossings to allow access to enhanced services and facilities. The promoters do however propose primary schools (including an all through school), 4 local centres and 25 hectares of employment which could contribute towards the formation of a sustainable communities. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In terms of market demand and meeting community needs the site is located within the Sawtry ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows these wards as the 21 most expensive of the 26 wards in the district indicating a lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates that Sawtry ward is the least expensive for renting a 3-bedroom home making them the most affordable in the

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			district. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	Support and enhance the more deprived areas of the district?	+	The site is predominantly within the Sawtry ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 7 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Development has potential continue this trend through reducing barriers of housing and services. It also proposes primary schools (including an all through school), 4 local centres and 25 hectares of employment which could contribute towards onsite opportunities for residents. Other services such as health and community centre infrastructure are currently not identified specifically but would be expected to be included on site as part of the redevelopment. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed. Linkages to Alconbury Weald are uncertain, proximity to Huntingdon provides opportunities for enhanced access to services and facilities, however safe access via active travel has not been established.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	Contribute to regeneration activities?		The site would not contribute to regeneration activities being wholly greenfield land. As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter
	Enhance and diversify economic opportunities with the district?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			has indicated the potential for 20 hectares of employment floorspace which could support some additional economic opportunities in the district. The promoter currently estimates that this would comprise use classes B1, B2 and B8, as well as incubation space for small businesses and facilities for working at home. They estimate a minimum of one job per household and incentives could be given for new employers to locate at Sapley Park Garden Village. If achieved this could help to enhance and diversify economic opportunities in the district.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	One public right of way enters the site. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include an potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would become the more used form of motorised travel. Additional transport choices such as electric vehicle charging and car pools are also proposed.
SA13	- Attract new investment and provide opportunities to improve the resilience of the local economy? - Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? - Support retention and growth of indigenous companies? - Encourage sustainable tourism?	+	The site promoter has indicated the potential for 20 hectares of employment floorspace which could support some additional economic opportunities in the district. The promoter currently estimates that this would comprise use classes B1, B2 and B8, as well as incubation space for small businesses and facilities for working at home. They estimate a minimum of one job per household and incentives could be given for new employers to locate at Sapley Park Garden Village. If achieved this could provide opportunities to assist with the resilience of the local economy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon. The potential to support indigenous companies is considered of benefit due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. Some tourism opportunities have been proposed including a variety of outdoor leisure activities, with potential for new walking trails and nature routes, opportunities for health and wellbeing, camping and glamping.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The southernmost extent of the site is within 3.2 km of the existing town centre of Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has lead the site promoters to propose four local centres for immediate retail need. The increased population could also assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	- Strengthen a local sense of place? - Retain the character of existing settlements?	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Four interconnected yet distinct settlements are proposed using garden city principles to create a sense of place. The development has the potential to significantly impact upon the character of the nearby existing settlements of Abbots Ripton (including Abbots Ripton Hall a Registered Park and Garden)

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			and Kings Ripton. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of Huntingdon - for example foot and cycle bridges - as there is no segregated footway or cycleway along the A141 to allow connectivity into Huntingdon. Integration of the western Parcel with <i>SEL 1.1 Former Alconbury Airfield and Grange Farm</i> would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are achieved.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	Heritage and residential and agricultural buildings are present within and adjacent to the site, these include a Grade II listed building and Registered Park and Garden on north eastern edge (Abbots Ripton Hall) across the road (B1090) and a listed building Grade II Wild Goose Leys, a house with associated agricultural buildings, within the site itself which is situated towards the north western area. Just south of this is Bellamy's Grove a scheduled monument - a moated site. Towards the southern quarter of the site is another scheduled monument, The Moat, a motte and bailey castle. The site proposal would be required to assess, mitigation and integration of heritage assets. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

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Summary of SA

Sapley Park Garden Village proposal is located on predominantly greenfield agricultural land, with some garden land included. The site stretches north to south from Huntingdon to Abbots Ripton and east to west from Kings Ripton to the East Coast Mainline with a smaller parcel of land located west of the railway line and adjoining Alconbury Weald. The site is open countryside and the reuse of previously developed land is negligible. The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land. The majority of the site is flood zone 1 with areas of flood zone 2, 3a and 3b present. Risk from surface water flooding is present across the site. The proposal provides opportunities to address climate change including flood risk, buildings and energy storage.

Average house prices in the ward area indicate relative lower cost housing in comparison to most of the district. The site proposes 20ha of employment opportunities and is in proximity to diverse employment opportunities in Huntingdon with the potential to support indigenous companies. Some tourism opportunities have been proposed.

The location offers potential opportunity to improved public transport connectivity this would include an potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Substantial facilities would be required and are proposed on site such as education, local centres, community and leisure infrastructure to support sustainable lifestyles for any future residents.

The site would require consideration of the impacts on Great Stukeley Railway cutting SSSI scheduled monuments, tree preservation areas and orders and listed buildings or integration thereof. Strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology and biodiversity value would require assessment.

The site is situated within the Central Claylands characterised by gently undulating farmland. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir, which would require integration.

Abbots Ripton Abbots Ripton Hall and Kings Ripton including their conservation areas are in proximity. These small rural villages may be impacted by the the scale of development proposed which could substantially alter the character and form of the villages. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.

Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east. Mitigation measures would be required. The size of the site has the potential to increase traffic on the local road network increasing air pollution as would the proposed rerouting of the A141 which would dissect the site with the potential to affect future residents. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area.

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Integration of the western Parcel with *SEL 1.1 Former Alconbury Airfield and Grange Farm* would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are completed.

Updates after initial appraisal

In the Autumn 2024 consultation, the site promoter stated that in response to the LAA they would like to withdraw the area of the site to the west of the East Coast mainline railway in recognition that it is unlikely to be deliverable with the plan period currently proposed. This western parcel is therefore withdrawn from further consideration at this time, this brings the site area down to 496.66ha. This does not significantly change the outcomes of the SA.

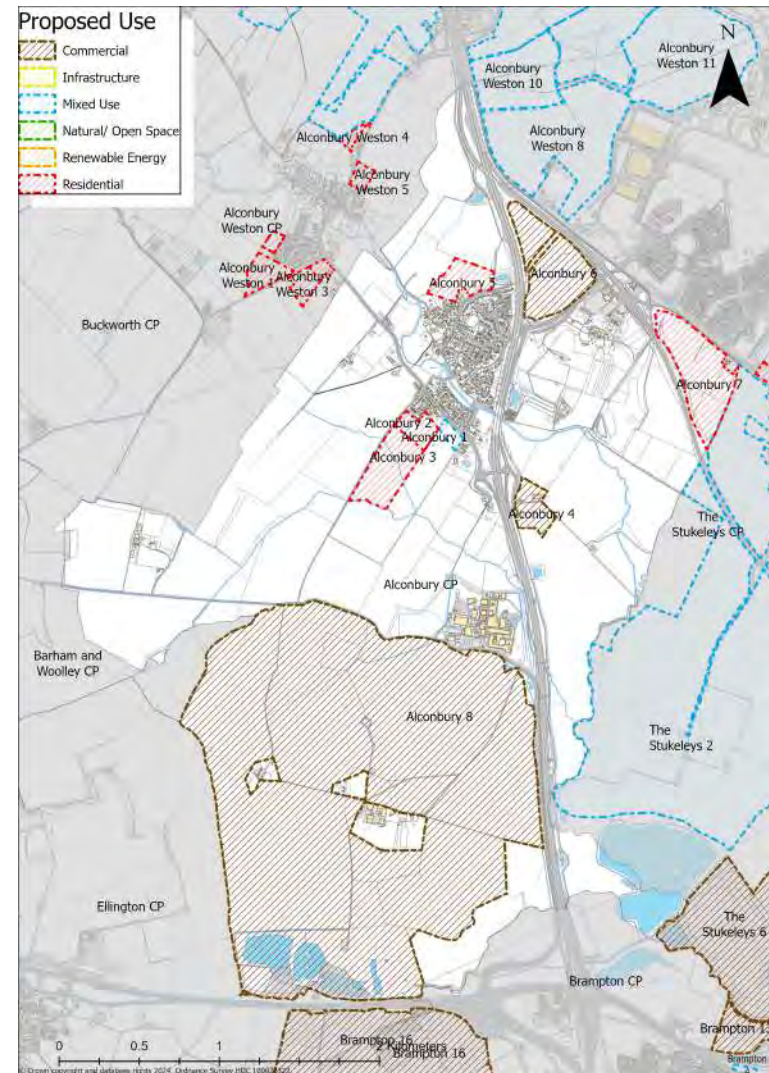
During the Preferred Options consultation held in Autumn 2025, the site promoter submitted further documentation but this does not change the outcomes of the SA.

Northern Central Huntingdonshire Sustainability Appraisal

Alconbury

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

- Alconbury 1: Land South of Great North Road, Alconbury
- Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury
- Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury
- Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury
- Alconbury 5: Land to the North of School Lane, Alconbury
- Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury
- Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury
- Alconbury 8: Land at Weybridge Farm (Brampton Cross) - this site also partially falls within Ellington parish. As the majority of the site falls within Alconbury parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.



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Alconbury 1: Land South of Great North Road, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 100% of the site in flood zone 1, approximately 7% of the site is at risk of medium surface water flooding
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is wholly classified as non-agricultural, urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	According to Natural England's 'Access to Greenspace Standards', the site is within 200m from 0.5 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing area, sitting south of Great North Road with residential properties situated to the west and north and agricultural buildings with an associated residential property to the east. The size of the site is in keeping with the residential properties to the west, however the amount of development proposed - 40 homes - may be higher than surrounding densities and would require assessment to ensure development fits in with the surrounding townscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen, which is currently proposed as residential, employment and or logistics/distribution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that would contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Alconbury Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage on to Great North Road.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement immediately opposite the site frontage onto Great North Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site promoter has put forward the potential for employment and or logistics/distribution uses which could form part of a mixed use development. The site therefore has the potential to provide some high or low density employment. However, it is more suited to residential development so a neutral score has been applied.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade to listed building to the East and two Grade II properties to the north west. It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, there is a Grade II listed building immediately to the east of the site and two Grade II properties to the north west which could be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk and is at minimal risk of surface water flooding. The site is wholly greenfield land classified as 'urban'.

The site has the opportunity to meet the housing need of the district and also suggests the potential for a mixed use element to the scheme including employment and/or logistics and distribution uses (although floorspace potential has not been provided). The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church, public park and sports and social club meaning local services and facilities would be accessible to future residents. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers, however the site has the opportunity to provide some employment land and therefore some additional employment opportunities. The site is within 800m of low frequency public transport meaning options are limited at best. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal and focussed on the southern boundary, requiring mitigation.

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The presence of the A1 has the potential to cause light, noise odour or visual pollution. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen.

The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade II listed building to the East and two Grade II properties to the north west. It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.

Updates after initial appraisal

Since the Land Availability Assessment was originally undertaken, the site's potential development use has been confirmed as residential rather than mixed use or employment. This does not significantly alter the SA but does mean SA13 would now have a neutral score.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is immediately next to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial or surface water flood risk
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site promoter proposes 74 homes. The site is exposed in the wider landscape to the west, east and south which would require mitigation. The site is of a size that is unlikely to have a significant impact on the landscape or townscape.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 74 market and affordable homes. The site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Alconbury Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage onto Globe Lane.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			A pavement would need to be created to join the site frontage with the public footpath along Globe Lane.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within the site. The nearby listed buildings to the north would be screened by the existing residential area and they therefore would unlikely be impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2. It is in arable use.

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The site is of a size that could contribute to the housing needs of the district, The site promoter proposes 74 homes. The site is beyond 5km of a town centre, but within 800m of a local convenience store, public park, church, pub, sports and social club meaning local services and facilities would be accessible to future residents. The site is approximately 1KM from Alconbury Church of England Primary School. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers

The site is within 800m of low frequency public transport meaning options are limited at best. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space. The site does not impact upon heritage assets.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site relates well to the existing area, sitting south residential properties at Lark Way. The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
			The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	35 % of the site is at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is immediately next to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 65% of the site is within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding as it has a drainage running through it and it also adjoining the southern boundary. Approximately 25% of the site is at medium surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard on the northern boundary, meaning the site is close to 0.5ha of natural green space. The proposal, for 262 homes, also has capacity for natural, green and open space included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site is exposed in the wider landscape which would require mitigation. The site is of a size that is likely to have a significant impact on the landscape or townscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site proposal is for 262 homes in an edge of settlement location, the site is of a size which may cause light, noise or visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for 262 homes and therefore of a size that could include a wide variety of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Alconbury Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage onto Globe Lane.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service. A pavement would need to be created to join the site frontage with the public footpath along Globe Lane.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site promoter proposes 262 homes which would represent a significant extension representing approximately 40% of the current homes within the settlement. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential units would assist in integration of the proposed development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Access from Globe Road (a narrow lane) would require confirmation and transport movements through the settlement (particularly along and Rusts Lane and Great North Road) would require assessment especially in relation to safety and transport impact, especially due to the scale of development proposed.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within the site. The nearby listed buildings to the north would be screened by the existing residential area and therefore they would unlikely be impacted by the development.

Summary of SA

Approximately 65% of the site is within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding and approximately 25% of the site is at medium surface water flood risk. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.

The site is of a size that could include a wide variety of types, sizes and tenures. The site promoter proposes 262 homes. The site is beyond 5km of a town centre, but within 800m of a local convenience store, public park, church, pub, sports and social club meaning local services and facilities would be accessible to future residents. The site is approximately 1km from Alconbury Church of England Primary School. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers

The site is within 800m of low frequency public transport meaning options are limited at best. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space. The site is of a size that could provide open space within the site. The site does not impact upon heritage assets.

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The site is of a size which may cause light, noise or visual pollution. The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site is of a size that is likely to have a significant impact on the landscape or townscape. The size of the site would represent a significant extension representing approximately 40% of the current homes within the settlement. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential units would assist in integration of the proposed development.

Access from Globe Road (a narrow lane) would require confirmation and transport movements through the settlement (particularly along and Rusts Lane and Great North Road) would require assessment especially in relation to safety and transport impact, especially due to the scale of development proposed.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part previously development (a residential property) and part greenfield land meaning that reuse of materials or buildings is negligible.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk the site is at risk of medium risk surface water flooding on approximately 8% of the site within the east. Medium and low risk is also present.
SA4	Prioritise development of previously developed land?	-	The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible. The site is approximately half grade 2 agricultural land (in the east) and half grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site has capacity for 25,000 sqm of employment with 0.5ha of open spaces within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated in open countryside separated from built development and the village of Alconbury by the A1. The site does not relate closely to any other uses within the area and is more related

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			to agricultural uses and surrounding farmland. The northern edge of the site bounds a large tree preservation area and the site is exposed within the wider countryside. The site has the potential to significantly impact the wider countryside and setting of the tree preservation area significant landscaping may be required to mitigate against this and further assessment required.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The eastern edge of the site is within 100m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution. The northern edge of the site sits within a water recycling area which means that some of the site may be susceptible to odour pollution and would require further investigation
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non residential uses.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre but is approximately 1.6km from a local convenience store.
	Minimise the distance people need to travel to access education facilities?	N	The proposal is for non-residential use and therefore access to education facilities is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is beyond 800m of leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site has capacity for 2.5ha of employment land.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	--	The site beyond 800m of a bus service and 5km of a train station.
	Benefit from access to active travel infrastructure for practical and social activities?	--	The site is beyond 1km of a public right of way or segregated cycle way
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses. It is currently unclear whether the development would provide high quality development sensitive to the local area, further assessment would be required to assess landscape impact and the affect of development on the large scale tree preservation area directly north of the site. The sites location within a water recycling area buffer zone also means that there is potential for odour impact on future occupiers which would require investigation.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk within the east of the site. . The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible, integration of the residential property within the site may be required. The site is approximately half grade 2 agricultural land (in the east) and half grade 3.

The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses. The site is beyond 5km of a town centre and within 1.6km of a local convenience store. The site is beyond 800m of leisure and cultural facilities meaning occupants will not have immediate access to local services and facilities. The site is not accessible via public transport.

The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards'. The site is of a size that could provide open space within the site. The site does not impact upon heritage assets. Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution. The site sits within a water recycling area which means that the site may be susceptible to odour pollution and would require further investigation

The site is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses. It is currently unclear whether the development would provide high quality development sensitive to the local area, further assessment would be required to assess landscape impact and the affect of development on the large scale tree preservation area directly north of the site. Some of the northern edge of the site sits within a water recycling area buffer zone also meaning that there is potential for odour impact on some future occupiers which would require investigation.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The southern edge of the site is within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, medium surface water flood risk is present on approximately 1% of the site, high on 0.8% and low on 5%.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The western corner of the site is within 200m from 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site relates well to the existing area with residential development to the south of the site. The site slopes down towards the village from north to south meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site has been submitted for 95 homes which would contribute to the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	Minimise the distance people need to travel to access education facilities?	++	The site is approximately 200m from Alconbury Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub, a village hall and Alconbury Sports & Social Club measuring from the site frontage onto School Lane.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2km from Alconbury Weald Enterprise Zone and 3.5km from Crossways Distribution Centre where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but is within 100m of a bus service rated E- according to the Place Based Carbon Calculator. There is a footpath immediately opposite the site frontage onto School Lane.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is situated as such that it could negatively impact the landscape setting of Alconbury. It has direct access to an existing residential road, however the sloping nature of the site means that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. Development on this site is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity of the site that would be impacted by the development

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site has been submitted for 95 homes which would contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store. The site within 800m of a public park, church, public house, village hall and sports and social club meaning that future occupants have access to local services and facilities. The site is approximately 2km from Alconbury Weald Enterprise Zone and 3.5km from Crossways Distribution Centre providing access to multiple concentrations of employment. The site within 100m of a low frequency bus stop meaning access to public transport is limited best.

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The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The western corner of the site is within 200m from 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'. The site does not impact upon heritage assets.

The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution. The site relates well to the existing area with residential development to the south of the site. The site slopes down towards the village from north to south meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

Updates after initial appraisal

During the Autumn 2024 consultation, the site promoter submitted a Vision document (November 2024) which appears to be the same as the illustrative masterplan previously submitted. This was also submitted during the Preferred Options consultation. The topography of the site means that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is noted that from the masterplan and vision document the promoter seeks to retain built development on the southern two thirds of the site retaining the northern third for landscaping. While this may help to mitigate some landscape concerns, the scale of the proposal is likely to still significantly impact the character of Alconbury and its landscape setting as well as be disproportionate in scale when considering the existing size of the settlement. Therefore, this does not change the outcomes of the SA.

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Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The southern edge of the site is within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, there is minimal surface water flood risk. Approximately 0.7% of the site is at medium risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is greenfield land sitting between the A1 to the west and the A1307 to the east. The site is separated from the village of Alconbury by the A1. Alconbury Weald and specifically Alconbury Enterprise zone are immediately east of the A1307, with industrial uses to the south. The site relates well to Alconbury Enterprise Zone and employment uses to the south. The site has access to the A1 north and south without the need to travel through Alconbury village, meaning that there would be little impact on the village townscape. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The eastern edge of the site is within 200m of the A1 and A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use - employment and/or logistics and distribution. This would require further assessment and assessment of transport impact.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The proposal does not propose residential uses.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 800m of a local convenience store and 2.5km of a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?	N	The proposal is for non-residential use and therefore access to education facilities is not relevant. Alconbury Church of England Primary School is beyond 800m from the site
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from cultural and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	++	The site proposes 20 hectares of employment land and is within 500m of Alconbury Enterprise Zone. The site therefore could provide employment uses and opportunities for cluster development, business expansion and/ or agglomeration of businesses
	Be in a location with high quality digital infrastructure?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no data available measuring the quality of broadband within or adjoining the site. However, close by properties to the north and south have 'Standard' broadband available whereas residential properties to the south west benefit from superfast broadband.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but is within 800m of a bus service rated E- on the place based carbon calculator meaning there is an infrequent service. A pavement would need to be created to join the site with a nearby footpath that runs along the B1043.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is sandwiched between the A1 to the west and the A1307 to the east. Alconbury Enterprise zone is immediately east of the A1307 and industrial uses to the south (including lorry park). The site relates well to Alconbury Enterprise Zone and employment uses to the south. The site has access to the A1 north and south. These factors indicate that the site has the potential to be effectively masterplanned into the existing employment cluster and provide opportunities for expansion and/ or agglomeration of businesses. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity. The site may require enhanced road infrastructure to address increased transport movement.
SA16	Impact on any heritage assets or their settings?	+	The Grade II listed building Alconbury House, is situated approximately 250 metres south of the site boundary, however this is significantly removed from the site and therefore the proposed site would likely have negligible impact upon the setting of this heritage asset. Further assessment would help to confirm this.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.

The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities. The site is beyond 5km of a town centre, and beyond 800m of a local convenience store, primary school and culture and leisure facilities. The site proposes 20 hectares of employment land and is within 500m of Alconbury Enterprise Zone and industrial uses to the south (including lorry park). The site therefore could provide employment uses and opportunities for cluster development, business expansion and/ or agglomeration of businesses. The site within 800m of a low frequency bus stop meaning access to public transport is limited best. The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. The site is approximately 250 from a grade II listed building does not impact upon heritage assets, however this is significantly removed from the site, further assessment would help to confirm this. Proximity to the A1 and A1307 means future occupiers

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may be subjected to light, noise, odour or visual pollution. The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use - employment and/or logistics and distribution and assessment of transport impact. This would require further assessment, especially in relation to the settlement of Alconbury.

The site is well related to existing employment uses and the A1 and A1307. The site has the potential to be effectively masterplanned into the existing employment cluster. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The northern part of the site sits within Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, some surface water flood risk is present. Approximately 0.8% of the site is at medium surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	++	The site is wholly greenfield land. The site is wholly classified as grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However the site proposes 425 homes and has capacity for 8ha of natural, green and open spaces.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well related to existing development and sits south of recent housing development of Alconbury Weald.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is situated within a more countryside setting and forms part of a green separation between Little Stukeley which has a distinctive identity and village character reflective of the regularly spaced traditional villages of the Central Claylands. Alongside the site's openness to the southeast and views from Little Stukeley and a public right way landscaping would be required to mitigate this. The density of the site is similar to residential development to the north.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site sits between Ermine Street and the A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is of a size that may cause light, and or visual pollution to future to the residents of Little Stukeley.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes 425 homes which has the potential to support a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km from a town centre, 800m from a local convenience store and 2.5km from a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Ermine Street Church Academy within Alconbury Weald.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is in close proximity to cultural and leisure facilities within Alconbury Weald and Little Stukeley. It is within 800m of St Martin's Church, Pathfinder pub, Alconbury Weald Cricket Pitch and Pavillion, Garland Park and The Club.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 500m from Alconbury Weald Enterprise Zone where there are multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km of train station but is within 800m of a service rated D+ on the Place Based Carbon Calculator. There is a pavement immediately opposite the site frontage onto Ermine Street.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is well related to existing development and sits south of recent housing development of Alconbury Weald, it located as such that it could be effectively masterplanned to become part of the existing place and community. Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development. Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site proposes 425 homes which has the potential to support a wide range of types, sizes and tenures.

site is beyond 5km of a town centre, but within 800m of a local convenience store, primary school, church, pub, cricket pitch and Pavilion, Garland Park and The Club, benefitting from Alconbury Weald and Little Stukeley. The site is within 500m of Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site within 800m of a slightly below average frequency bus stop meaning that there is some access to public transport.

The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site has capacity for natural, green and open spaces within the site. The site does not impact upon nature or heritage assets. The site sits between Ermine Street and the A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is of a size which may cause light, and or visual pollution to future to the residents of Little Stukeley.

The site is well related to existing development and sits south of recent housing development of Alconbury Weald, it located as such that it could be effectively masterplanned to become part of the existing place and community. Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development. Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village.

Updates after initial appraisal

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Alconbury 8: Land at Weybridge Farm (Brampton Cross)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site lies northwest of the Brampton Hut Roundabout, west of the A1(M) and north of the A14. The site proposes up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure. These proposals present a substantial opportunity for increases in greenhouse gases as a result of increased vehicular movements resulting from commuting and operational requirements for the proposed commercial uses.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	The site promoter proposes active travel routes including incorporating public rights of way, enhancing active travel around the Brampton Hut and reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon. Mobility hubs are proposed to coordinate public transport with active travel. However if this is not implemented motorised vehicle movements would dominate. Documentation provided by the site promoters suggests that the site would be a centre for net zero enterprise, a net-zero carbon development, with proposals for carbon storage, reducing energy demand through a fabric first approach and potential for roof mounted solar panels. If implemented this approach would assist in the potential reduction in greenhouse gas emissions. The site is not within a landscape priority area. There are no nature conservation assets within the site. Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI are within 1.5km to the south and east respectively, both of which are separated by major roads such as the A14 and A1. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			the site and the proposal for 147ha of open space there are also opportunities to create green corridors to facilitate increased absorption and dissipation of nitrogen and other pollutants. Including the retention of the gravel lakes.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 15% of the site (58.2ha).
	Support habitats in adjusting to the impacts of the climate emergency?	+	The proposal sets aside approximately 147ha of open space and retention of the gravel lakes in the south. Natural flood risk management and water sensitive design is proposed. The site promoter proposes a centre for net zero enterprise, a net-zero carbon development and environmental gains in biodiversity. Active travel proposals could provide sustainable links to nearby Huntingdonshire. However if measures are unimplemented sustainable solutions to adapt and be more resilient to climate change would be negligible.
SA3	Maintain and where possible improve the quality and availability of water resources?		The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The site promoter proposes two foul water pumping stations. The nature of employment uses may impact upon water supply and would require further investigation
	Minimise the risk of flooding from all sources?	-	Approximately 85% of the site is within flood zone 1 (336.8ha), with 2% (10ha) in flood zone 2 and 12% (48ha) in flood zone 3, (11% of which is flood zone 3b). This is predominantly focussed within the southern extent of the site. Approximately 7% (13.2ha is susceptible to medium surface water flood risk, 4% high and 22% low. These are predominantly linked to existing watercourses. Mitigation would be required.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter proposes the implementation of water sensitive design including rainwater harvesting and natural flood management. They note that soakaways are not achievable due to the clay soil and propose discharge to an existing watercourse, and the use of on-site attenuation basins and wetlands. SUDS features will be located at low points of the site prior to discharging to existing watercourses at greenfield rates. Careful management of such discharge would be required and need assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?		The site is wholly greenfield land with no opportunity to facilitate the use of previously developed land.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land.
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The site promoter proposes 147ha of open space, with the central ridge retained to form part of the open space offer. Existing gravel lakes to the south are also to be retained.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	It is suggested that green corridors would be provided following existing hedgerows and tracks. The site is currently arable farm land and therefore there is opportunity to enhance natural green space accessible to those who work on the site. Smaller areas of woodland, scrub, semi-improved neutral grassland, hedgerow, mature trees and wetlands are proposed.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI are within 1.5km to the south and east respectively, both of which are separated by major roads such as the A14 and A1. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site and the proposal for 147ha of open space there are also opportunities to direct recreational pressure within the site to reduce impact on the aforementioned sites. An impact assessment would be required. The site promoter has identified protected species, rare species and flora and fauna associated with the site. The gravel lakes, trees and hedgerow (where possible) are proposed to be retained so as not to impact species. The regional importance of the site for bats has been declared by the promoter which will require careful assessment to ensure no negative impact on the species. Proposed flood mitigation measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs which would require assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The site comprises arable farmland and is at the intersection of the of Central Claylands Northern Wolds and Southern Wolds. The site is well related to the surrounding countryside, and currently has little relationship with residential or employment locations, due to separation by the A14 and A1. The site can be seen clearly from many aspects and public rights of way. The scale of the site could have a significant impact on the surrounding landscape, especially from the west and north and public rights of way.
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site comprises contrasting terrain which reflects the topography of the wider region. It is characterised by a ridge that extends west to east starting in the centre of the western boundary of the site which falls away and the rises and falls again in the centre of site. Topographical variation here is significant. The elimination of this significant feature could fundamentally impact the wider landscape. The site promoter proposes the retention of this feature which has the potential to enable the site to integrate within the wider landscape. A strategic landscaping approach would be required. The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge. Careful consideration and assessment would be required to demonstrate, accessibility and integration of these properties whilst avoiding detrimental impacts. The proposed commercial uses of the site could impact upon the existing residential uses which would require consideration. The scale of the proposed scheme provides opportunities to comprehensively design in a sense of place within the scheme making it a largely freestanding economic centre.
SA8	- Promote actions to reduce contributions to air pollution? - Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	The A14 and A1 are distinct features that bound and surround the southern and western boundaries which means the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers. The scale of the site and proposed commercial uses (up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses) has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	The site proposal is for commercial uses only.
SA10	Support and enhance the more deprived areas of the district?	-	The site is predominantly within the Alconbury ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). Nearby wards include Brampton, Great Staughton and The Stukeleys which have scores of 10, 9 and 3 respectively. Development has potential to improve employment opportunities for residents, however due to the distance to existing settlements opportunities to link to nearby areas to facilitate this would require assessment. Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented. There are no proposals for other services such as health and community centre infrastructure.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	Contribute to regeneration activities?		The site would not contribute to regeneration activities being wholly greenfield land. The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation.
	Enhance and diversify economic opportunities with the district?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter has indicated the potential for up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses which could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site has no current active travel or public transport links. The site promoter proposes active travel routes including incorporating public rights of way, enhancing active travel around the Brampton Hut and reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon. Mobility hubs are proposed to coordinate public transport with active travel. However if this is not implemented motorised vehicle movements would dominate.
SA13	- Attract new investment and provide opportunities to improve the resilience of the local economy? - Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? - Support retention and growth of indigenous companies? - Encourage sustainable tourism?	++	The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses which could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise. The scale of the site has the potential to support indigenous companies due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. No tourism opportunities have been proposed.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon.
SA15	- Strengthen a local sense of place? - Retain the character of existing settlements?	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place. A landscape assessment would be required. Ellington conservation area is within 1.5km to the south west from the south eastern boundary of the site meaning consideration of the impact on this settlement may be required. An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme. The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site. Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There are no heritage assets within or nearby the site. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

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Summary of SA

Land at Weybridge Farm (Brampton Cross) is greenfield agricultural land. The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge. The site is wholly greenfield land with no opportunity to facilitate the use of previously developed land. Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land.

The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The site promoter proposes two foul water pumping stations. Approximately 85% of the site is within flood zone 1 (336.8ha), with flood zones 2, 3a and 3b present, predominantly focussed within the southern extent of the site. Surface Water flood risk is also present. The site would require mitigation. Proposed measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs which would require assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.

The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through its proposal for net zero enterprise. Development has potential to improve employment opportunities for residents. However due to the distance to existing settlements opportunities to link to nearby areas to facilitate this would require assessment. Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented. Proximity to the A1 and A14 means that the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers. The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary. The site promoter proposes active travel and public transport links to Huntingdon and net zero enterprise and development which could contribute towards a net zero ambition if implemented.

The site promoter has identified protected species, rare species and flora and fauna associated with the site. The regional importance of the site for bats has been declared by the promoter which will require careful assessment to ensure no negative impact on the species. 147ha of open space is provided which could enhance biodiversity of the area.

The site would require consideration of the impacts on Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI. No heritage assets are affected. The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place. A landscape assessment would be required. Proximity to Ellington conservation area and any potential impacts may be required. An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme. The site

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has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site. Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.

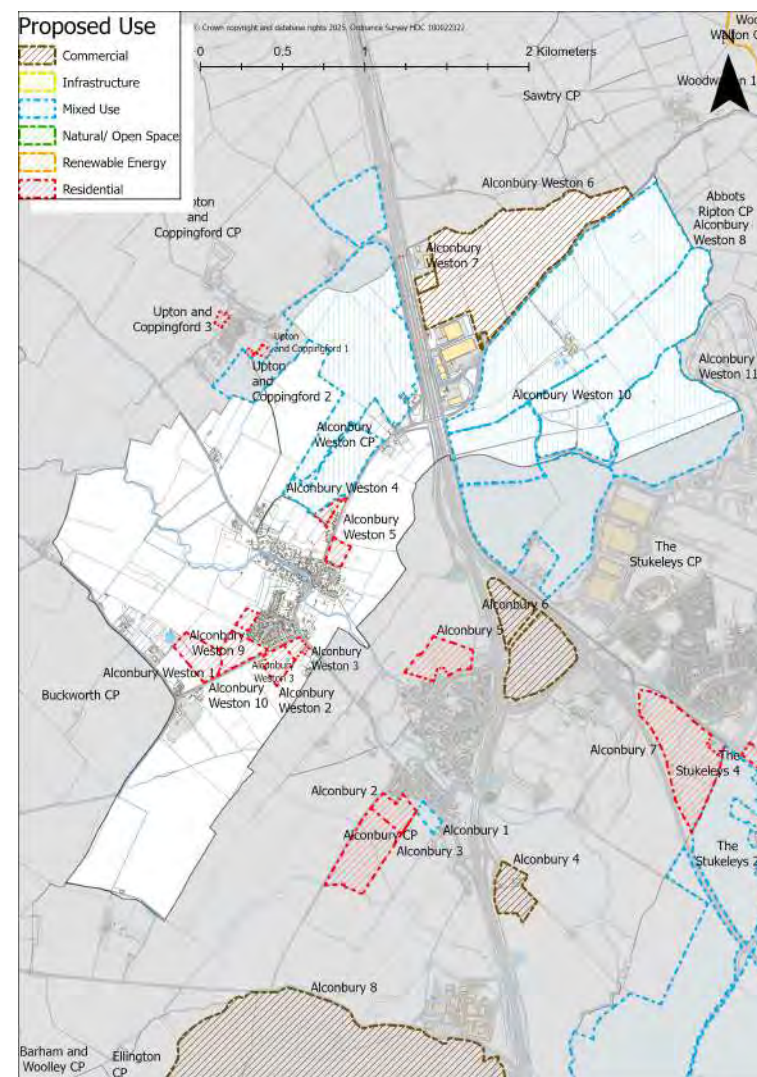
Updates after initial appraisal

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Alconbury Weston

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

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



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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with low risk of surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	According to Natural England's Green Infrastructure mapping, the site has limited access to natural green space and potential for enhancing or improving linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the south western edge of Alconbury Weston north of Buckworth Road. Most of the north eastern boundary adjoins relatively dense residential development relating the proposal to the wider settlement. This relationship is reinforced by the existing built form in the south of Alconbury Weston being located north of Buckworth Road and west of North Road. However, countryside/ agricultural fields beyond the north western and southern boundary and the relatively large site area means the site also has a close relationship with the countryside. Hence, the proposal may cause some adverse landscape impact, but this is minimised by the presence of established vegetation predominantly screening the site. The north eastern boundary moves beyond the existing built line and therefore development on the eastern side of the site may ensure effective integration with the settlement. Hence, even though a proposed capacity of 35 homes translates to a very low density development given the site area, this could ensure flexibility in terms of design and layout.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site will contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?		The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment. The proposal is for a residential care home and therefore there will modest employment opportunities on site. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service. A pavement will need to be created to join the site with a nearby footpath along the site frontage on Buckworth Road. In addition, a public right of way is located along the north western boundary which connects the site with Buckworth Road and the village.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site would offer modest employment opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The site is intended for residential care home use and the site promoter has stated that social uses/ public spaces could be included such as a 'community hub' which could benefit the wider settlement.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site could be effectively masterplanned to ensure integration with the existing place and community. The site promoter has stated a new footpath should be created to join the site with the existing public footpath network. In addition, the proposal is for residential care homes and the site promoter has provided suggestions on how the site could integrate into the existing community, including a 'community hub' with facilities that could also benefit the residents of Alconbury Weston.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within the site. Alconbury Western Conservation Area (CA) is situated approximately 130 metres east of the site but is predominantly shielded from the setting of the CA due to a patch of dense vegetation to the east and a relatively large residential area to the north.

Summary of SA

The site is in flood zone 1 and is at low risk from surface water flooding. It is wholly greenfield and classified as grade 3 agricultural land. The site is remote from all of the designated nature assets but has limited access to natural green space according to Natural England's Standards. It also has limited access to shops and the nearest primary school is outside of the village. Alconbury Enterprise Zone and Crossways Distribution Centre are within 5km of the site offering employment opportunities and a modest amount of jobs could be provided on site to cater for the care home. A public right of way bordering the north west of the site could allow access to limited

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culture and leisure facilities in Alconbury Weston but a pavement will need to be created along the site frontage along Buckworth Road. There is a infrequent bus service nearby to the site. The intended care home/ specialist housing use, as stated by the promoter, could provide wider benefits to the settlement through public space/ communal uses. Whilst a conservation area is located in close proximity to the site, it's setting will unlikely be adversely impacted due to an existing residential area located to immediately to the east which screens the site. The site is located such that it could be masterplanned to effectively integrate with the existing place and community. The location and scale of the site could conserve the character and form of the village, particularly if development is located on the eastern side of the site adjoining the residential area to the north, reducing potential adverse landscape impact and enhancing relationship with the built form.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations. The site is not impacted by an air quality management area The site is greenfield land with no existing structures meaning materials or buildings will not be reused or recycled.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone with minimal recorded risk of surface water flooding.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet the criteria for Natural England's standards for accessing natural green space but is approximately 500m from Alconbury Sports and Social Club where there are playing fields and is accessible via public footpath. It also has capacity to provide 1.5 ha of natural, green or open space on site. However, the site has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The proposal sits south of Buckworth Road, located on the southern edge of the settlement. Opposite the site to the north west are residential properties which form part of a larger residential area to the north. Hence the site has a close relationship with the built form, particularly if the capacity of 9 houses is located along the site frontage (Buckworth Road). There is extensive boundary screening which could be enhanced by the the potential of 1.5 ha of natural green space and minimise adverse landscape impact. However, the intended frontage development may involve the removal of established trees and hedgerow potentially having a negative impact on the rural/ natural feel on approach to the village. This could be resolved via single access to the site as suggested by the site promoter.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Whilst the density of the site would be very low, potential for extensive Biodiversity Net Gain and flood mitigation could make the site an productive use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?		The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement immediately outside the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site solely proposes residential use.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to integrate with the existing place or community. Frontage development may be better suited to ensure integration with the surrounding residential area/ townscape. The established vegetation along the site frontage should be retained to ensure sensitivity with the local character of the area. Sustainable design is supported through flood mitigation measures and open space on site .
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within the site. Alconbury Western Conservation Area is situated approximately 130 metres east of the site but is predominantly shielded from the setting of the CA due to a patch of dense vegetation to the east and a relatively large residential area to the north.

Summary of SA

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The site is in flood zone 1 with minimal risk of surface water flooding. It is greenfield and wholly classified as grade 3 agricultural land. The proposal does not meet Natural England's Standards for accessing greenspace but has capacity to provide a small amount of natural, green or open space on site and is in close proximity to playing fields which is accessible by public footpath. It is sufficiently remote from all of the designated nature and heritage assets. There are limited culture and leisure facilities and there are no shops or a primary school within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. Whilst there is a bus service it has limited provision and is beyond 5km from a train station. The proposal could conserve the character of and be effectively integrated into the existing place and community in Alconbury Weston. Established vegetation along Buckworth Road should be retained and frontage development supported to minimise adverse landscape and character impact. The site may be subject to some forms of pollution due to being approximately 900 metres west of the A1(M)

Updates after initial appraisal

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

3.6 Note: This site has been submitted twice for differing uses:

- CfS: 137 for residential nursing and care homes use
- CfS: 178 for residential market and/ or affordable housing

3.7 Both of the sites have been assessed within one sustainability appraisal. Any difference in outcomes have been identified by referencing the use.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations. The site is not impacted by an air quality management area. There are some structures on the eastern side of the site that may need to be cleared providing the opportunity for materials to be reused or recycled.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is predominantly greenfield land, the remaining being previously developed with a residential property located in the south east corner of the site. It is not clear whether the built structures on site will be cleared and consequently if the development will involve the reuse or recycling or previously developed land. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet the criteria for Natural England's standards for accessing natural green space but is approximately 500m from Alconbury Sports and Social Club where there are playing fields and is accessible via public footpath. However, the site has very limited capacity for improvements in the strategic blue or green infrastructure network. There is established woodland located within the site that will need to be cleared prior to development which would adversely impact existing trees habitats.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the southern edge of Alconbury Weston, south of Buckworth Road and west of North Road. The proposal is opposite a few houses to the east and a larger residential area to the north and therefore relates to the settlement. To achieve the capacity of the site the proposal will likely involve the removal of numerous trees which could subsequently cause this area of the village to be more open and visible for long distances from flat, agricultural farmland to the south and also on approach to Alconbury Weston on North Road. As a result, this could negatively impact the character and form of Alconbury Weston. The site's capacity of 20 homes or 120 bed spaces within a care home would translate to being low density but would be more line with the surrounding built form.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is 1 ha, the residential proposal will support the government's aspiration to promote sites suitable for SME builders.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement immediately outside the site frontage on North Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The potential for care home use could provide some employment opportunities.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include social or retail uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could be difficult to effectively integrated into the existing place or community. It is situated opposite a residential area within Alconbury Weston and there is a pavement along North Road that could allow access to the limited services in Alconbury Weston and also within Alconbury. However, the potential for the removal of a substantial amount of trees to accommodate the development could cause adverse impact on the character of the local environment.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage located within the site but it is within the setting of Alconbury Western Conservation Area to the north which could be adversely impacted by the development.

Summary of SA

The site has been submitted twice for differing uses, for market or affordable housing and residential care homes. Some structures on site may need to be cleared prior to development which could offer an opportunity to reuse materials. The site does not meet Natural England's standards for accessing green space but is in close proximity to playing fields on route to Alconbury which is accessible via public footpath. It is sufficiently remote from designated nature assets but is within the setting of Alconbury Weston Conservation Area, potentially causing adverse impact to a designated heritage asset. The A1(M) is situated approximately 900m east of the site and therefore could be subject to forms of pollution. There are limited culture and leisure facilities and there are no shops or a primary school within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. The residential care home use would provide modest employment on site. Whilst there is a bus service nearby to the site it has limited provision and is beyond 5km from a train station. The site could effectively integrate into the existing place and community, there is a pavement along the frontage allowing access to services in Alconbury Weston and also south to Alconbury. However, significant removal of trees on site could lead to adverse impact upon the local character of the area and upon the landscape. The capacity of the site is of a reasonable scale in relation to the surrounding built form. The site is 1ha and therefore could support national level government aspirations to promote site's suitability for SME builders.

Northern Central Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations The site is not impacted by an air quality management area. There are built structures to clear on site prior to development providing the opportunity for the reuse or recycling of materials
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth. The site is in flood zone 1 with no recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is wholly greenfield but there are built structures on site associated with the existing stables. This could provide an opportunity to reuse or recycle materials. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the northern edge of Alconbury Weston adjoining a linear development to the east on Vinegar Hill and therefore relates to the built form. There is a layer of greenfield to the south which separates the site from the main residential area in Alconbury Weston to some extent. The site does relate to the countryside especially to the north west due to a an open western boundary so distant views from public right of ways from the west/ north west are likely, negatively impacting the character of the landscape. Significant buffering/ screening will be required on this side. The density proposed would be somewhat higher than the surrounding area. The development would support the appearance of back land development and be atypical of the immediate area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 500m west of the A1 and A14, and therefore the site could be exposed to noise and air pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site will contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?		The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of a public park, playing fields and White Hard pub but is remote from other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1.5km of Crossways Distribution Centre Established Employment Area and 5km of Alconbury Weald Enterprise Zone where there are multiple concentrations of employment.. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement immediately outside the site frontage on Vinegar Hill and there is a public right of way running through the middle of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site solely proposes residential use
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to effectively integrate into the existing place and community. Whilst there is a pavement along the frontage, potential access along Vinegar Hill is removed from the built form. It would also be situated out of context of the built form behind the curtilage of residential properties which is a linear development on Vinegar Hill.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, Alconbury Weston Conservation Area is situated 200m south of the site, and therefore the proposal may need to be sensitive to its setting through effective masterplanning, landscaping and/or design.

Summary of SA

The site is flood zone with low recorded risk of surface water flooding. It is greenfield wholly greenfield classified as grade 3 agricultural land. The site has limited accessibility to natural green space but is remote from all of the designated nature assets. It is 500m west of the A1(M) and therefore may be subject to forms of pollution. There are limited culture and leisure facilities and there are no shops nor education facilities within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. Whilst there is a bus service nearby to the site it has limited provision and it is beyond 5km from a train station. There could be adverse impact upon the Alconbury Weston Conservation located 200m south of the site. The development would be located behind a row of houses along Vinegar Hill and exposed to the open countryside which could negatively impact the landscape and townscape character of the area and is also somewhat separate from the main residential area within Alconbury Weston. It would also be difficult to integrate the site into the existing place and community.

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Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations The site is not impacted by an air quality management area. There are built structures to clear on site prior to development providing the opportunity for the reuse or recycling of materials
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	.There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding
SA4	Prioritise development of previously developed land?	-	The site is part previously developed and part greenfield land. There are relatively small built structures in the south of the site providing some opportunity for the reuse or recycling of materials. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern side of Alconbury Weston east of Vinegar Hill. The site relates closely to the settlement bordering residential properties to the south which is broadly level with the existing built line. There are also residential properties opposite the site frontage along Vinegar Hill. The site has a relationship with countryside adjoining arable farmland to the north and east. Even though the boundaries are densely vegetated the site will likely be highly visible from higher ground to the north and east. Therefore there may be significant landscape requiring mitigation. The capacity proposed is similar to the density of the residential area to the south potentially conserving townscape character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 700m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site will contribute to meeting the housing needs of the district

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?		The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of a public park and playing fields but is remote from other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Crossways Distribution Centre Established Employment Area and 5km of Alconbury Weald Enterprise Zone where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement immediately outside the site frontage along Vinegar Hill and there are public right of ways running along the northern and southern boundary.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site solely proposes residential use
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to integrate into the existing place and community. There are residential properties adjoining the site to the south, to the south east and opposite along Vinegar Hill. The limited facilities within Alconbury Weston can be accessed by a footpath along the frontage. The development could be visible for long distances and therefore significant landscape buffering will be required to ensure mitigation.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, Alconbury Western Conservation Area is situated approximately 80m south west of the site, and therefore the proposal may need to be sensitive to it's setting through effective masterplanning, landscaping and/or design.

Summary of SA

The site is in flood zone 1 with minimal risk of surface water flooding. It is predominantly greenfield land, classified as grade 3 agricultural land. There are built structures to clear prior to development which could be recycled. The site has limited accessibility to natural greenspace but is sufficiently remote from all of the designated nature assets. It could be subject to noise pollution due to the A1(M) being situated approximately 700m east of the site. There is limited provision of culture and leisure facilities, education facilities and shops in the immediate area of the site. Employment opportunities are present less than 5km from the site. A bus service is in close proximity to the site but this is infrequent and a train station is beyond 5km. The site is located such that it could effectively integrate into the existing place and community. The site relates closely to the settlement, opposite residential properties on Vinegar Hill and north of a residential area. However, the topography of the site and surrounding land could result in the development causing significant adverse landscape impacted which would need to be mitigated. It would also need to be sensitive to the character of Alconbury Weston Conservation Area located to the south west of the site.

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Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations The site is not impacted by an air quality management area. The site is wholly greenfield with no built structures to clear prior to development.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is nearby to Alconbury water recycling area which may need upgrading to accommodate growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land and classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site adjoins to Monks Wood National Nature Reserve and SSI to the east and therefore is in close proximity to natural green space and meets Natural England's standards. It could be accessed via a public right of way to the south of the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is adjacent to Monks Wood, National Nature Reserve SSSI which could be adversely impacted by the development. It is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is separated from surrounding settlements, located 1.5km northeast of Alconbury Weston and 1km north of Alconbury Weald adjacent to the A1(M) and proposes 250,000 sqm of employment land including logistics. Although it does not have a close relationship with a settlement, Crossways Distribution Centre, an Established Employment Area in the existing Local Plan, is located to the south of the site. It is therefore strategically located and a naturally more appropriate place for this type of use given it's proximity to a major highway. However, approximately three quarters of the site extends past the existing built line and is surrounded by greenfield land to the north, east and south including Monks Woods SSSI to the north east. Despite some screening from hedging and trees along the boundaries, this means the proposal could be highly prominent in the countryside and negatively impact the landscape and Monks Wood, particularly if development occurs on the whole site. Development only on the western side of the site could improve integration/ compatibility with adjoining uses accounting for the location of existing employment land, transport infrastructure (A1)

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and countryside. This is supported by the capacity and site area of the proposal being of a larger scale than adjoining employment uses. The scale, nature and location of the site could levy substantial air, noise or light pollution on a designated nature asset.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is of a scale that would cause substantial air, light and noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non-residential use.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?		The site is remote from education facilities.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	There are no culture or leisure facilities in close proximity to the site.
SA11	Facilitate access to a range of employment opportunities?	++	The site proposes 25 ha of employment land and is adjacent to Crossways Distribution Centre Established Employment Area and within 5km of Alconbury Enterprise Zone. Hence, it could allow significant job growth and promote business clusters. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m of a bus service rated D+ on the place based carbon calculator meaning there is a regular service. The site is beyond 1km from active travel infrastructure.
	Benefit from access to active travel infrastructure for practical and social activities?		
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal is for logistics and distribution which would support new low density employment.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is strategically located adjacent to the A1(M) and north of a number of employment/ logistics/ distribution sites and therefore the development could be effectively masterplanned to integrate into the context of the immediate area. However, given the scale of the site it could levy substantial air, noise and light pollution, adversely impacting adjoining Monks Woods SSSI. Development limited to the western side of the site would improve integration with adjoining uses.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

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Summary of SA

The site is flood zone 1 with minimal recorded risk of surface water flooding. It is wholly greenfield land classified as grade 3 agricultural quality. The site adjoins to Monks Wood SSSI and National Nature Reserve and therefore meets all of Natural England's Standards for accessing greenspace which could be accessed via a public right of way to the south. However, the scale and nature of the development could cause negative impact upon Monks Wood through imposing noise, air and light pollution. Despite this, the site has a strong relationship between the built form and is strategically located, adjoining an Established Employment Area (EEA) to the south and the A1(M) to the west. Development limited to the western side may improve integration with adjoining uses/ the immediate area and could be achieved through effective masterplanning. The proposal has capacity for 250,000 sqm of employment use, is in close proximity to Alconbury Wealth Enterprise Zone and adjoins an EEA potentially providing substantial employment growth and business clustering opportunities. If the development is for logistics use this would support low density employment. There is a frequent bus service within 800m of a site but a pavement/ active travel infrastructure will be required to enable access. There are no designated heritage assets that would be adversely impacted by the development.

Updates after initial appraisal

During the Autumn 2024 consultation, the site promoter submitted a Vision document (November 2024) to support proposals setting out how 125,000 sqm of floorspace could be accommodated on site. The concept plan shows built development in the eastern part of the site closest to the SSSI, limited further assessment on ecology or landscape are within the Vision document to justify development so close to the designated nature site. This does not significantly change the outcomes of the SA.

Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston

- 3.8

As identified in the LAA, the site is wholly within a waste management area which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for the management of waste.
- 3.9

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

Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. The site promoter proposes around 3,000 homes and an undetermined amount of commercial floorspace including

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	employment, retail and logistics/distribution on 267.55ha. Due to the size of the site and uses the site presents a substantial opportunity for increases in greenhouse gases as a result of increased vehicular movements resulting from commuting and operational requirements for the proposed commercial uses. No active travel routes opportunities have been proposed. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Without this motorised transport would dominate. Open spaces have been proposed although the amount of land dedicated to this or proposals to promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants have not been identified and therefore the impact of this is unquantifiable. As are opportunities to reduce greenhouse gas emissions. The site is not within a landscape priority area. Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife Site and ancient & semi-natural woodland sit on the eastern boundary of the site. Upton Wood Ancient Woodland is north of the north western parcel. Within the south of the site Hermitage wood County Wildlife Site and ancient and semi-ancient woodland is located. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site there is potential for open space provision and the creation of green corridors to facilitate increased absorption and dissipation of nitrogen and other pollutants. This would require confirmation however from the site promoters.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	There no risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on the site.
	Support habitats in adjusting to the impacts of the climate emergency?	N	The site promoter gives no clear indication of the amount of open space, or proposals to support habitats in adjusting to the impacts of climate change. However the site is of a size that has the potential to contribute to this. This would require confirmation however from the site promoters.
SA3	Maintain and where possible improve the quality and availability of water resources?	--	The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The nature of employment uses may impact upon water supply and would require further investigation.
	Minimise the risk of flooding from all sources?	++	The site is not constrained by fluvial flood risk. Approximately 2% (3ha is susceptible to medium surface water flood risk, 1% high and 8% low. Mitigation would be required, although the site promoter proposes no indication of methods to minimise the risk of flooding.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The majority of the wholly greenfield land. Safefield farm residential properties and agricultural buildings are present within the site however these represent a negligible opportunity to facilitate the use of previously developed land.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	The site is predominantly grade 3 agricultural land with the exception of 0.60ha.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	Due to the size of the site there is potential for open space provision and the creation of green corridors to reduce this risk and provide publicly accessible open space. This would require confirmation however from the site promoters. Development in the eastern parcel may inhibit future connectivity of ancient woodlands.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	--	
SA6	Protect sites of designated biodiversity or geodiversity significance?	-	The site proposal has the potential to impact on ecology and biodiversity. Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife Site and ancient & semi-natural woodland sit on the eastern boundary of the site. Upton Wood Ancient Woodland is north of the north western parcel. Within the south of the site Hermitage wood County Wildlife Site and ancient and semi-ancient woodland is located. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet to the size of the site there is potential for open space provision and the creation of green corridors to potentially reduce this risk and provide publicly accessible open space. This would require confirmation however from the site promoters and further evidence.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	-	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The site is situated within the Central Claylands characterised by large scale field patterns with few trees and hedgerow giving rise to a predominantly open landscape and extensive cover of ancient woodland in the north west. Regularly spaced traditional villages are also a key characteristic. The proposed site exhibits many of these key characteristics with the western parcel spanning the countryside between Upton and Alconbury Weston, and the eastern parcel bounded by and including ancient woodland. Due to the impact on these key characteristics landscape and townscape impact would be
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			significant. Residential development between Upton and Alconbury Weston would fundamentally alter the nature of the settlements creating continuous development between the two settlements. Impact on the conservation area of Alconbury Weston would also need consideration. The site can be seen clearly from many aspects and public rights of way. The scale of the site could have a significant impact on the surrounding landscape. Significant landscaping would be required and assessments to demonstrate how negative impacts could be addressed. The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. However the impact on ancient woodlands and county wildlife sites may be a significant constraint. The site promoter proposes a detailed landscape visual impact assessment to address landscape impact.
SA8	Promote actions to reduce contributions to air pollution?	-	A1 runs through the centre of the proposed site which means some of the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers. The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape, ancient woodlands setting and the nearby villages of Upton and Alconbury Weston in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	The site is close to Alconbury Weald and could present opportunities to link the eastern parcels of the proposed site to Alconbury Weald and Alconbury Enterprise Zone via active travel. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed. The western parcels (the site promoter infers this area is more suitable for residential development) are separated from the larger residential populations by the A1 and are considered a less sustainable location without significant intervention. In terms of market demand and meeting community needs the site is located predominantly within the Alconbury ward with the south eastern parcel within The Stukeleys ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows The Stukeleys as the 6th most expensive of the 26 wards and Alconbury the 18th in the district. The latter indicating lower costs are required for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates that The Stukeleys ward is the 10th most expensive for renting a 3-bedroom home and Alconbury the 12th making renting slightly less affordable than the majority of the district. Together these help to indicate that delivering new homes on this site could assist with providing additional housing, with potential to influence affordability within the area.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	Support and enhance the more deprived areas of the district?	+	The site is predominantly within the Alconbury ward with the south eastern parcel within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the Alconbury ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived) and The Stukeleys a 3. Development has potential to improve employment opportunities for residents. The eastern parcels of the site are close to Alconbury Weald and Alconbury Enterprise Zone which the site promoter proposes is more suitable for employment uses, this location would provide opportunities to link to nearby economic clusters. Public transport opportunities have been proposed which would create sustainable links to communities if implemented. Access to the A1 will assist in the operation of the site and links to nearby clusters providing opportunities for business expansion and investment. There are no proposals for other services such as health and community centre infrastructure. Proposals for other services such as health, schools and community centre infrastructure are proposed but no land has currently been identified for these. The site promoter proposes 3,000 homes which would require the provision of primary schools and social and community infrastructure would be required due to the size of the site.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	Contribute to regeneration activities?		The site would not contribute to regeneration activities being wholly greenfield land. The site is a strategic scale residential and employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up
	Enhance and diversify economic opportunities with the district?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			to 3,000 homes and believes a suitable location for employment floorspace to be within the western parcels of the site however capacity and floorspace for this has not been quantified. The scale of employment here could support significant high and/or low density employment in the district help to enhance and diversify economic opportunities in the district. Proposed commercial uses include, employment, retail and logistics/distribution.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	Public rights of way traverse the site. wo public rights of way cross the parcel and can be accessed from Upton at Main Street (heading towards Alconbury Hill) and from Pig Market End (heading towards Alconbury Weston). In the north western parcel a public right of way runs along/within the western edge. Within the north eastern parcel two public rights of way are present within the site one traversing the site and one linking towards Hermitage Wood. One public right of way within the site heads west to east towards hermitage wood and the northern edge of Alconbury Airfield and Enterprise Zone. The site has the potential to incorporate these to provide active travel links to nearby settlements such as Upton, Alconbury Weston, Alconbury and Alconbury Weald. Connection opportunities between the eastern and western parcels of land (separated by the A1) are unknown and would require further investigation to understand the achievability of this. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	++	The site is a strategic scale site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter not indicated the potential commercial floorspace potential, but does outline uses such as employment, retail and logistics/distribution. This could support significant high and/or low density employment opportunities in the district and help to enhance and diversify economic opportunities in the district. The site promoter notes that the eastern parcels would be more suitable for commercial uses and are well located being in proximity to Alconbury Weald and Alconbury Enterprise Zone. The north western parcel relates well to existing employment use and could provide opportunity for local business expansion The scale of the site has the potential to support indigenous companies due to the proximity to existing industry in Alconbury Weald and Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. No tourism opportunities have been proposed.
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon.
SA15	Strengthen a local sense of place?	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Disruption or disturbance to ancient woodlands, scheduled monument and the setting of the villages of Upton and
	Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Alconbury Weston (which has a conservation area) could impact on the sense of place. A landscape assessment would be required. It is unclear currently whether this could be achieved. The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. Integration could be achieved after the completion of the Enterprise Zone. However integration of the north and south eastern parcels of land may be unachievable do to the dissection of the sites by a public footpath. The north western parcel relates well to existing employment use and could provide opportunity for local business expansion. However the eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure. The site has strong connections to the strategic road network (A1) which would assist in the daily operation of the site. Significant masterplanning would be required to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts of Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	Within the south of the north eastern parcel lies Hermitage wood County Wildlife Site and Ancient and semi-ancient woodland (approximately 12.50ha), the site also includes a Scheduled

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Monument. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

Summary of SA

The Safefield Farm, North West of Alconbury Airfield proposal is located on predominantly greenfield agricultural land. The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. The site promoter proposes around 3,000 homes and an undetermined amount of commercial floorspace including employment, retail and logistics/distribution on 267.55ha. The site is open countryside and the reuse of previously developed land is negligible. The site is predominantly grade 3 agricultural land with the exception of 0.60ha. The site is not constrained by fluvial flood risk some surface water flood risk is present, mitigation would be required.

The proposal presents little opportunity to reduce greenhouse gas emissions or to provide enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants. It is however of a size that could facilitate these aims including enhancing connectivity of sites. Average house prices in the ward area indicate opportunity to provide additional housing to influence affordability. However if developed the western parcels may not provide a sustainable location for development without significant intervention. Development would require substantial supporting community infrastructure and services to support the new community.

The site has potential to improve employment opportunities for residents. The eastern parcels of the site are close to Alconbury Weald and Alconbury Enterprise Zone and Crossways Distribution Centre which the site promoter proposes is more suitable for employment uses, this location would provide opportunities to link to nearby economic clusters. Integration could be achieved after the completion of the Enterprise Zone. The north western parcel relates well to existing employment use and could provide opportunity for local business expansion. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond and link to a proposed guided busway extension and railway station however further confirmation would be required. These could provide sustainable links to other communities if implemented. Opportunities are also present for enhancing active travel linkages however these are also unconfirmed.

The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Disruption or disturbance to ancient woodlands, scheduled monument and the setting of the villages of Upton and Alconbury Weston (which has a conservation area) could impact on the sense of place. A landscape assessment would be required. It is unclear currently whether this could be achieved. The site proposal has the potential to impact on ecology

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and biodiversity and scheduled monument an increase in footfall could detrimentally impact this and Bevill's Wood, Hill Wood and Long Coppice', Upton Wood and Hermitage Wood ancient & semi-natural woodlands and County Wildlife sites. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. However integration of the north and south eastern parcels of land may be unachievable do to the dissection of the sites by a public footpath. The eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure. The site has strong connections to the strategic road network (A1) which would assist in the daily operation of the site.

Significant masterplanning would be required to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts of Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel

A1 runs through the centre of the proposed site which means some of the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers.

The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape, ancient woodlands setting and the nearby villages of Upton and Alconbury Weston in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations The site is not impacted by an air quality management area.
	Not contain, and be at least 200m from an air quality management area?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is wholly greenfield with no built structures to clear prior to development.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?		The site is nearby to Alconbury water recycling area which may need upgrading to accommodate growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on approximately 4% of the site, high on 2.5% and low on 10.4%, focussed predominantly on the northern edge..
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land and classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter proposes 15 homes and 15 custom and self-build plots. The site is of a size that will contribute to the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m of a bus service rated E- on the place based carbon calculator meaning there is a below average service. A public right of way runs along the western edge within the site (which can be accessed from the High Street in the village)
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site solely proposes residential use
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained. The site is located such that it has the potential to effectively masterplanned into the existing community, however this would be completely reliant on safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents. Incorporation of the public right of way should be included to facilitate active travel opportunities.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets in the immediate vicinity of the site.

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Summary of SA

The site is not constrained by fluvial flood risk some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land and as such does not prioritise the development of previously developed land. The site is of a size that will contribute to the housing needs of the district.

The site beyond 800m local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre. It is not within an accessible distance of a primary school. The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities. The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment opportunities. A below average frequency bus stop is located within 800m meaning public transport is limited at best. the site frontage. The site is beyond 5km of a railway station. The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network. The site is sufficiently remote from all of the designated nature assets and has limited potential to improve the strategic habitat network. There are no designated heritage assets within or in proximity to the site.

The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained. The site is located such that it has the potential to effectively masterplanned into the existing community, however this would be completely reliant on safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents. Incorporation of the public right of way should be included to facilitate active travel opportunities.

Updates after initial appraisal

Northern Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located approximately 1.2km north of Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, there is minimal surface water flood risk. Approximately 0.8% of the site is at medium risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site proposes 400 homes and has capacity for natural, green and open spaces within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland but is sufficiently remote from all of the other designated nature assets. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity. The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site sits south of Crossways Distribution Centre employment area and north of Alconbury Weald and Alconbury Enterprise Zone forming part of a green break between the two. The green break extends east and is characterised by concentrations of ancient woodland. The development has the ability to fundamentally impact on the significance of the wider landscape including the potential of increased footfall from its proposed residential use that could detrimentally impact upon the ecology and biodiversity of these valued ancient woodlands. Hermitage Wood bounds the eastern boundary of the site which would be most immediately affected, which also includes a Scheduled Monument. The site therefore has a greater relationship to the open countryside than the nearby uses. The density of the site is very low.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The western edge of the site is within 50m of the A1 and abuts the B1043 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site sits south of Crossways Distribution Centre employment area and approximately 500m north of Alconbury Enterprise Zone which may cause light, noise and or visual pollution to future residents. Hermitage Wood County Wildlife site and ancient woodland sits on the eastern boundary. The site proposal has been submitted for 400 homes that could impact the woodlands in terms of light and noise, with the potential to detrimentally impact existing habitats and species and visual setting.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes 400 homes which has the potential to support a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre and beyond 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	--	The site is beyond 1.5km from a primary school and is of insufficient capacity for providing a school on site
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from any cultural and leisure facilities.
SA11	Facilitate access to a range of employment opportunities?	++	The site is adjacent to Crossways Distribution Centre and is approximately 500m from Alconbury Weald Enterprise Zone.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no broadband data available in the vicinity of the site but nearby commercial properties to the north and west benefit from ultrafast broadband.
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m of a bus service rated D+ on the Place based Carbon Calculator meaning there is a regular service. The site is approximately 400m south of a public footpath along the B1043.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal mentions the potential for some supporting infrastructure, however quantum and use has not been identified. The site is not of a size that would impact upon or detract people from existing town, local or village centres.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands. The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community without

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.,
SA16	Impact on any heritage assets or their settings?	-	Hermitage Wood lies to the west which includes a scheduled monument, the site has the potential to detrimentally impact this heritage asset as a result of increased footfall from new residents.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site proposes 400 homes which has the potential to support a wide range of types, sizes and tenures. The site is beyond 5km of a town centre, and beyond 800m of a local convenience store, primary school and culture and leisure facilities. The site is adjacent to Crossways Distribution Centre and is approximately 500m from Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site within 800m of a slightly below average frequency bus stop meaning that there is some access to public transport. The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site proposes 400 homes and has capacity for natural, green and open spaces within the site. The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland but is sufficiently remote from all of the other designated nature assets. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity and nearby concentrations of ancient woodland.

The proximity of the site to the A1, B1043, Crossways Distribution Centre and Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation.

The site proposal could also impact the woodlands in terms of light and noise, with the potential to detrimentally impact existing habitats and species.

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The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically . The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located north of Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, some surface water flood risk is present. Approximately 4% of the site is at medium surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is predominantly classified as grade 3 agricultural land, part of the eastern portion of the site is classified as non agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site proposes 840 homes and has capacity for natural, green and open space integrated within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site adjoins to Hermitage Wood to the west which is a County Wildlife Site and ancient woodland but is sufficiently remote from all of the other designated nature assets. Increased footfall as a result of new development has the potential to impact the site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site sits immediately north and west of north of Alconbury Weald and Alconbury Enterprise Zone extending into the wider countryside. The area is characterised by concentrations of ancient woodland. The development has the ability to fundamentally impact on the significance of the wider landscape including the potential of increased footfall from its proposed residential use that could detrimentally impact upon the ecology and biodiversity of these valued ancient woodlands.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Hermitage Wood bounds the eastern boundary of the site which would be most immediately affected, which also includes a Scheduled Monument. The site therefore has a greater relationship to the open countryside than the nearby uses. The density of the site is very low.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is immediately north of Alconbury Enterprise Zone which has the potential to cause light, noise, odour and visual pollution to future occupants. The site is of a size that has the potential to cause light, noise and visual pollution on Hermitage Wood County Wildlife Site and ancient woodland (which also includes a Scheduled Monument). The site proposal has been submitted for 840 homes with the potential to detrimentally impact existing habitats and species and setting.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for 840 homes which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m of a local convenience store, 2.5km from a freestanding supermarket and 5km of a town centre.
	Minimise the distance people need to travel to access education facilities?		The site is remote from a village or town based primary school and has insufficient capacity to provide a school on site. Improved access to a primary school could be achieved upon successful integration into Alconbury Weald.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of cultural and leisure facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?		The site is within 1.5km of Crossways Distribution Centre and adjacent to Alconbury Weald Enterprise Zone where there are multiple concentrations of employment. The site has standard broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?		The site is remote from a bus service and train station. From east to west, there is a public right of way that runs through the middle of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands and scheduled monument. The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of the wider countryside. Due to current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access. it is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development Until development at Alconbury Weald / Alconbury Enterprise Zone development has made substantial progress and access is agreed it is unclear whether development could be achieved.
SA16	Impact on any heritage assets or their settings?	-	Hermitage Wood lies to the west which includes a scheduled monument, the site has the potential to detrimentally impact this heritage asset as a result of increased footfall from new residents.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is predominantly classified as grade 3 agricultural land, part of the eastern portion of the site is classified as non agricultural land.

The site proposes 840 homes which has the potential to support a wide range of types, sizes and tenures. The site is beyond 800m of a local convenience store, 2.5km from a freestanding supermarket and 5km of a town centre and beyond 800m of culture and leisure facilities. The site is remote from primary school and has insufficient capacity to provide a school on site. Improved access to a primary school could be achieved upon successful integration into Alconbury Weald. The site within 1.5km of Crossways Distribution Centre and adjacent to Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site is remote from a bus service and train station.

The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site proposes 840 homes and has capacity for natural, green and open spaces within the site. It has limited capacity to enhance the existing blue or green infrastructure network. The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland and includes a scheduled monument. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity and heritage and nearby concentrations of ancient woodland.

The proximity Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site proposal could also impact the woodlands in terms of light and noise and visual pollution.

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The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands and scheduled monument. The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of the wider countryside. Due to current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access. It is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development. Until development at Alconbury Weald / Alconbury Enterprise Zone development has made substantial progress and access is agreed it is unclear whether development could be achieved.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with some surface water flood risk.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	According to Natural England's Green Infrastructure mapping, the site has limited access to natural green space and potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the south west of Alconbury Weston north of Buckworth Road. It does not adjoin any built development and is physically detached from the main built form of the village. Its south eastern edge adjoins another site promoted for development (Alconbury Weston 1). The site relates more closely to the countryside than to the settlement. Established hedgrows and vegetation run along all of its edges enclosing the site and largely screen it from the wider landscape. The site in isolation is likely to result in greater landscape impact and unlikely to be supported due to its detachment from the main built form.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is about 1km west of the A1, and therefore the site could be exposed to some enhanced noise and air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is over 800m of culture and leisure facilities located within Alconbury Weston.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			A pavement will need to be created to join the site along the site frontage on Buckworth Road. A public right of way runs through the site which connects the site with Buckworth Road and the village.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site could not be effectively masterplanned to ensure integration with the existing place and community due to its detachment from the built form. Even if the adjoining site (Alconbury Weston 1) were developed, the site would have a limited physical relationship with the village.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

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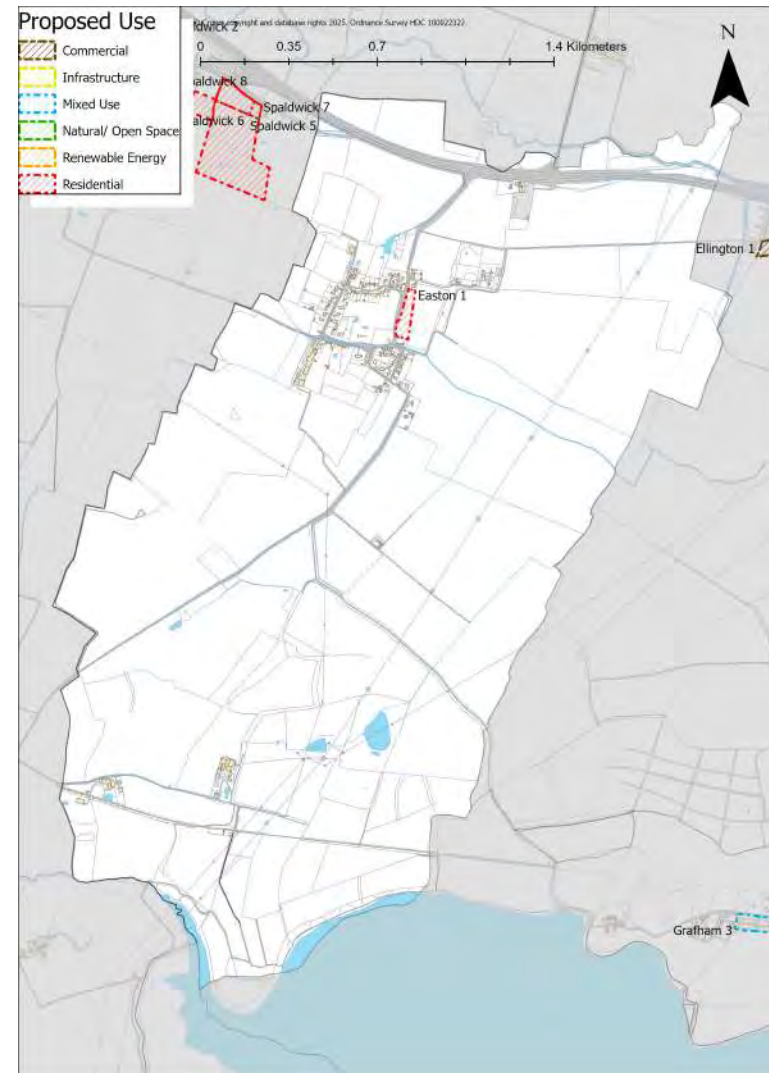
Updates after initial appraisal

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Easton

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

- Easton 1: Land East of Easton Road, Easton



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Easton 1: Land East of Easton Road, Easton

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

Kings Ripton

- 3.13** A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:
- Kings Ripton 1: Land at Manor Farm, Kings Ripton

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Kings Ripton 1: Land at Manor Farm, Kings Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield and would therefore not involve the reuse and recycling of building and materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is not impacted by flood risk when considering the effects of climate change.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in flood zone 1 with no recorded risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is wholly grade 2 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural green space according to Natural England's standards and has limited capacity to enhance or improve linkages to the strategic green and blue infrastructure network

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is not within an area of strategic focus for green infrastructure.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated on the southern edge of Kings Ripton which is a small village north east of Huntingdon. Agricultural land adjoins the site to the east, south and beyond Ramsey Road to the west. It therefore has a close relationship with the countryside. That said, the proposal does have some relationship with the built form of Kings Ripton, adjoining a residential plot to the north, a relatively large agricultural building immediately to the south west and residential plots immediately opposite the site frontage onto Ramsey Road. The proposal is exposed to easterly views with the existing eastern boundary being completely open with public right of way approximately 160m to the east. Development limited to the western side of the site could better integrate the proposal with the built form and limit the adverse impact to the landscape. Kings Ripton Conservation Area and a listed building are located to the west of the site and it is therefore important the form and character of these designated heritage assets are protected. A capacity of 10 homes on a site of 0.53 ha is considered low density but could support frontage development which would align with the street pattern along Ramsey Road.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is not of a scale to cause substantial pollution and is situated in an area that is distant from major sources of pollution.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site will help meet national governments aspirations of promoting residential development on plots less than a hectare that would be suitable for SME builders.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	--	The site is remote from a town centre and a local convenience store. However, a supermarket, located north of Huntingdon, is approximately 3km from the site.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	There is no primary school in close proximity to the site. The site is within 800m of Church of St Peter and The Stables Kings Ripton pub
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment including established employment areas north of Huntingdon, namely St Peters Road, Stukeley Meadows and Ermine Street. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is within 800m from a bus service rated F- on the place based carbon calculator ranking as a highly infrequent service. A pavement would need to be created to connect the site with a footpath along Ramsey Road. There is a public right of way to the east which is in close proximity to the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site has been put forward for residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be integrated into the existing place and community subject to effective masterplanning. Substantial landscape buffering along the eastern boundary and development limited to the western side of the site would help integrate the site with the surrounding townscape and landscape. It is also important the setting of the designated heritage assets immediately opposite the frontage is protected.
SA16	Impact on any heritage assets or their settings?	-	The site is in close proximity to a listed building and Kings Ripton Conservation Area which could be adversely impacted by the proposal.

Summary of SA

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

Updates after initial appraisal

Northern Central Huntingdonshire Sustainability Appraisal

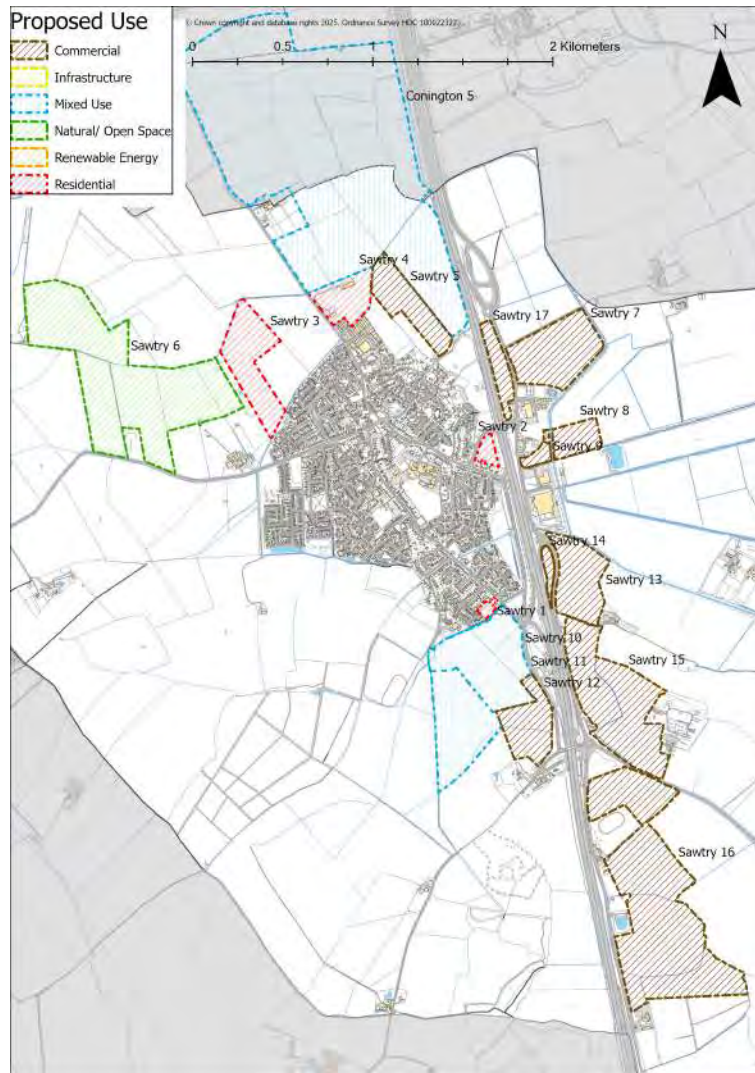
Sawtry

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

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

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

Northern Central Huntingdonshire Sustainability Appraisal



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Sawtry 1: Green End Field, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Updates to the Level 2 SFRA show that 65% of the site is in flood zone 2, 31% in flood zone 1 and 4% in flood zone 3a and also constrained by surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is wholly classified as urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. However, it does adjoin to the 'Local Standard' to the west and therefore is marginally beyond 300m from 2 ha of natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Aversley Wood SSSI but is sufficiently remote from other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site sits on Green End road on the southern edge of Sawtry. The site is surrounded on three sides by housing relating well to the existing settlement. The southern aspect looks out into open countryside. The size of the development (5 to 10 homes) is such that it would not have a significant impact on the landscape, but would require some mitigation to allow transition from residential development to the countryside.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is in proximity to the A1 to the east but is screened by existing residential properties and trees.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 5 to 10 market and/or affordable or custom and self build homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Sawtry Junior Academy Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of Sawtry Community Centre, CARESCO Centre, The Bell public house, a public park and allotments.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2km from Old Great North Road Industrial Estate and 1.8km from Brookside Industrial Estate.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but there is a bus stop located along the site frontage on Green End Road rated D+.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement adjoining the site frontage
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is in a location that could be effectively masterplanned to become part of the existing place and community. The site is surrounded by residential properties on three sides providing the opportunity for infill development. The site is greenfield land so offers no opportunity to redevelop previously developed land.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site

Summary of SA

The site is not constrained by fluvial flood risk and approximately 37% of the site is at medium risk of surface water flood risk. The site is wholly greenfield and classified as urban land meaning development will not impact on the best and most versatile agricultural land. The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site is within 800m of a local convenience store, community centre, CARESCO centre, pub, public park and allotments, meaning local services and facilities would be accessible to future residents. Sawtry Junior Academy is within 1km. The site is approximately 2km from Old Great North Road Industrial Estate and 1.8km from Brookside Industrial Estate which could provide employment opportunities. A below average frequency bus stop is located on the site frontage. The site is just beyond 300m from 2 ha of natural green space (Natural England's 'Access to Greenspace Standards'). The site is within 1km of Aversley Wood SSSI but is sufficiently remote from other designated nature assets. There are no designated heritage assets within or in close proximity to the site. The site is in a location that could be effectively masterplanned to become part of the existing place and community as it is surrounded by residential properties on three sides providing the opportunity for infill development. The size of the development (5 to 10 homes) is such that it would not have a significant impact on the landscape, but would require some mitigation to allow transition from residential development to the countryside.

Updates after initial appraisal

The status of the site has been revised as a result of the Level 2 Strategic Flood Risk Assessment which concluded that "This site should not be developed for more vulnerable purposes and be left for agricultural use or as open green space." These 'more vulnerable' uses include residential dwellings as set out in Annex 3 of the NPPF and therefore the site is no longer considered appropriate for development. This is as a result of the updated mapping showing that 65% of the site is in flood zone 2, 31% in flood zone 1 and 4% in flood zone 3a and also constrained by surface water flood risk. This means the site now scores very negatively against this objective.

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Sawtry 2: Land at St Andrews Way, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial or medium surface water flood risk, low risk surface water flooding covers 9.6% of the site (0.13ha).
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is a mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds)
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located on St Andrews Way, residential back gardens sit to the south of the site and to the west, the latter of which are heavily screened meaning the relationship with the existing townscape is limited. The site provides a countryside feel to it, providing a green barrier between St Andrews Road and the A1. It has little relationship to the residential area of the village. Trees and hedgerow surround the site which will have significant biodiversity and ecological value and require retention so as not to cause detrimental impact. The site is not openly visible from within village or the wider landscape. The hedgerow along the western boundary contributes to the green character of the approach to the village from the north, which if lost would cause a detrimental impact. The site promoter proposes very low density development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is not of a scale likely to cause substantial pollution, however the A1 bounds the eastern boundary and St Andrews Way crosses the A1 and which is elevated above ground level north of the site before gradually sloping as it continues south. The proximity to the A1, although screened and bounded by extensive tree line could present noise and air pollution for potential residents. Likewise the elevated roadway to the north could also present, noise air and light pollution challenges.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 40 market and affordable homes and possible custom and self build homes. The site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1.1km from Sawtry Junior Academy Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of several culture and leisure facilities including Sawtry Community Centre, CARESCO Centre, The Old School Hall, All Saints Church, playing fields and Grey Stones public house.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 800m from Old Great North Road Industrial Estate and 1km from Brookside Industrial Estate. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train service but is within 200m from a bus service rated D+ on the Place Based Carbon Calculator. There is a pavement adjoining the site frontage on St Andrews Way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site has little relationship to the residential area of the village. The A1 bounds the eastern boundary meaning that noise disturbance and air quality would be a significant issue to future residents. St Andrews Way crosses the A1 and is elevated above ground level north of the site which could exacerbate these issues and cause additional light pollution into the site. St Andrew's Way is a sweeping bend with fast moving traffic safety of access and exit to and from the site is a significant issue. Due to the presence of the A1 and St Andrew's Way flyover it is not considered that high quality development could be achieved.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial or medium surface flood, some low risk surface water is present. The site is wholly greenfield and a mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds). The site is of a size that could contribute to the housing needs of the district.

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The site is within 800m of a local convenience store, several culture and leisure facilities including Sawtry Community Centre, CARESCO Centre, The Old School Hall, a Church, playing fields and Public House meaning local services and facilities would be accessible to future residents. The site is approximately 1.1km from a primary school. The site is approximately 800m from Old Great North Road Industrial Estate and 1km from Brookside Industrial Estate which could provide employment opportunities. The site is with 200m of a below average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site has little relationship with the existing townscape and provides a countryside feel, contributing to the approach to the village which if lost would cause a detrimental impact. The site acts as a green barrier between St Andrews Road and the A1.

Noise disturbance, air quality and light pollution would be a significant issue to future residents as a result of the A1 and St Andrew's which is elevated above ground level north of the site. Safety of access and exit to the site would require mitigation as St Andrew's Way is a sweeping bend with fast moving traffic.

Due to the presence of the A1 and St Andrew's Way flyover it is not considered that high quality development could be achieved.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	Nearly all of the site is within flood zone 1 (99.6% equating to 12.43ha), with approximately 0.4% of the site (0.05ha) within flood zone 3b. 3.64% of the site (0.24ha) is at risk from medium surface water flood risk.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does have capacity for 300 homes with 1.5ha of natural green or open space included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site currently does not relate well to the existing settlement, the site is isolated from residential development to the south by Sawtry Brook and east and west by open countryside, with no means of

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			access. The site forms part of the edge of settlement countryside setting to the village, development of which would have a significant impact which would require strategic landscaping. However, to the east outline planning permission has been granted for 340 dwellings. If access could be achieved from this site and the site were built out, there is a potential that the site would then relate well to residential development in Sawtry. The site promoter proposes low density development of 300 homes.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes 300 residential units which means it is of a size that could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	* The site is approximately 500m from The Coop local convenience store. The site is within Sawtry Village where there is a primary school. Outline permission for the adjoining site includes a primary school but the scoring, consistent with the methodology, is based on existing facilities. The site is beyond 800 from cultural and leisure facilities within Sawtry.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 500m of Brookside Industrial Estate and 2km from Old Great North Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator. There is a public right of right that runs along the north eastern boundary of the site
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. Access to the site is a significant constraint at present with no direct link to road infrastructure. This situation may change if development is completed to the east and access could be achieved from this site.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

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Summary of SA

The majority of the site is within flood zone 1, however 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site is of a size that could include a wide range of types, sizes and tenures.

The site is approximately 500m from a local convenience store, is within Sawtry Village where there is a primary school; an unimplemented site to the east plans for provision of a primary school, however the site to date remains undeveloped. The site is removed from other local services and facilities and beyond 800m of cultural and leisure facilities. The site is within 500m of Old Great North Road Industrial Estate and 2km from Brookside Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site has little relationship with the existing townscape and is more related to the countryside. It is isolated from the main residential area of Sawtry by open countryside and Sawtry Brook. Development on the site would have a significant landscape impact which would require strategic landscaping to transition to the open countryside. Access to the site is a significant constraint. An approved application for homes to the west of the site could change the sites potential in the future.

***Evidence submitted by the site promoter notes that the primary access route to the site for vehicles could be from the neighbouring site (which is yet to be built) which fronts onto Glatton Road and therefore the measurements for site's sustainability appraisal have been set from the site's eastern boundary.**

Updates after initial appraisal

Northern Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with agricultural buildings on site meaning that reuse of materials or buildings would be minimal at best.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 83% (5.66ha) of the site is within flood zone 1 with flood zone 2 and 3 also present, approximately 18% (0.31ha) is at medium risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land, there are two agricultural buildings on the site. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site forms part of the wider open countryside to the north. The southern boundary is screened from but abuts Brookside Industrial Estate. Buildings and hedgerow create a landscape barrier between this and the site. The site forms part of the countryside approach to Sawtry as it is exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry. The site promoter proposes 190 homes.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes 190 residential units which means it is of a size that could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is approximately 100m from The Coop convenience store. The site is within Sawtry where there is a primary school. The site is within 800m of Sawtry Methodist Church and Greystones pub but is beyond 800m from the other cultural and leisure facilities within Sawtry.
	Minimise the distance people need to travel to access education facilities?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	++	The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on The Place Based Carbon Calculator. The site is approximately 140m from a public footpath on Glatton Road.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land, there are two agricultural buildings on the site meaning that reuse of materials or buildings would be minimal at best. The site is of a size that could include a wide range of types, sizes and tenures.

The site is approximately 100m from a local convenience store, is within Sawtry Village where there is a primary school and within 800m of a church and pub, it is beyond 800m from the other cultural and leisure facilities. The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from the designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site forms part of the wider open countryside to the north and is screened from Brookside Industrial Estate. The site forms part of the countryside approach to Sawtry exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Northern Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 9% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The majority of the site (91% equivalent to 8.4ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 9% (0.8ha) is at medium risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has limited capacity to improve the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site forms part of the countryside approach to Sawtry as it is exposed in both the wider local landscape and can be seen in longer distance views. The site can also be seen clearly from Tort Hill, a narrow lane which extends along the southern boundary of the site transitioning the village from residential area to countryside. Significant landscaping would be required to mitigate the impact of development. The site has little relationship to the residential area and would have to be accessed from Tort Hill which would affect the form and character of this edge of settlement residential area which is characterised by a narrow lane and extremely low density detached housing. The site promoter proposes 25,000 sqm of employment and logistics, significant travel increases in this area could impact upon the village as heavy goods vehicles would be required to travel though the village to access the A1
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site promoter proposes employment and logistics and distribution on site as such the site could cause light, noise, odour, air or visual pollution dependent on the final use.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	The site is for non-residential uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of The Coop local convenience store, accessible via a public right of way traversing the north western edge of the site.
	Minimise the distance people need to travel to access education facilities?	+	The site is within Sawtry where there is a primary school
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Sawtry Methodist Church and Greystones public house but is beyond 800m from the other cultural and leisure facilities within Sawtry.
SA11	Facilitate access to a range of employment opportunities?	+	The site will provide 2.5 ha of employment land and is adjacent to Brookside Industrial Estate. The site could provide additional employment opportunities and opportunities for expansion. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	Using the public right of way that runs along the north western edge of the site, it is within 800m of a bus service rated C on the Place Based Carbon Calculator. There is a public right of way traversing the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	+	The site promoter proposes up to 25,000sqm of employment and logistics and distribution on site. This would support a mix of new high and low density employment within the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The proposed use of the site (employment/logistics) and the access required off Tort Hill means that it would be extremely difficult effectively masterplan the site in a manner that could integrate the site with the existing low density residential development. Excessive transport movements of large goods vehicles would cause significant safety issues to existing residents.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land meaning that there are no opportunities for redevelopment or reuse of previously developed land. The proposed use of the site could support a mix of new high and low density employment for the district.

The site is approximately 800m from a local convenience store, is within Sawtry Village where there is a primary school and within 800m of a church and public house, it is beyond 800m from the other cultural and leisure facilities. The site will provide 2.5 ha of employment land and is adjacent to Brookside Industrial Estate which could provide additional employment opportunities and opportunities for expansion. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from the designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

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The site forms part of the countryside approach to Sawtry, exposed in both the wider local landscape and can be seen in longer distance views. Significant landscaping would be required to mitigate the impact of development. The site has little relationship to the residential area. The proposed use of the site and the access required off Tort Hill means that it would be extremely difficult effectively masterplan the site in a manner that could integrate the site with the existing low density residential development affecting the form and character of the area. Excessive transport movements of large goods vehicles would cause significant safety issues to existing residents and increase heavy goods traffic through the village to access the A1.

Updates after initial appraisal

Sawtry 6: Glebe Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is for biodiversity net gain.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	Sites for biodiversity net gain can contribute to addressing climate change and biodiversity, through planting and habitat restoration.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood). Sites for biodiversity net gain can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is for biodiversity net gain and therefore would not to require input in the form of waste water infrastructure. The site is not constrained by fluvial flood risk, medium surface water flood risk is present on 0.84% (0.30ha) of the site. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk.
SA4	Prioritise development of previously developed land?	N	The site is proposed solely for biodiversity net gain opportunities.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site proposes 48 ha of Biodiversity Net Gain and therefore has direct opportunities to enhance the green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is proposed solely for BNG and therefore would not adversely impact designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas but the scope and nature of the proposal could offer improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Due to the proposed use of the site it the site would have a positive impact on the landscape ecology. It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration. The proposed use of the site for biodiversity net gain would be considered complimentary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is proposed solely for biodiversity net gain and as such would not impact on light, noise, odour or visual pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non residential use
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	Be in a location with high quality digital infrastructure?	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is a public right of way that runs along the site frontage on Gidding Road and the proposal could provide opportunities to integrate active travel infrastructure for work and leisure purposes.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	Due to the proposed use of the site would have a positive impact on the surrounding landscape and ecology.
SA16	Impact on any heritage assets or their settings?	+	There are no heritage assets within or in close proximity to the site.

Summary of SA

The site is for Biodiversity Net Gain opportunities. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk. The proposed use of the site would have a positive impact on the surrounding landscape and ecology. It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration. There is a public right of way that runs along the site frontage on Gidding Road and the proposal could provide opportunities to integrate active travel infrastructure for work and leisure purposes. There are no heritage assets within or in close proximity to the site.

Northern Central Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Sawtry 7: Land at Little Common Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 1.5% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 98.6% of the site (14.35ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 1.2% (0.11ha) is at medium risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. Just over half of the site is grade 3 agricultural land and the remaining land is grade 2
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?			The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++		The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-		The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	-	The site is separated from the main village of Sawtry by the A1 and sits within the open countryside. The proposed use is exposed in the wider landscape setting and would require landscape mitigation. The southern boundary immediately adjoins a cemetery and allocated extension as set out in the Sawtry Village Neighbourhood Plan. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area. The site proposals suggest a number of uses including employment, commercial leisure uses, renewable energy and transport/lorry parking, the impact of which on the countryside setting would vary dependent on the final use, with renewable energy having a lesser impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	-	The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution. Renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N		The site proposes commercial or infrastructure uses on the site and would therefore not contribute to housing needs.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-		The site is approximately 1.2km from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?	+		The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N		The site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate and will also provide a substantial (14.56ha) amount of employment land. There is standard broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	—	
SA12	Benefit from access to public transport infrastructure?	-	The site is approximately 1.1km from a bus service rated C on the Place Based Carbon Calculator. It is beyond 5km from a train station. Potential access to the site could be achieved from B1043 which has a pavement.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter proposes a number of potential uses on the site. Proposals for employment and commercial leisure uses would support high and low density employment within the district. Whereas parking/lorry parking would assist with the logistics industry.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area meaning that site is in a location which has the potential to be effectively masterplanned into and compliment the existing cluster. Access to the A1 nearby would also assist with this.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Masterplanning of the site would require careful consideration of the impact on the cemetery to the south, although development in this area provides some evidence that this could be achieved, however this may be dependent on the final use.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site but it does adjoin to a graveyard to the south where the Tombstones Grave Yard, a grade II listed building, is located which could be adversely impacted by the development.

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and just over half of the site is grade 3 agricultural land and the remaining land is grade 2 meaning that there are no opportunities for redevelopment or reuse of previously developed land. The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy, dependent on the final use it has the potential to support high or low density employment within the district, proposals for parking/lorry parking would assist with the logistics industry.

The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site will provide 14.56ha of employment land is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses. The site is within 1.1km of an average frequency bus stop. The site is remote from nature designations and natural green space using Natural England's 'Access to Greenspace Standards'.

The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use, renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area. The site is near the A1 which could cause noise odour or visual pollution. The site is exposed in the wider landscape setting and would require landscape mitigation. Proposed uses could impact on the tranquillity and setting of the cemetery and nearby a listed building, however, heavy screening through planting to could minimise the impact of the conflicting uses. The site is well placed near to other employment and industrial uses and access to the A1 means that the site has the potential to be effectively masterplanned into and compliment the existing cluster.

Northern Central Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry

3.16 As identified in the LAA the site is not suitable for development due to significant constraints such as the Middle Level Catchwater Drain and the land's status as a Neighbourhood Plan allocation for sports and recreational uses. The western parcel of this site has been assessed separately as Sawtry 9 - Land North of Black Horse Industrial Estate (smaller site), Sawtry.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 4% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The 96.6% of the site (1.30ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 5.7% (0.0.4ha) is at medium risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m from 0.5ha of natural greenspace according to Natural England's 'Access to Natural Greenspace Standards'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site proposals include with employment or commercial leisure uses such as hotels, gyms, cinemas etc. It relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north. The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained. The proposed density of the site has not been provided.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site has been put forward for a number of uses including employment and commercial leisure uses such as hotels, gyms or cinemas. The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise,

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			odour or visual pollution will be dependent on the final use and would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site proposes employment and commercial leisure uses on the site and would therefore not contribute to housing needs.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is approximately 1.2km from a local convenience store. It is beyond 2.5km from a freestanding supermarket and 5km from a town centre. The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1. The site adjoins to a pavilion but is beyond 800m from other culture and leisure facilities within Sawtry.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	++	The site adjoins to Old Great North Road industrial estate to the south and is proposed for commercial leisure or employment use. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	The site is within 800m from a bus service rated D+ on the Place-based Carbon Calculator. There is a pavement adjoining the site frontage on Old North Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes a number of potential uses on the site. Proposals for employment and commercial leisure uses would support high and low density employment within the district. The site is north of Old Great North Industrial Estate, which could provide opportunities for business expansion.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The site promoter proposes potential for commercial leisure uses which could support the village and local community by providing additional sport or leisure facilities, however the site is removed from the main centre and separated by the A1 potentially shifting the local offer away from the village centre.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north. As such it has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network. Some mitigation may be required to integrate the development with nearby residential units.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

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Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site has been put forward for a number of potential uses including employment and commercial leisure uses such as hotels, gyms, cinemas etc, dependent on the final use it has the potential to support high or low density employment. The site is distant from a local convenience store, freestanding supermarket and a town centre. The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site adjoins to Old Great North Road Industrial Estate to the south and is proposed for commercial leisure or employment use which could provide additional employment opportunities and expansion of the existing estate. The site is within 800m of a slightly below average frequency bus stop. The site is remote from nature designations and within 200m from 0.5ha of natural greenspace using Natural England's 'Access to Greenspace Standards'. The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use and would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact. The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors, a nursery and some residential properties to the north. The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained. It has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The 98.9% of the site (34.28ha) is within flood zone 1, with flood zone 3 also present, approximately 5.4% (0.66ha) is at medium risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site has capacity for up to 500 dwellings with 18ha of open space included within the site and the northern edge of the site is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is outside Natural Cambridgeshire's Green infrastructure network but has proposed 18 ha of open space. Therefore, it may contribute to improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is south of the residential area of Sawtry and located within open countryside. It is bounded by Toll Bar Way and St Judith's Lane where it is highly exposed within the wider landscape. The site would form a significant extension to the village of Sawtry, but is well related to the settlement and services and facilities. The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 150m away from the A1 which sits to the east of the site. Toll Bar Way and associated roundabout to access the A1 are on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site proposes up to 500 dwellings which could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of The Old Post Office convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1.4km from Sawtry Junior Academy primary school. The site proposal identifies potential for a primary school but provides no capacity.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is with 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based carbon Calculator There is a pavement immediately opposite the site along the site frontage
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	+	The proposal includes potential commercial leisure uses which could support high low density employment for the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal supports the provision of additional retail and commercial leisure uses (although floorspace is not confirmed), schools, community centre and health centre which could support the community.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. Strategic landscaping would be required to ensure a transition from residential to countryside location. The site has access to the A1. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Summary of SA

The majority of the site is within flood zone 1, however zones 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and predominantly grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha). The site proposes up to 500 dwellings which could include a wide range of types, sizes and tenures.

The site is within 800m of a local convenience store, pub, public park and allotments, meaning some local services and facilities would be accessible to future residents. Sawtry Junior Academy is within 1.4km. The site proposal identifies potential for retail, school, community centre uses however no capacity or certainty of delivery is provided. The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate providing some access to employment opportunities. The site is within 800m of an average frequency bus stop. The site is outside Natural Cambridgeshire's Green infrastructure network but has proposed

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18 ha of open space, which may contribute to improvements in habitat connectivity. It is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'. The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. There are no designated heritage assets within or in close proximity to the site.

The site would form a significant extension to the village of Sawtry, but is well related to the settlement and services and facilities. Due to the proximity to the A1 some of the site could be subject to noise, odour or visual pollution. The site's prominence within the wider landscape and in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge means strategic landscaping would be required. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	98% of the site is within flood zone 1 a small portion of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, 6.3% of the site is at medium risk from surface water flooding in similar locations to that of fluvial flood risk
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site has capacity for up to 300 dwellings with open space included within the site and the northern edge sits just outside of Natural England's 'Access to Greenspace Standards' of 'within 300m of 2ha of natural greenspace'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green infrastructure network and has limited potential to contribute to improvements in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is south of the residential area of Sawtry and located within open countryside. It is bounded by Toll Bar Way and St Judith's Lane where it is highly exposed within the wider landscape. The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 150m away from the A1 which sits to the east of the site. Toll Bar Way and associated roundabout to access the A1 are on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of The Old Post Office convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is within Sawtry village where there is a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate. The northern half of the site benefits from superfast broadband in the vicinity but there is no available date, according to OFCOM, within or surrounding the remaining part of the site.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator There is a pavement immediately opposite the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal includes potential commercial leisure uses which could support high low density employment for the village.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal supports the provision of additional retail and commercial leisure uses (although floorspace is not confirmed), which could support the community.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. Strategic landscaping would be required to ensure a transition from residential to countryside location. The site has access to the A1. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however zones 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and predominantly grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha). The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures.

The site is within 800m of a local convenience store, pub, public park and allotments, meaning some local services and facilities would be accessible to future residents. The site is within Sawtry village where there is a primary school. The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate providing some access to employment opportunities. The site is within 800m of an average frequency bus stop. The site is outside Natural Cambridgeshire's Green infrastructure network. It is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'. The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall. There are no designated heritage assets within or in close proximity to the site.

The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. Due to the proximity to the A1 some of the site could be subject to noise, odour or visual pollution. The site's prominence within the wider landscape and in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge means strategic landscaping would be required. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, 25% of the site is at medium risk from surface water flooding associated with drains.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land The eastern third of the site is grade 2 agricultural land with the remainder grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is an agricultural field within open countryside and highly exposed within the wider landscape. The site is in an isolated location removed from extensive built development. Although some residential properties sit outside the south western corner and some residential and agricultural properties are present across Coppingford Road to the south, the site is more related to the countryside. The site promoter proposes employment and roadside services, which whilst out of keeping with this rural hamlet does have a relationship to the A1 with linkages to access the A1 north and south within a mile. A specific density for the site has not been provided, meaning the scale of impact on the local area and landscape is currently undetermined.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is less than 100m away from the A1 which sits to the east of the site. Toll Bar Way is on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution. The proposal is for employment and or roadside services, which has the potential to cause light, noise, odour and visual pollution especially in the case of roadside services which would include increase traffic movements.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site proposes employment and/or roadside services on the site and would therefore not contribute to housing needs
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	++	The proposal is for employment use and is approximately 1.5km from Old Great North Road Industrial Estate, which is east of the A1. The nearest available data to the site shows there is standard level broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	+	The site beyond 5km from a train station but is within 800m of a bus service rate D+ on the Place Based Carbon Calculator. There is a pavement along the site frontage on Toll Bar Way
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	+	The site proposes employment and/or roadside services on the site which could provide additional high or low density employment.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal includes possible roadside services which could provide an element of retail, which could also help to support the small concentration of residential dwellings near the area
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is in an isolated location removed from extensive built development. The potential scale and use of development is of a nature that may make it difficult to integrate with the existing community. However proximity to the A1 could assist with the operation of the site, transport movements would have to be via Toll Bar Way or the B1043, which may make roadside service use unpractical due to distance required to travel to access to the services. However it may be of assistance to employment uses dependent on the scale. To minimise impact employment uses could be reduced to reflect development density to the south of Coppingford Road.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Summary of SA

The site is not constrained by fluvial flood risk, but would require surface water flood mitigation. The site is wholly greenfield land with the eastern third of the site grade 2 agricultural land and the remainder grade 3. The site proposes employment or roadside service uses. The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall.

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The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is beyond 800m from cultural and leisure facilities within Sawtry. The site proposes employment and/or roadside services on the site which could provide additional high or low density employment. The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

There is a possibility that the site could be subject to light, noise and odour pollution due to proximity to the A1. The proposed uses have the potential to cause light, noise, odour and visual pollution especially in the case of roadside services which would include increase traffic movements. The uses could provide additional high or low density employment.

The site is in an isolated location removed from extensive built development and highly exposed within the wider landscape, the site is more related to the countryside. The site promoter proposes employment and roadside services, which whilst out of keeping with this rural hamlet does have a relationship to the A1, which could assist with the operation of the site. Transport movements would have to be via Toll Bar Way or the B1043, which may make roadside service use unpractical due to distance required to travel to access to the services. However it may be of assistance to employment uses dependent on the scale. To minimise impact on the hamlet and landscape, employment uses could be reduced to reflect development density to the south of Coppingford Road.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 5% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 95% of the site (11.7ha) is within flood zone 1 flood zones 2, 3a and 3b are present along the south eastern and northern boundary, approximately 6% of the site is at medium risk from surface water flooding in association with the Middle Level Catchment Drain to the north and field drainage on the east.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is open countryside. The site is proposed for employment use. The site's location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities/ expanded business cluster within the area. The land proposed is divided into two parcels dissected by the B1043, the western of which is well screened and the eastern requiring landscape mitigation due to exposure within the wider landscape. The shape of the western parcel makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. A proposed capacity has not been provided to indicate whether land would be used efficiently.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The western parcel of the site bounds the A1 and the eastern parcel is site is approximately less than 100m away from the A1 which sits to the west of the site. The B1043 runs between the parcels of land. There is a possibility that the site could be subject to light, noise and odour pollution. The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site proposes employment and/or roadside services on the site and would therefore not contribute to housing needs

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	Minimise the distance people need to travel to access education facilities?		The site is nearby to the built up area within Sawtry where there is a primary and secondary school but it is separated from the site by the A1.
	Minimise the distance people need to travel to access leisure and cultural facilities?		The site is approximately 400m from a pavilion where there are playing fields but is beyond 800m from other cultural and leisure facilities within Sawtry.
SA11	Facilitate access to a range of employment opportunities?		The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate. The site benefits from superfast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station and 800m from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is approximately 600m south from a pavement on Great North Road and there is a public right of way running along the southern boundary.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate, which could provide opportunities for business expansion.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Summary of SA

The majority of the site is within flood zone 1, flood zones 2, 3a are present as is surface water flood risk which would require mitigation. The site is wholly greenfield land grade 3 agricultural land. The site proposes employment uses.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site within 400m of a pavilion and playing fields but is beyond 800m from cultural and leisure facilities within Sawtry. The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.

Proximity to the A1 means there is a possibility that the site could be subject to light, noise and odour pollution.

The proposed uses could provide additional high density employment. The eastern parcel of land would require landscape mitigation due to exposure within the wider landscape. The shape of the western parcel makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration.

The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site.

Northern Central Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial or surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land The site is wholly grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is south of Black Horse Business Park. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, meaning that landscape impact would be minimal. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. The site is proposed for employment use or commercial leisure uses - hotel, cinema, gyms etc. The site's location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities/ expanded business cluster within the area. A proposed capacity has not been provided to indicate whether land would be used efficiently.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded by the A1 to the east and the B1043 to the west. There is a possibility that the site could be subject to light, noise and odour pollution. The proposal is for employment and or commercial leisure uses such as a gym, hotel, cinema which has the potential to cause some light, noise, odour and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site proposes employment and/or commercial leisure uses on the site and would therefore not contribute to housing needs
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is nearby to the built up area of Sawtry where there is a primary and secondary school, but it is separated from the site by the A1.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is approximately 400m from a pavilion where there are playing fields but is beyond 800m from other cultural and leisure facilities within Sawtry.
SA11	Facilitate access to a range of employment opportunities?	++	The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station and 800m from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is approximately 600m south from a pavement on Great North Road and is there is a public right of way running along the southern boundary.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site proposes employment or commercial leisure uses such as which could provide additional high or low density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The site promoter proposes potential for commercial leisure uses which could support the village and local community by providing additional sport or leisure facilities, however the site is removed from the main centre and separated by the A1 potentially shifting the local offer away from the village centre.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site. However the shape and size of the site is as such that it unclear whether it can accommodate the uses proposed, which would require adequate parking for employees and in the case of commercial leisure uses, visitor parking.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Northern Central Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land grade 3 agricultural land. The site is proposed for employment use or commercial leisure uses - hotel, cinema, gyms etc.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is within 400m of a pavilion and playing fields but is beyond 800m from cultural and leisure facilities within Sawtry. The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.

The site is bounded by the A1 to the east and the B1043 to the west meaning there is a possibility that the site could be subject to light, noise and odour pollution and the proposed uses have the potential to cause some light, noise, odour and visual pollution.

The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. The site is well screened meaning that landscape impact would be minimal. The shape of the site makes it unclear if built development and associated parking could be accommodated on the site and elevation of buildings would require careful consideration. Access to the A1 would compliment the proposed use of the site.

A proposed capacity has not been provided to indicate whether land would be used efficiently.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Northern Central Huntingdonshire Sustainability Appraisal

Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 41% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 59% of the site (15ha) is within flood zone 1 and 41% within flood zone 3 (11ha). The site is a medium risk from surface water flooding on approximately 9% of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land Just under half of the eastern portion of the site is grade 3 agricultural land whilst the rest is grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The proposed site is in open countryside with the western boundary following the B1043 which is heavily screened and the B1090 runs along southern boundary where views can clearly be seen across the site. The site forms part of the wider landscape and is isolated from any other major built development having a greater relationship with the countryside. Strategic landscaping to the east would be required to screen development. Two properties sit just outside the site boundary the uses of which are less compatible with large scale employment use (25.64ha) and would therefore require measures minimise the impact from the development. On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment. The site has been put forward for employment use with no estimated capacity provided it therefore cannot be established if the land would be used efficiently.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The western edge of the site bounds the B1043 and the southern boundary the B1090. The A1 sits to the west and is approximately less than 100m away from the A1. There is a possibility that the site could be subject to light, noise and odour pollution. On the south east boundary sits a former oil depot and road haulage site, a contamination risk assessment would be required. The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site proposes employment an uses on the site and would therefore not contribute to housing needs
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is nearby to the built up area of Sawtry where there is a primary and secondary school but is separated from the site by the A1.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from cultural and leisure facilities within Sawtry.
SA11	Facilitate access to a range of employment opportunities?	++	The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.
	Be in a location with high quality digital infrastructure?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is standard broadband in the vicinity of the site
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station and 800m from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is approximately 400m from a pavement on Toll Bar Way and there is a public right of way that runs along the northern boundary.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is more related to the countryside, would be isolated from existing employment related development and separated by a green wedge meaning integration with existing business development would be difficult to achieve. The western edge of the site bounds the B1043 and the southern boundary the B1090. The A1 sits to the west, the presence of which would compliment the proposed use of the site. Development of the site would have a significant landscape impact and would envelope isolated residential properties requiring mitigation to minimise impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to that site that would be adversely impacted by the development.

Summary of SA

A significant proportion of the site is within flood zone 3 (11ha) and surface water is present, mitigation would be required to address flood risk. The site is wholly greenfield land with just under half of the eastern portion of the site is grade 3 agricultural land and the rest is grade 2. The site is proposed for employment use with no capacity provided, but could provide high density employment further south of Old Great North Industrial Estate and could provide opportunities for business expansion.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre and cultural and leisure facilities. The site is nearby to the built up area within Sawtry where there is primary and secondary school but is separated from the site by the A1. The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

The sites proximity to the B1043, B1090 and A1 means that the site could be subject to light, noise and odour pollution. The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution. An assessment would be required to identify and where possible mitigate these impacts

The site is more related to the countryside, would be isolated from existing employment related development and separated by a green wedge meaning integration with existing business development would be difficult to achieve. Development of the site would have a significant landscape impact and would envelope isolated residential properties requiring mitigation to minimise impact. Strategic landscaping to the east would be required to screen development. On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment, a contamination risk assessment would be required.

Proximity to the B1043, B1090 and A1 would compliment the use of the site.

The site has been put forward for employment use with no estimated capacity provided it therefore cannot be established if the land would be used efficiently.

Updates after initial appraisal

Northern Central Huntingdonshire Sustainability Appraisal

Sawtry 16: Land at Brickyard Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 6% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 93% of the site (47.5ha) is within flood zone 1. Flood zone 3 is present on approximately 7% located predominantly within the north and also through the centre in association with a drain. The site is at medium risk of flooding from surface water on approximately 4%.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land The northern quarter of the site is grade two agricultural land with the remainder grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	A relatively small area in the south of the site is within 1km from 10 ha of natural green space according to Natural England's 'Access to Green Space Standards'.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	-	The site adjoins to Monks Wood and The Odd Quarter SSSI to the south and is approximately 800m from Monks Wood National Nature Reserve and SSSI to the south east which could be adversely impacted by the development. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The proposed site forms part of the wider landscape and is significantly isolated from any other major built development, views into the site can be clearly seen from the northern boundary with the B1090. The southern boundary abuts ancient woodland and SSSI 'The Odd Quarter' meaning landscape setting , ecological and biodiversity impact could be significant. Two properties and agricultural buildings sit just outside the site boundary which would require measures to minimise the impact from large-scale employment development. The site has been put forward for 170,000 sqm for logistics/distribution, the use of which could exacerbate the impact on the SSSI.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The western edge of the site bounds the B1043 and the northern edge the B1090. The A1 sits to the west and is approximately less than 40m away from the A1 at the nearest edges. There is a possibility that the site could be subject to light, noise and odour pollution. The proposal is for 170,000 sqm of logistics/distribution, which has the potential to cause significant light, noise, odour and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site proposes employment an uses on the site and would therefore not contribute to housing needs
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre
	Minimise the distance people need to travel to access education facilities?	-	The site is withdrawn from the built up area within Sawtry where there is a primary and secondary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of cultural and leisure facilities within Sawtry.
SA11	Facilitate access to a range of employment opportunities?	+	The site is proposed for employment use and is approximately 1.8km of Great North Road Industrial Estate
	Be in a location with high quality digital infrastructure?	++	
			The nearest available data for digital infrastructure is 240m west of the site where there is ultrafast broadband.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station and 800m from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement adjoining the site frontage (B1090)
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site proposes logistics/distribution uses which could provide low density employment south of Old Great North Industrial Estate.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area. The site is bounded by the B1043 and B1090 and near to the A1 which would compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043. Development of the site could have a significant landscape impact on a SSSI and therefore not sensitive to the character of the local environment. Development would envelope isolated residential properties requiring mitigation to minimise impact.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the is within flood zone 1, however flood zone 3 present on approximately 7% located predominantly within the north and also through the centre in association with a drain and surface water flood risk which would require mitigation. The site is wholly greenfield land with the northern quarter grade two agricultural land with the remainder grade 3.

The site is proposed for 170,000sqm of logistics/distribution which could provide low density employment.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre and cultural and leisure facilities and schools. A relatively small area in the south of the site is within 1km from 10 ha of natural green space according to Natural England's 'Access to Green Space Standards'.

The sites proximity to the B1043, B1090 and A1 means that the site could be subject to light, noise and odour pollution as could the proposed use. Links to the A1 could compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.

The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area. The site would require significant strategic landscaping. Proximity to SSSI 'The Odd Quarter' means that landscape setting, ecological and biodiversity impact could be significant and not sensitive to the character of the local environment. The proposed use could exacerbate the impact on the SSSI. Development would envelope isolated residential properties requiring mitigation to minimise impact.

Updates after initial appraisal

Northern Central Huntingdonshire Sustainability Appraisal

Sawtry 17: Land off Old North Road, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site promoter proposes some electric charging which could help to promote low or zero carbon technologies.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	100% of the site in flood zone 1 and less than 20% risk of surface water flooding
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is separated from the main village of Sawtry by the A1(M). It is bounded by the A1(M) and Old Great North Road making it isolated from the wider countryside. The eastern boundary is located across the road from a cemetery and allocated extension as set out in the Sawtry Village Neighbourhood Plan. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site has been put forward for a number of potential uses including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is next to the A1(M) and Old North Road which could cause noise odour or visual pollution. Potential final uses could increase light, noise, odour and visual pollution in the area.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is proposed for leisure and commercial uses and would therefore not contribute to housing needs.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is approximately 1.2km from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate and will also provide some employment and retail. There is standard broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	-	The site is approximately 1.1km from a bus service rated C on the Place Based Carbon Calculator. It is beyond 5km from a train station. Potential access to the site could be achieved from B1043 which has a pavement on the opposite side of the road. A public footpath dissects the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+		The site promoter proposes a number of potential uses on the site. Proposals for employment, retail and commercial leisure uses would support high and low density employment within the district. Whereas general commercial and storage would assist with the logistics industry.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	-	The proposal does not include retail or social uses. Dependent on the final uses it could increase provision to nearby Sawtry or deter custom from local services and facilities
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+		The site proposes multiple uses including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage. It is near to other commercial uses providing the opportunity to create a cluster of complementary employment and leisure related uses. Access to the A1 nearby would also assist with this. Masterplanning of the site would require careful consideration of the impact on the cemetery to the south, although development in this area provides some evidence that this could be achieved, however this may be dependent on the final use.
SA16	Impact on any heritage assets or their settings?	-		Scheduled Monument - Sawtry moat and shrunken medieval village is located less than 80m to the West of the site, but is separated from it by the A1 (M). The site is less than 30m from the listed Tombstones, Grave Yard, which reside in the cemetery across the road.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Scheduled monument 'Bruce's Castle: moated' is just under 1km to the east separated by Old North Road.

Summary of SA

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

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

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

Updates after initial appraisal

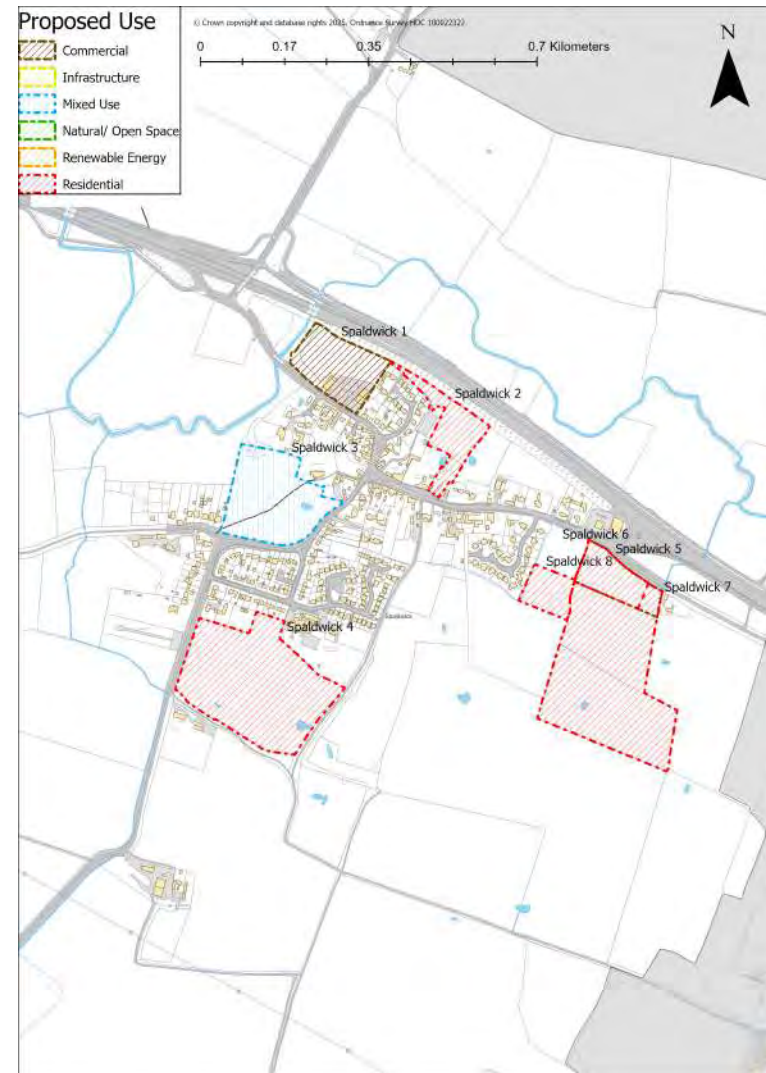
The site promoter submitted further documentation but this does not change the outcomes of the SA.

Northern Central Huntingdonshire Sustainability Appraisal

Spaldwick

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

- Spaldwick 1: Land at Thrapston Road, Spaldwick
- Spaldwick 2: Rear of Manor Farmyard, Spaldwick
- Spaldwick 3: Church Field, Spaldwick
- Spaldwick 4: Land to East of Stow Road, Spaldwick
- Spaldwick 5: Land South of the A14, Spaldwick (modest employment)
- Spaldwick 6: Land South of the A14, Spaldwick (modest residential)
- Spaldwick 7: Land South of the A14, Spaldwick (larger scale residential)
- Spaldwick 8: Land to the South of High Street, Spaldwick



Northern Central Huntingdonshire Sustainability Appraisal

Spaldwick 1: Land at Thrapston Road, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 44% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 56% of the site is within flood zone 1, flood zone 2 is present on approximately 22% of the site with 3a slightly less. 3% of the site is at medium surface water flood risk. Low risk surface water covers 60%.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	+	The site is part previously developed land (approximately 18%) and part greenfield land. The eastern parcel of the site is occupied by an existing business and includes hardstanding meaning there are some opportunities for redevelopment of previously developed land. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on Thrapston Road and is well located to the existing settlement. Residential properties are located to the south and east of the site. An existing employment use is located within the site mirroring the proposed use for the site. The northern aspect abuts the A14 meaning there would be minimal impact on the surrounding landscape. Impact on the townscape and residential properties would be dependent on the design and layout of the site. The site would make an efficient use of land allowing for local business expansion or small scale local business opportunities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A14 adjoins the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	The site is for non-residential uses and would therefore not contribute to housing needs.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store. The site is within 800m of Spaldwick Community Primary School. The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities. However the site has the opportunity to provide at least 2 hectares of employment land The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 300m of a bus stop located on Stow Road rated F+ (extremely low frequency service). There is a pavement across the road from the site frontage
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	++	The site promoter proposes 2,500 to 3,000sqm of employment floorspace which has the potential to support high or low density employment uses, or facilitate the expansion of the existing business.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The site contains an existing employment use, the proposed development allow for local business expansion or small scale local business opportunities. Impact on heritage assets, conservation area and the County Wildlife Site would require assessment to ensure that the proposal could provide development sensitive to the character of the local environment.
SA16	Impact on any heritage assets or their settings?	-	A grade II listed bridge sits just outside of the south western corner of the site. The proposed use has the potential to impact upon this heritage asset through increased transport movements in association with the proposed employment use. Further assessment would be required to understand the impact. A grade II listed residential property sits on the western boundary, which is already adjacent to the current employment use on the site, if this were to remain in is unlikely that the site would further impact upon this asset. Across the road is a conservation area and residential properties further development would need to demonstrate sensitivity to the setting.

Northern Central Huntingdonshire Sustainability Appraisal

Summary of SA

56% of the site is within flood zone 1 and flood zone 2 is present on the site as is surface water flood risk which would require mitigation. The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site has the opportunity to provide at least 2 hectares of employment land. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. However the site has the opportunity to provide at least 2 hectares of employment land and some additional employment opportunities. Public transport options are limited at best. The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning impact on the site may be impacted by the proposed use of the site. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal as the northern boundary abuts the A14 and if trees and hedgerow were retained.

The presence of the A14 has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.

The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed development allow for local business expansion or small scale local business opportunities. Impact on heritage assets, conservation area and the County Wildlife Site would require assessment to ensure that the proposal could provide development sensitive to the character of the local environment. The proposed use has the potential to impact upon the grade II listed bridge through increased transport movements in association with the proposed employment use.

Updates after initial appraisal

In the Autumn 2024 consultation, the site promoters commented wishing to clarify the proposed site area for development. They confirm it should be 2.04ha rather than 2.83ha and the capacity calculations should be adjusted as a result. This does not significantly change the outcomes of the SA.

Northern Central Huntingdonshire Sustainability Appraisal

Spaldwick 2: Rear of Manor Farmyard, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part greenfield and part previously developed land (a listed building) meaning the opportunity for the reuse and recycling of existing land, materials or buildings is negligible.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 39% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 61% of the site is within flood zone 1 with flood zone 2 present on 39% of the site. 12% of the site is at risk of medium surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	+	The site is part previously developed land (listed building on site) and part greenfield land. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site frontage is located on the High Street and relates well to the existing settlement with residential properties and community use within the immediate vicinity. The northern edge of the site abuts the A14 meaning landscape impact would be minimal. A listed building fronts the High Street fitting in with conservation area and surrounding listed buildings. The main area of the site is set back from the main high street meaning development would not immediately impact the character of the High Street. The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site (Littlecotes Close). Development has the potential to enhance the setting of the area if effectively masterplanned by enhancing the setting of the listed building within the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A14 adjoins the site's northern boundary, which has the potential to cause light, noise odour or visual pollution to future occupiers.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 15 to 20 market and affordable homes. The site is over 1ha.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Spaldwick Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	Facilitate access to a range of employment opportunities?	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	Be in a location with high quality digital infrastructure?	++	
			The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 200m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	Benefit from access to active travel infrastructure for practical and social activities?	++	
			There is a pavement adjoining the site frontage on the High Street
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The site is located such that it could be effectively masterplanned to become part of the existing place and community, the site is surrounded by residential properties to the south and west. The site has the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units.
SA16	Impact on any heritage assets or their settings?	-	The proposed site is within a conservation area and a high concentration of listed buildings to the south east and west of the site. Within the site sits a Grade II listed barn (south western corner), a small derelict agricultural shed is in the south eastern corner. Development of the site could impact the setting of the Grade II listed barn, but also may offer opportunity to enhance the setting if masterplanned correctly due to its current appearance containing derelict agricultural sheds and unmanaged grassland. Development has the potential to impact the setting of the listed buildings to the west as the proposed development would wrap round the northern gardens.

Northern Central Huntingdonshire Sustainability Appraisal

Summary of SA

Approximately 61% of the site is within flood zone 1 and flood zone 2 is present on the site as is surface water flood risk which would require mitigation. The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities.. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal as the northern boundary abuts the A14 and if trees and hedgerow were retained.

The presence of the A14 has the potential to cause light, noise odour or visual pollution to future occupiers. The site is located such that it could be effectively masterplanned to become part of the existing place and community. The site could impact the Grade II listed barn but also presents the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units. The main area of the site is set back from the main high street meaning development would not immediately impact the character of the High Street. The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site. Development has the potential to enhance the setting of the area if effectively masterplanned taking into account the conservation area a high concentration of listed buildings to the south east and west of the site.

Updates after initial appraisal

Spaldwick 3: Church Field, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly within flood zone 1 with approximately 3% of the site at risk of medium surface water flood risk.
SA4	Prioritise development of previously developed land?	-	The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200 m of a Ellington Brook Pollard Willows a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site relates well to the existing settlement with residential properties to the north south and west of the site. A listed building abuts the north eastern corner of the site - The Church of St James and cemetery. The site provides a distinct setting, establishing a clear view of Church of St James from Stow Road. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements. The site promoter proposes very low density development of 10 to 15 homes, open space and car parking for the church. Elevation and layout of the buildings would be an important consideration in terms of views of the Church.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 10 to 15 market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of a local convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Spaldwick Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	Facilitate access to a range of employment opportunities?	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 200m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement across the road from the site on Stow Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal does not include retail or social uses. But does propose car parking area for the church which noted as due to provide a function as a community hall. This could assist in reinforcing the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			provision of community services. However, further evidence would be required to justify the provision of car parking in association with increased church usage as the site promoter notes that it is their understanding that the church going to be partially repurposed to provide the functions of a community hall, in the absence of a village hall.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The proposed development is located on Stow Road the site provides a clear setting establishing a clear view and context of Church of St James. The site is highly exposed forming an integral part of the village identity. Development in this area has the potential to impact on the setting of the church and character of the area. The site is wholly greenfield land and offers no opportunity for the redevelopment of previously developed land. The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area. Proposed car parking for the Church has the potential to increase traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.
SA16	• Impact on any heritage assets or their settings?	-	A grade I listed building abuts the north eastern corner of the site - The Church of St James and cemetery. The site provides a distinct setting, establishing a clear view of Church of St James from Stow Road. A heritage impact assessment would be required to establish the impact on the setting of the church and longevity of use in terms of potential cemetery expansion requirements and the conservation area which covers the site. Proposed car parking for the Church has the potential to increased traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.

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Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning impact on the site may be impacted by the proposed use of the site.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site relates well to the existing settlement with residential properties to the north south and west of the site.

The site provides a distinct setting, establishing a clear view of Church of St James (a grade I listed building). The site is highly exposed forming an integral part of the village identity. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements. The site promoter proposes very low density development of 10 to 15 homes, open space and car parking for the church. Elevation and layout of the buildings would be an important consideration in terms of views of the Church.

The proposal for car parking for the church could assist in reinforcing the provision of community services. However, further evidence would be required to justify the provision of car parking in association with increased church usage. Proposed car parking for the Church has the potential to increase traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.

The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area.

Updates after initial appraisal

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Spaldwick 4: Land to East of Stow Road, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with approximately 8% of the site at risk of medium surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on Stow Road with a school and residential properties bounding the northern edge. The western, southern and eastern boundaries are screened by trees and hedgerow. Due to the screened nature of the site, it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. Development has the potential to impact the setting and access to Upthorpe Green (a registered village green - H-VG14), which sits just outside the south eastern corner. Works on a Village Green are heavily restricted and one must not carry out works which could damage the green or interrupt its use as a place for exercise and enjoyment.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes up to 100 market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is 1.1km from a local convenience store, more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Spaldwick Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	Facilitate access to a range of employment opportunities?	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 600m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	Benefit from access to active travel infrastructure for practical and social activities?	++	There are no pavements adjoining or near the site, however public rights of way are located within the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located on Stow Road with a school and residential properties bounding the northern edge. The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community in one phase, the site promoter proposes that the development is brought forward in two phases. Two public rights of way traverse the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton. Allowing for integrated access for pedestrians to the village and nearby services and facilities. Development has the potential to impact the setting and access to Upthorpe Green (a registered village green), which sits just outside the south eastern corner. A site layout plan has been provided showing how the rights of way will be incorporated. Consideration of a smaller number of residential units would assist in integration of the proposed development, integration of public rights of way and setting of the village green.
SA16	Impact on any heritage assets or their settings?	+	There are no heritage assets within or in proximity to the site.

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Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site does not impact upon heritage assets.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located on Stow Road with a school and residential properties bounding the northern edge with public rights of way linking to the village and nearby services and facilities. The western, southern and eastern boundaries are screened by trees and hedgerow meaning it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. Development has the potential to impact the setting and access to Uptorpe Green (a registered village green - H-VG15), which sits just outside the south eastern corner.

The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential would assist in integration of the proposed development, integration of public rights of way and setting of the village green.

Updates after initial appraisal

During the Preferred Options consultation, the site promoter submitted further documentation but this does not change the outcomes of the SA.

Following this, the site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. The site promoter wrote in support of this and promoted the site again during the consultation and provided a site layout plan illustrating how a development of 90 homes over two phases can be accommodated incorporating the public right of way, SuDs and landscaping. The phasing of the overall development and illustration of how public rights of way will be incorporated help to overcome concerns regarding scale and integration meaning that a more positive outcome for SA15 can be achieved.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is at risk from fluvial and very significant surface water flood risk on the majority of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located to the east of the existing built form, south of the A14 Spaldwick services. There is a field that separates the site from the existing residential development to the west but this field has planning permission for 15 homes so once developed this site would adjoining the built form. The site has a rural feel and there is no footpath connection. The site could make an efficient use of land allowing for local business expansion or small scale local business opportunities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A14 is north of the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non-residential uses and would therefore not contribute to housing needs.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities. However the site has the opportunity to provide at approximately 1.67 hectares of employment land. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service. There is no existing pavement connection to the site but it is within 500m of a public right of way.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter has not stated the floorspace of potential commercial development on the site but it has the potential to support high or low density employment uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the adjacent residential permission to the west. Without this site being brought forward and completed, this site would not integrate as successfully and be somewhat detached from the built form.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

The Level 2 SFRA has increased fluvial and surface water flood risk to high which is present on the majority of the site.

Updates after initial appraisal

The Level 2 SFRA has increased fluvial and surface water flood risk to high which is present on the majority of the site. SA3 has been amended to reflect this, the site now scores negatively against this objective.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is at risk from fluvial and very significant surface water flood risk on the majority of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located to the east of the existing built form, south of the A14 Spaldwick services. There is a field that separates the site from the existing residential development to the west but this field has planning permission for 15 homes so once developed this site would adjoining the built form. The site has a rural feel and there is no footpath connection. The site could make an efficient use of land allowing for a further modest residential expansion of the village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A14 is north of the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 800m from Spaldwick Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	Facilitate access to a range of employment opportunities?	-	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no existing pavement connection to the site but it is within 500m of a public right of way.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the adjacent residential permission to the west. Without this site being brought forward and completed, this site would not integrate as successfully and be somewhat detached from the built form.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

The Level 2 SFRA has increased fluvial and surface water flood risk to high which is present on the majority of the site. SA3 has been amended to reflect this, the site now scores negatively against this objective.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The northern third of the site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is at risk from fluvial and very significant surface water flood risk on the majority of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the east of the existing built form, south of the A14 Spaldwick services. There is a field that separates the site from the existing residential development to the west but this field has planning permission for 15 homes so once developed this site would adjoining the built form. The site has a rural feel and there is no footpath connection. It extends away from the settlement into the open countryside, development across the whole of the site could result in a significant expansion to the village and would result in harm to the character of the landscape and settlement. Development should be focused within the northern half of the site utilising the existing tree line that cut across the site to help overcome this.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A14 is north of the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site would contribute to contribute to meeting the housing needs of the district

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 800m from Spaldwick Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	Facilitate access to a range of employment opportunities?	-	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service. There is no existing pavement connection to the site but a public right of way runs through the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the adjacent residential permission to the west. Without this site being brought forward and completed, this site would not integrate as successfully and be somewhat detached from the built form. Development should also be focused within the northern half of the site where it would relate better to the settlement and be more in keeping with the character of the area.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Northern Central Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

The Level 2 SFRA has increased fluvial and surface water flood risk to high which is present on the majority of the site. SA3 has been amended to reflect this, the site now scores negatively against this objective.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is at risk from fluvial and very significant surface water flood risk on the majority of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located to the east of the existing built form, immediately adjoining a parcel of land to the north that has planning permission for 15 dwellings. Access is proposed from this development site. The proposed capacity for the site would make an efficient use of land while reflecting the character of the village and reflecting nearby developments. The site would require additional landscaping on its southern edge to enclose the site from wider landscape impact. The site could make an efficient use of land allowing for a further modest residential expansion of the village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The A14 is to the north which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is about 800m from Spaldwick Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	Facilitate access to a range of employment opportunities?	-	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is no existing pavement connection to the site but but there is a public right of way which runs through the site providing a connection to High Street via the northern development site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the northern parcel but in the event that that is delivered the site could become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

The Level 2 SFRA has increased fluvial and surface water flood risk to high which is present on the majority of the site. SA3 has been amended to reflect this, the site now scores negatively against this objective.

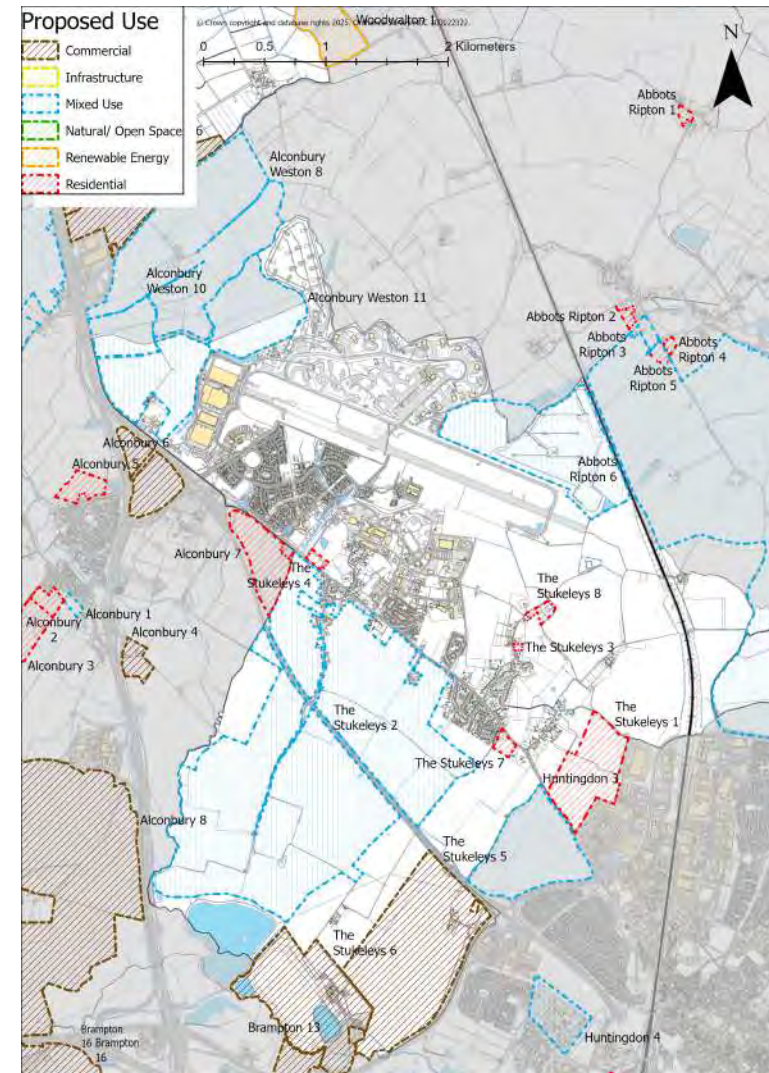
Northern Central Huntingdonshire Sustainability Appraisal

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

Northern Central Huntingdonshire Sustainability Appraisal

The Stukeleys

- 3.18** A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)
 - The Stukeleys 2: Nook Farm, Little Stukeley
 - The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley
 - The Stukeleys 4: Land North of Ermine Street, Little Stukeley
 - The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307
 - The Stukeleys 6: Huntingdon Racecourse - this site also partially falls within Brampton parish. As the majority of the site falls within The Stukeleys parish, the site has been assessed here instead. A link to the site can also be found within the Brampton section of the Central Huntingdonshire LAA document.
 - The Stukeleys 7: Millers' Land, Great Stukeley
 - The Stukeleys 8: Heron Shore, Land South of Owl End, Great Stukeley
- 3.19** Please note that Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield also partially falls within The Stukeleys parish as well as Upton and Coppingford parish, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 3.20** Also, Abbots Ripton 6: Sapley Park Garden Village also partially falls within The Stukeleys parish as well as Huntingdon and Kings Ripton parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.



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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by flood risk, approximately 1% of the site is at medium risk of surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land The majority of the site is grade 2 agricultural land with a negligible portion the southern corner within grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The southern corner of the site adjoins to the 'Neighbourhood Standard' which is defined as being within 1km from 10 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Great Stukeley Railway Cutting SSSI but is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site sits between Ermine Business Park and a settlement break designated in The Stukeleys Neighbourhood Plan. The site is well related to the business park to the south and and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm. Development may adversely affect the surrounding countryside to the north due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and landscaping to allow transition to open countryside and the designated settlement break The site proposes 648 homes which would make an effective use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The eastern boundary of the site adjoins Ermine Business Park which could expose the site to light, noise, odour or visual pollution. The scale of the site (proposed for 648 homes) is such that it could adversely affect the surrounding countryside as a result of it's visibility in the wider landscape and potentially increase light pollution especially on residential development further north.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site proposes 648 residential units which means it is of a size that could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2km from Huntingdon town centre. The site is approximately 1.2km from Stukeley Meadows Primary School The site is beyond 800m from any culture and leisure facilities.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	++	The site adjoins Ermine Business Park to the south and is within 1.5km of multiple industrial estates. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and is approximately 300m from a bus service rated C- on the Place Based Carbon Calculator. There is pavement along the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. Development may adversely affect the surrounding countryside to the north east due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and to transition to open countryside and the designated settlement break. Integration of the site with Masterplanning should consider how the site would integration with Huntingdon and allocation SEL1.1. Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site. Integration of public rights of way would be required as would remediation to facilitate safe pedestrian movement across the the A141 to the market town of Huntingdon.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk, some minimal surface water flood risk would require mitigation. The site is wholly greenfield land with the majority grade 2 agricultural land and a negligible portion the southern corner within grade 3.

The site proposes 648 residential units which means it is of a size that could include a wide range of types, sizes and tenures.

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The site is approximately 2km from Huntingdon town centre. The site is approximately 1.2km from Stukeley Meadows Primary School and beyond 800m from any culture and leisure facilities. The southern corner of the site adjoins to the 'Neighbourhood Standard' which is defined as being within 1km from 10 ha of natural green space.

The eastern boundary of the site adjoins Ermine Business Park which could expose the site to light, noise, odour or visual pollution. The scale of the site (proposed for 648 homes) is such that it could adversely affect the surrounding countryside as a result of its visibility in the wider landscape and potentially increase light pollution especially on residential development further north.

The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. Development may adversely affect the surrounding countryside to the north east due to its elevated nature and long distance views into the site and would require effective masterplanning and strategic landscaping to address this and to transition to open countryside and the designated settlement break. Masterplanning should consider how the site would integrate with Huntingdon and allocation SEL1.1.

Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site. Integration of public rights of way would be required as would remediation to facilitate safe pedestrian movement across the A141 to the market town of Huntingdon.

Updates after initial appraisal

The Stukeleys 2: Nook Farm, Little Stukeley

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	Some of the site is close to the A1 and A1307 meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from residents of the proposed 3,000 homes may increase greenhouse gas emissions within the area. The site promoter notes that the site would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, which could help to
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			promote greener travel if these options were to come forward. Certainty of the project is unconfirmed, as such without this car travel would dominate. There is limited evidence to demonstrate that the development would promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants, however, the site is of a size where such spaces and habitats could be provided.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 26% of the site (96ha).
	Support habitats in adjusting to the impacts of the climate emergency?	+	The site is of a size that has the potential to contribute to habitat creation and provide linkages to the Great Ouse Valley Natural Cambridgeshire Priority Landscape Area and Huntingdon Racecourse SSSI which sit south of the site which could support habitats in adjusting to the impacts of climate change. . However with the exception the site promoter mentioning biodiversity net gain alongside areas within flood zone 3 there no clear plan has been provided.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	Maintain and where possible improve the quality and availability of water resources?		The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	Minimise the risk of flooding from all sources?	+	Approximately 14% of the site is within flood zone 3b. Flood zone 3a and 2 are also present in the south east and along the A1307 and Low Road with approximately 74% in flood zone 1. Surface water flood risk is also present in similar locations. The site is of a size that could enable it to incorporate measures to improve the quality and availability of water resources, and minimise or reduce the risk of flooding. However no specific measures have been identified to confirm this with the exception of mention of using flood zone 3 to help deliver a biodiversity net gain and improve drainage. The site promoter notes that the area falling within Flood zone 3, can be used to help deliver a biodiversity net gain and improve the existing drainage situation, which has the potential to decrease the risk of flooding.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?		The majority of the site is greenfield land. Nook Farm and associated buildings sit within the north eastern edge of the site. The Former Three Horseshoes opportunity site is also included within the site on the northern boundary, which is allocated for redevelopment opportunities on previously developed land. However due to the size of the site (375.77ha) the use of previously developed land is negligible in comparison.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	The site is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	Public rights of way traverse the northern and southern parcels of the site providing access to the countryside. Public rights of way currently provide links to Brampton Race Course SSSI which is located with 300m of the south eastern corner of the site and Hinchingsbrooke Country Park County Wildlife Site (1.3km from the south eastern corner).
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	The site is of a size that could provide strategic greenspace and open space opportunities within the development, however the quantum of this is not provided by the site promoter. The Great Ouse Valley Priority Landscape Area (Great Ouse Valley) abuts the southern boundary of the site. The site promoter has provided no information to evidence if strategic blue and green infrastructure would be enhanced or compromised, with the exception of mention of using flood zone 3 to help deliver a biodiversity net gain.
SA6	Protect sites of designated biodiversity or geodiversity significance?	-	The south eastern corner of the site is within 300m of Brampton Racecourse SSSI which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.3km (separated by the A1) and Hinchingsbrooke Country Park County Wildlife Site is within 1.5km (with public right of way provided to access and cross the A141). An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	The site is of a size that could provide enhanced connectivity to these sites, however no specific details have been provided by the site promoter. Biodiversity net gain is proposed.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	--	The site is situated within the Central Claylands landscape character area. The northern parcels of land land slope significantly from north to south in excess of 20m and undulates east to west, creating a distinctive landscape character and separation of the villages of Great Stukeley and Little Stukeley and the A1307. The southern most parcel (south of the A1307) slopes more gently with less significant topographic variation. The northern parcels of land abut the villages of Great Stukeley and Little Stukeley, which have a distinctive identities and village characters. Regularly spaced traditional villages, are a feature of the Central Claylands. The large field sizes within the proposed site create a strong sense of openness which is enhanced by the lack of trees and hedgerows across much of the area, prompting a sense of remoteness and tranquillity. The limited hedgerow and tree coverage facilitate long distance views in many places and from multiple public rights of way, where large structures are highly visible in the landscape. The Northern boundary at points tightly bounds residential properties in the Stukeleys. The site includes protected settlement breaks as set out in The Stukeleys Neighbourhood Plan, which demonstrate the local importance of the separation of the villages and their relationship with the wider countryside. Local Greenspace <i>Land at West View</i> associated with Great Stukeley also abuts the northern edge, which is valued for its ecological potential, recreational value and important contribution to the character and appearance of the local area. Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain.
SA8	- Promote actions to reduce contributions to air pollution? - Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	The size of the site has the potential to increase traffic on the local and strategic road network increasing air pollution with the potential to affect future residents. Strategic infrastructure would be required to access the site. The site promoter notes that it is understood that a new direct access to the infrastructure of the wider Huntingdon region via A1(M) can be achieved which will help to manage traffic flows in and out of the development and minimise impact on the local highway network. The site promoter also notes that it would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond. This could reduce travel by private transport, however if these options were to not come forward car travel would dominate. The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area. The site is surrounded by the A1, A1307 and A141 which has the potential to cause noise pollution to future residents. The site promoter notes that noise attenuation measures would be provided if required.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site is close to Huntingdon which could provide greater access to community, retail and health facilities and employment. However it is separated by the A141 meaning safe crossings may be required to facilitate access via active travel. Safe active travel connections particularly across the A1307 to link the northern and southern parcel

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			would also be required and opportunities to integrate with nearby communities. Public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. The site promoter proposes schools and retail however the quantum of development to support the community has not been provided. In terms of market demand and meeting community needs the site is located predominantly within The Stukeleys ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows that this ward is the sixth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates that The Stukeleys ward is the tenth most expensive for renting a 3-bedroom home. . Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	Support and enhance the more deprived areas of the district?	+	The site is predominantly within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Therefore, development has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Social and community facilities would be expected to be included on site as part of the development due to its size. The site promoter proposes schools and retail however the quantum of development to support the community has not been provided. The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. They also note that the site opportunities to better link Nook Farm to existing development as well as to provide improved pedestrian and cycle routes, however no specific information is provided. Safe active travel connections to these locations would be required to facilitate this.
SA11	Contribute to regeneration activities?		The site would not contribute to regeneration activities being wholly greenfield land.
	Enhance and diversify economic opportunities with the district?	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has proposed employment, retail and logistics and distribution uses, however no detail as to quantum has been provided. If such uses were incorporated into the site it could support some additional economic opportunities in the district.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. They also note that the site opportunities to better link Nook Farm to

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			existing development as well as to provide improved pedestrian and cycle routes, however no specific information is provided. The site is of a size that has the potential to provide opportunities for improvements.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has proposed employment, retail and logistics and distribution uses, however no detail as to quantum has been provided. If such uses were incorporated into the site it could support some additional economic opportunities in the district or provide some resilience to the local economy. It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon and employment locations situated in the north of Huntingdon such as Hinchingsbrooke Business Park and Hospital and Ermine Business Park all between 1 to 2 km away from the site boundary. The potential to support indigenous companies is considered of benefit due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint dependant on the scale of employment proposed. No tourism opportunities have been proposed.
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The southernmost extent of the site is within 2.5 miles of the existing town centre of Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has lead the site promoters to propose four local centres for immediate retail need.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The increased population could also assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	Strengthen a local sense of place?	-	The site is situated within the Central Claylands landscape character area which is distinctive through its undulating topography, large field sizes and a strong sense of openness which is enhanced by the lack of trees and hedgerow prompting a sense of remoteness and tranquillity. The southern parcel of land has less topographic variation than the north. The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages (also a feature of the Central Claylands). Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. Development would impact significantly on the character of Great and Little Stukeley if development were undertaken in the northern parcels of land completely transforming the scale, nature and character of the existing rural settlements. It is considered that development in these northern parcels should be avoided. Development would also impact long distance views of open countryside from all aspects and from the village and A1307.
	Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	Nearby listed building 'Old Farm House, Waterloo Farm, Ermine Street,' sits to the south east of the site. A conservation area and listed buildings within Great Stukeley and Little Stukeley are also nearby to the northern parcel of land. The site proposal would be required to assess, mitigation, integration and / or impact of nearby heritage assets.

Summary of SA

Nook Farm proposal is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel. The site is open countryside and the reuse of previously developed land is negligible. Approximately three quarters of the site is flood zone 1 with areas of flood zone 2 and 3a present. Risk from surface water flooding is present across the site.

Average house prices in the ward area indicate relative high cost housing in comparison to most of the district. Delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs. The site is of a size that would require services and facilities such as schools, community centres, employment, retail and leisure opportunities, the quantum of which has not been provided. It is in a reasonably sustainable location for employment opportunities other employment locations situated in the north of Huntingdon and is within 2.5km of Huntingdon Town Centre.

Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages (also a feature of the Central Claylands. It is considered that development in these northern parcels should be avoided.

The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. The site is of a size that could provide active travel routes and links to strategic green networks such as the Great Ouse valley Priority landscape area and Hinchingsbrooke Country Park.

The site is near to Brampton Racecourse SSSI, Brampton Meadow SSSI is located and Hinchingsbrooke Country Park County Wildlife an increase population near these areas could detrimentally impact the wear and usage of these areas potentially putting them at risk.

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The site is situated within the Central Claylands characterised by gently undulating farmland. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir, which would require integration.

The size of the site has the potential to increase traffic on the local and strategic road network increasing air pollution with the potential to affect future residents.

Strategic infrastructure would be required to access the site. The site promoter notes that it is understood that a new direct access to the infrastructure of the wider Huntingdon region via A1(M) can be achieved which will help to manage traffic flows in and out of the development and minimise impact on the local highway network.

The site promoter also notes that it would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond. This could reduce travel by private transport, however if these options were to not come forward car travel would dominate.

The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area. The site is surrounded by the A1, A1307 and A141 which has the potential to cause noise pollution to future residents.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial or surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land The majority of the site is classified as grade 3 agricultural land with the north western corner grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed, interrupted with green breaks and characterised by more linear frontage residential development. Trees and hedgerow

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			line the western boundary and are present from within the site, a small wooded area sits northeast of the site. The eastern edge of the site looks out over open countryside, landscape impact would be limited but transition to or screening of the countryside to the east would require consideration. The proposal is for 2 to 3 homes which would have minimal impact on the form and character of the local area if frontage only development were to come forward.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 4km from Huntingdon town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1.2km from Stukeley Meadows Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Great Stukeley Village Hall, the Church of Jesus Christ, Saint Bartholomew Church and playing fields.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of multiple concentrations of employment including Ermine and Hinchingsbrooke Business Park and Stukeley Meadows Industrial Estate.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 800m of bus service rated C- on the Place Based Carbon Calculator and is within 5km of a train station. The site is in close proximity to public right of ways and a pavement along Owl End.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. Residential properties are located north and south of the site. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area. The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Appropriate access to the site over a drainage ditch would require establishing.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage within or in close proximity to the site that would be impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land with the majority of the site igrade 3 agricultural land and the north western corner grade 2. The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes

The site is approximately 4km from Huntingdon town centre, 1.2km from Stukeley Meadows Primary School and within 800m of Great Stukeley Village Hall, two churches and playing fields. The site is within 5km of multiple concentrations of employment including Ermine and Hinchingsbrooke Business Park and Stukeley Meadows Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area.

The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north. Appropriate access to the site over a drainage ditch would require establishing.

Updates after initial appraisal

The Stukeleys 4: Land North of Ermine Street, Little Stukeley

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

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

The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) may increase emissions in the area. The site promoter proposes low carbon, energy efficient spaces to reduce energy demand, with BREEAM excellent as a minimum target, with green technologies proposed. An assessment would have to be undertaken to understand the impact on greenhouse gas emissions as a result of the proposed use. The site's location and scale means that some bus route connections could be made to the site which would help to reduce carbon emissions from travel. A small part of the southern tip of the site is within the Great Ouse Valley landscape priority area. There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingsbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 8% of the site (8.6ha)
	Support habitats in adjusting to the impacts of the climate emergency?	++	The site promoter proposes 15% biodiversity net gain, strategic landscaping including new habitats, green and blue infrastructure on 63.68% of site's overall area, and SUDs attenuation, which could support some habitats in adjusting to the impacts of climate change by providing opportunities for carbon sequestration, flood mitigation, and ecological resilience.
SA3	Maintain and where possible improve the quality and availability of water resources?	--	The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations. The promoter proposes 185,806 sqm of logistics, distribution and employment uses.
	Minimise the risk of flooding from all sources?	+	The site promoter has proposed BREEAM 'excellent' standard as a minimum and contacted the water provider. No information has been provided on how water quality will be addressed aside from the reference to SUDS attenuation and associated measures. Approximately 91% (94ha) of the site is within flood zone 1 with a small proportion of flood zone 2 3a and 3b present in the south. Approximately 4% of the site is at medium surface water flood risk, 12% at low risk and 2% at high risk. The site promoter notes that development on the site will be undertaken outside of Flood Zones 2 and 3, including means of access with mitigation measures provided.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	Brookfield farm sits within site, which includes residential properties and associated farm buildings development on previously developed land is negligible.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	The majority of the site is grade 2 agricultural land, sandwiched by small strips of grade 3 agricultural land on the northern and southern boundaries.
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingbrooke Country Park and Brampton Racecourse SSSI respectively. The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors and links to the Great Ouse Valley Landscape Priority Area
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	
SA6	Protect sites of designated biodiversity or geodiversity significance?	-	There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141). An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			15% biodiversity net gain is proposed and green and blue infrastructure on 63.68% of the site. The site promoter proposes the retention of woodland, hedgerow, watercourses, ponds etc where possible and ecological enhancements provided. This could enhance the biodiversity of an area which is currently arable farmland.
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The land rises quite significantly towards the centre of the site with a minimum variation of 10m, this undulation is reflective of its location within the Central Claylands. The eastern edge of the site is bounded by the A141, predominantly screened mature trees and hedgerow. Views into the site can be seen clearly however from the southern third of the eastern edge and also the north via public rights of way showing the prominent landscape features. The southern boundary abuts Local Plan allocation HU9 Huntingdon Racecourse which is substantially screened by trees and hedgerow and the northern boundary also screened by substantial trees and hedgerow. Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning. The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and landscape corridors and green infrastructure on 63.68% of site's overall area. It is proposed that this would include mitigation mounding; coupled with native woodland, scrub and tree planting.
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	Promote actions to reduce contributions to air pollution?	-	The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area. The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14. The site promoter proposes active travel routes to encourage sustainable travel. The increase in traffic generated by the site and the operation of the site could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. There is potential for light pollution impact on The Stukeleys in longer distance views and Brampton SSSI, which has the potential to displace species and would require further investigation/assessment. However, impact on residential units south of the site (and the A141) may have a lesser impact due to screening. The site promoter has submitted a lighting technical note to address some of these issues.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	Not applicable as the site proposes employment uses.
SA10	Support and enhance the more deprived areas of the district?	+	The site is predominantly within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			There are no proposals for other services such as health and community centre infrastructure, but the site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.
SA11	Contribute to regeneration activities?		The site is currently greenfield agricultural land and forms part of the wider countryside, therefore there are no opportunities for regeneration.
	Enhance and diversify economic opportunities with the district?	++	The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment (the site promoter references 2,054 FTE direct jobs on site). This would provide additional employment opportunities to the area. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingbrooke

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Country Park and Brampton Racecourse SSSI respectively. The presence of major roads such as the A141 and A1307 provide no active travel opportunities. There are currently no public transport connections. The site promoter proposes safe crossings across the A141 to link the future on-site pedestrian and cycle infrastructure, further details on its implementation and achievability would be required.
SA13	- Attract new investment and provide opportunities to improve the resilience of the local economy? - Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? - Support retention and growth of indigenous companies? - Encourage sustainable tourism?	++	The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment. This would provide additional employment opportunities to the area. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy. The site has the opportunity to support retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy. No tourism uses are proposed.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon but an increased workplace population

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			may assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	Strengthen a local sense of place?	-	The land is currently open countryside bounded by the A141 and A1307 with clear views into the site from the north. The site currently relates to the open countryside and to the east, Huntingdon Racecourse. The impact of the site to the north and the Racecourse would be more significant than its impact from the A141 and A1307. However the topographic variation of the site could mean that the elevation of proposed buildings could significantly impact the countryside setting requiring significant landscape mitigation. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Residential and business uses sit south of the A141 and the proposed site is within established clusters of business and industrial uses to the east. The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses. The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and active travel routes and safe crossings. Brook Farm residential and agricultural buildings sit within the site and Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The
	Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proposed site would need to consider the impacts on the heritage asset and integration of Brook Farm, some buildings of which are proposed for demolition.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The proposed site has the potential to impact on the setting of the listed building. The site promoter also identifies the Hungry Hall/Brookfield Farm a non-designated heritage asset which sits within the site. Development has the potential to impact on the setting on Waterloo Farm. The site would need to consider and mitigate against the impact on the heritage asset and demonstrate the avoidance of harm. The site promoter proposes design measures at both outline and reserved matters stages, to reduce the impact of the proposed development on Waterloo Farm. The demolition of Hungry Hall/Brook Farm is proposed which would constitute a loss of a heritage asset and its significance. The site promoter outlines that the site lies within an area of archaeological potential. Further assessment would be required to understand whether conservation and enhancement would be required or if there would be an impact on areas of archaeological value.

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Summary of SA

The Land North of A141, between Huntingdon Racecourse and A1307 is greenfield agricultural land the majority of which is grade 3 agricultural land. The site is open countryside and the reuse of previously developed land is negligible. Approximately 94ha (91%) of the site is within flood zone 1 with areas, with a small proportion of flood zone 2 3a and 3b present in the south, risk of flooding from surface water is present meaning mitigation measures will be required.

Development has the potential to support and enhance the more deprived areas of the district through provision of additional employment, education, skills and training. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy. The site has the opportunity to support retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy. The site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.

The site has the potential to impact upon the landscape from the north, heritage assets (Huntingdon Racecourse SSSI, Hinchingsbrooke Country Park, Great Ouse Valley Landscape Priority Area) and nature conservation assets (Old Farm House, Waterloo Farm and Hungry Hall/Brookfield Farm), assessment and mitigation of which would be required. Integration of public rights of way would be required and there is potential to provide enhanced connectivity to areas of biodiversity value. Strategic landscaping would be required and elevation of the proposed buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from adjacent Huntingdon Racecourse could be significant.

The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations.

The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area and noise, air and light pollution which would require further investigation. The latter of which may impact The Stukeleys. The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses.

Updates after initial appraisal

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The Stukeleys 6: Huntingdon Racecourse

- 3.23** Findings from the LAA identify that uses such as logistics / distribution and or lorry parking could detrimentally impact the nature conservation value of the site biology and ecology and will therefore will not be assessed. A sustainability appraisal has be undertaken for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to reuse and recycle existing land, buildings and materials, however the site promoter proposes further development on greenfield land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 92% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 85% of the site (59ha) is within flood zone 3, with flood zone 2 also present. The site is at risk of medium surface water flood risk on approximately 3.8% of the site. 5 ha of the site is within flood zone 1 on the north eastern edge.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	-	The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter proposes further development on greenfield land. The site is grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	Some of the site is within 1km of 10ha of natural green space (Hichingbrooke Country Park) and also within 200m of 0.5ha natural green space due to an existing playing fields within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	--	Brampton racecourse SSSI is located within the site, Brampton Meadow SSSI is located within 1km and Hinchingsbrooke Country Park County Wildlife Site is within 200m of the site. Development would have to consider impacts on the condition of these sites. The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The majority of the site is open greenspace including the race track which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). As such the site contributes to the strategic green infrastructure of the area, linking also to Hinchingsbrooke Country Park. The nature of the site therefore means that extensive development in this area could have a significant impact on the

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			landscape, ecology and biodiversity of the area and wider countryside setting and require development sensitive to the natural landscape that it incorporates. Some of the site is previously developed land and home to leisure uses associated with the site e.g. bar, stands and associated parking. Redevelopment of previously developed land or land within flood zone 1 would have to be sensitively designed so as not to detrimentally impact the setting of the area. A proposed capacity for the site has not been provided and so it is unclear whether the proposed development would represent an efficient use of land, however redevelopment of previously developed land or land within flood zone 1 (as proposed) could achieve this if impacts could be mitigated.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposed uses include employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events which have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and potentially increase in light and noise pollution. However the impact is unknown as no capacity for the site has been provided. Additional facilities on the site will generate additional traffic, although the effect of this could be mitigated by the fact that the site already has a dedicated existing junction from the A141. The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non-residential uses.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 5km of Huntingdon town centre and proposes leisure uses.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1.5km from Brampton village primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.
SA11	Facilitate access to a range of employment opportunities?	+	The site proposes employment uses on the site and is within 5km of multiple concentration of employment within Huntingdon.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a bridleway and public right of way within the site
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	++	The site promoter proposes an number of potential uses including employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events, which could provide a mix of high and

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		low density employment uses. It could also help to facilitate the retention and expansion of Huntingdonshire Racecourse and associated tourism as a result.
SA14	Reinforce the role of town, local and village centres in serving their communities?	-	The site proposes some commercial leisure uses, due to its distance from Huntingdon and nearby villages the proposal would not reinforce the role of the town or nearby villages potentially drawing interest away from local centres to a more removed location. This would however be dependent on the final uses proposed. The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	As the majority of the site is open greenspace of ecological and biodiversity value any development would need to be well related to the existing complex of buildings to minimise the visual, biodiversity and ecological impact. However, the nature of the site means that extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting and therefore require carefully designed and located development sensitive to the greenspace uses and value of the site. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area. The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the Racecourse's operations. The racecourse makes a valuable economic and social contribution to the Huntingdon area and limited development or redevelopment of previously developed land would need to be related to the existing uses and operation of the site.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site but there is a listed building approximately 200m north of the site that could be adversely impacted by the development.

Summary of SA

The site is heavily constrained by fluvial flood risk, only 5 ha of the site is within flood zone 1 on the north eastern edge. 92% of the site is also impacted from risk of flooding with climate change at 1 in 100 (Design Flood) and surface water flood risk is also present. The site is part previously developed land, some of which is located within flood zones 2 and 3 and part greenfield land and is grade 3 agricultural land. There are existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter also proposes further development on greenfield land within flood zone 1. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area with new development focussed within flood zone 1 and flood risk mitigated. The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the Racecourse's operations. This would provide opportunity for high and low density employment and retention of the Racecourse as a unique visitor attraction in the district. The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.

The site is within 5km of Huntingdon town centre and proposes leisure uses. The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.

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The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and increases in light and noise pollution. Additional traffic generated could be mitigated by the existing dedicated junction from the A141. The proposal would not reinforce the role of the town or nearby villages, but could assist in the retention and commercial viability of the Racecourse. The site contributes to the strategic green infrastructure network as part of the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and contains Brampton Racecourse SSSI, Brampton Meadow SSSI is located within 1km and Hinchingsbrooke Country Park County Wildlife Site is within 200m of the site. The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.

Extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting. It would require any development to be sensitive to the natural landscape and incorporate carefully designed and located development sensitive to the greenspace uses and value of the site. There is a listed building approximately 200m north of the site that could be adversely impacted by the development. Development should be focussed on existing previously developed land and within flood zone 1 in the north east of the site and relate to the existing uses and operation of the site to avoid negative impacts on Huntingdon town centre.

Updates after initial appraisal

The Stukeleys 7: Millers' Land, Great Stukeley

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

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

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

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

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site abuts the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 100% of the site in flood zone 1 and less than 20% risk of surface water flooding
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land Approximately half of the site is classified as grade 3 agricultural land and half grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	--	The site is within 900m of Great Stukeley Railway Cutting SSSI with active travel links to it via a Bridleway, which could increase recreational impact on the area. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed, interrupted with green breaks and characterised by more linear frontage residential development. Trees and hedgerow line the western boundary and are present from within the site. The site is not well related to the main area of Great Stukeley. The site is more related to a countryside setting where the land currently acts a break between the strategic allocation and settlement of Great Stukeley therefore landscape impact and impact on the setting of Great Stukeley may be significant. The landowner has not suggested an proposed number of properties.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 4.5km from Huntingdon town centre.
	Minimise the distance people need to travel to access education facilities?		The site is approximately 3.4km from Stukeley Meadows Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of local allotments.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of multiple concentrations of employment including Ermine and Hinchingsbrooke Business Park and Stukeley Meadows Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is within 5km of a train station, but not 800m of a bus stop. A bridleway runs along the north western boundary and a public right of way connects to the site heading north.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located where development is more dispersed, creating a transition to the countryside. The site is not well related to the main area of Great Stukeley making it difficult to be effectively masterplanned into the existing area. Development of the site could join the strategic allocation SEL 1.1 with the village creating more contiguous development affecting the character of the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	The site is less than 350 m from Scheduled Monument 'Moated site in Prestley Wood, 800m north east of Cartwright's Farm'. The site proposal would be required to assess, mitigation, integration and / or impact of nearby heritage assets.

Summary of SA

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

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

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

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again. It is noted that the site's wider context is evolving with the development at Alconbury Weald and Grange Farm, this could provide opportunities over time for development to occur but at this time concerns remain as set out above.

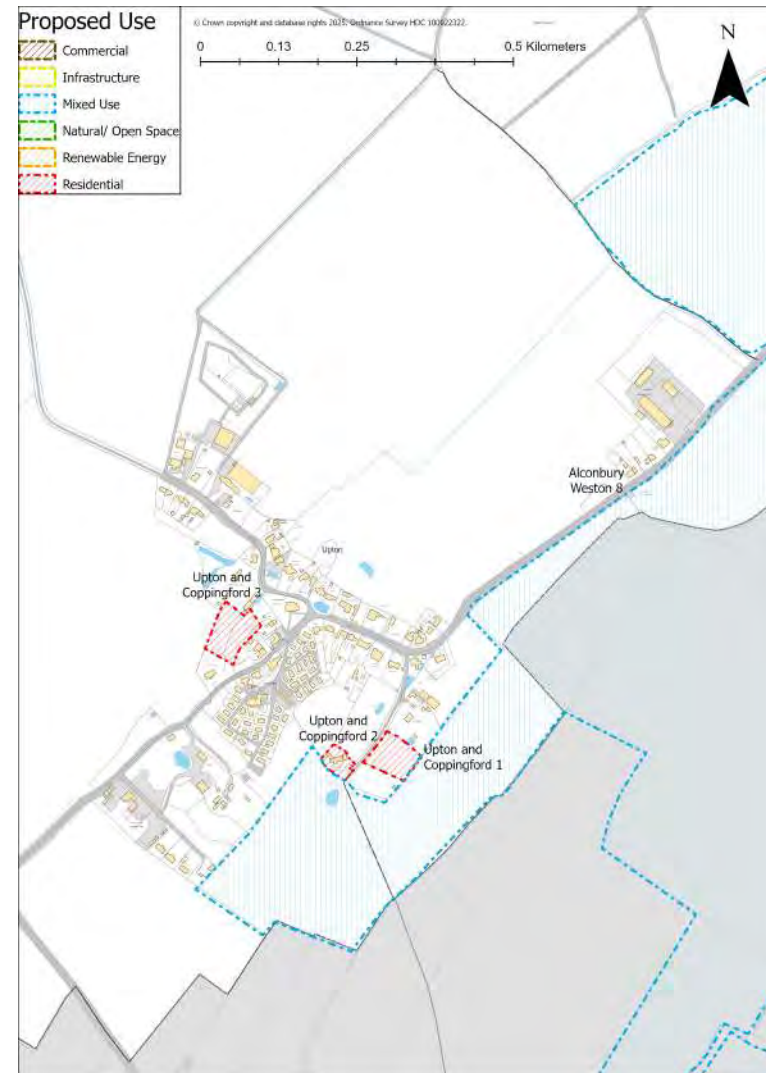
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Upton and Coppingford

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

- Upton and Coppingford 1: Land to South West of South Farm, Upton
- Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton
- Upton and Coppingford 3: Land at Christ's College Farm, Upton

3.27 Please note that Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield also partially falls within Upton and Coppingford parish as well as The Stukeleys, but it has been included under Alconbury Weston as most of the site lies within that parish area.



Northern Central Huntingdonshire Sustainability Appraisal

Upton and Coppingford 1: Land to South West of South Farm, Upton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield and offers no opportunity for the reuse and recycling of existing land, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, the site is at risk of low risk surface water flooding on 0.12% of the site only. The site is grade 3 agricultural land.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village. The site promoter proposes 5 custom and self build plots which would create small scale residential development in this area. The density would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	There site is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre. The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site The site is within 800m of a village hall and St Margaret's Church.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 1.5 km of Crossways Distribution Centre and beyond 5km of Alconbury Enterprise Zone. The site is therefore not immediately accessible to a range of employment opportunities. The site benefits from superfast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station and within 800m of a bus stop located on Stow Road rated F (extremely low frequency service). There is no pavement in the vicinity of the site, the site is within approximately 50m of a public right of way.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is not of a size or scale that would impact the form or character of the local area. It is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	There are no heritage assets within or in proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site does not impact upon heritage assets.

The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village. The proposed density of the site would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.

Northern Central Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton

3.28 As identified in the LAA, the site is below 0.25 ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.

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

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

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

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land and classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets, it is about 300m from Coppingford Lane CWS.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	~	The site is located on the western edge of Upton and forms part of a large residential curtilage of the listed Christs Church Farm. It adjoins residential development to the north, south and east so has a closer relationship with the settlement than with the countryside. In depth development will impact the character of the site and is less characteristic. The site promoter proposes between 2 and 8 homes or a development providing between 2 and 10 bed spaces. Mitigation of heritage and landscape impacts will be critical in shaping the potential capacity for the site. Additionally the drain that runs through the site may shape where development can be located.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1ha in size and the landowners seeks to use an SME to complete the development.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre. It is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket. The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site The site is within 800m of a village hall and St Margaret's Church.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	--	The site is beyond 1.5 km of Crossways Distribution Centre and beyond 5km of Alconbury Enterprise Zone. The site is therefore not immediately accessible to a range of employment opportunities. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station and within 800m of a bus stop located on Stow Road rated F on the place based carbon calculator meaning there is an extremely low frequency service. There is no pavement in the vicinity of the site, there is no public right of way that could directly connect the site.
	Benefit from access to active travel infrastructure for practical and social activities?	-	

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	It is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and access constraints being overcome.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designation on site, however it forms part of the residential curtilage of the grade II listed Christs College Farm and is also within the setting of the grade II* Church Of St Margarets. Heritage impact will be a key constraint to development and will require careful masterplanning.

Summary of SA

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

Updates after initial appraisal

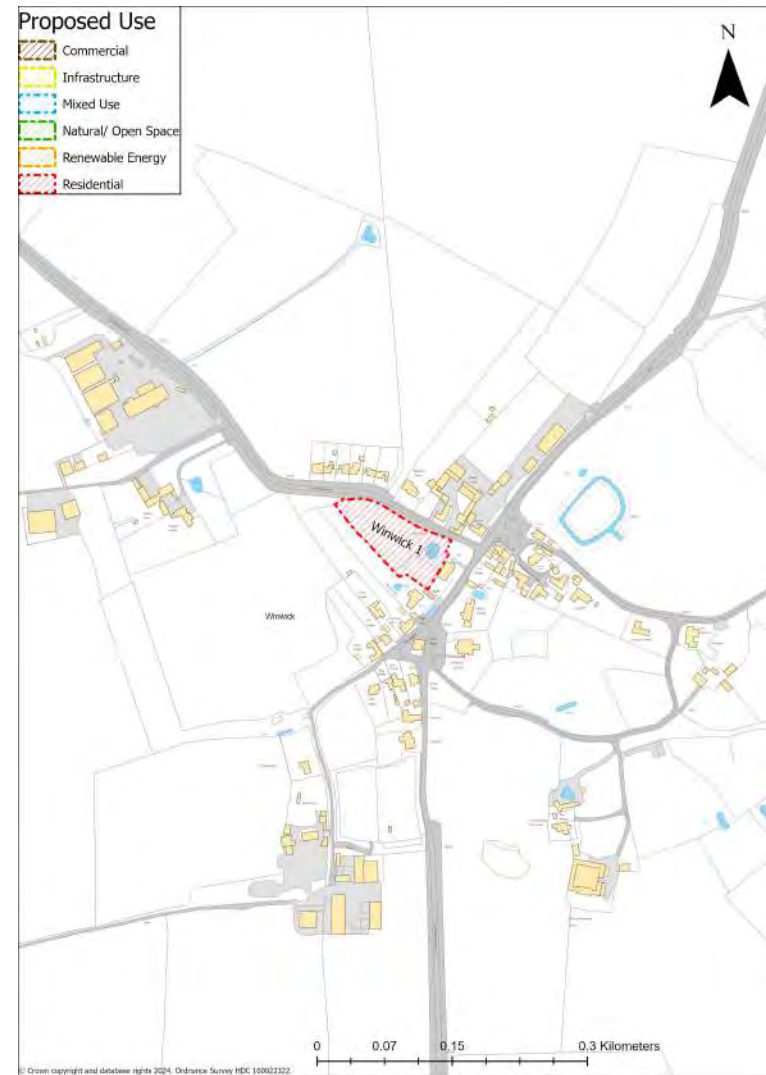
Northern Central Huntingdonshire Sustainability Appraisal

Northern Central Huntingdonshire Sustainability Appraisal

Winwick

3.30 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick



Northern Central Huntingdonshire Sustainability Appraisal

Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Old Weston Main Street water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with approximately 4% of the site at risk of medium surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The location of the site relates well to the existing settlement with residential properties to the north and west. A residential back garden runs along the southern boundary. The site submission proposes 5 homes which is in keeping with the low density of the area. Development has the opportunity to protect the form and character of the area if trees and hedgerow were to be retained on the northern and eastern boundary.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		There site is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.
	Minimise the distance people need to travel to access education facilities?		The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of a village hall and All Saints Church.
SA11	Facilitate access to a range of employment opportunities?		The site is beyond 1.5km of a range of employment sources and beyond 5km from multiple concentrations of employment. The site proposal is not for employment uses.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station and within 800m of a bus stop located on Old Weston Road rated F (extremely low frequency service).
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no footpath fronting the site. A public right of way is within 500m of the site
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	A key character of Winwick is the presence of very few footpaths. With listed buildings in the vicinity and potted with trees and hedgerow. The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties. The site is not of a size or scale that would impact the form or character of the local area.
SA16	Impact on any heritage assets or their settings?-	-	The site is in proximity to All Saints Church a grade II* listed building on Old Weston Road and Grade II listed residential property Westward Farm on The Green. The site is sufficiently removed from the site as to not impact on these heritage assets due to the site frontage and proposed access being on Turning Road. A Scheduled Monument 'Moated site and shrunken medieval village at Winwick' is within 100m of the north eastern corner of the site a heritage impact assessment would be required to assess any potential impact on this site.

Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Impact on heritage assets, including scheduled monument would require assessment.

Northern Central Huntingdonshire Sustainability Appraisal

The site is well related to the existing settlement. A key character of Winwick is the presence of very few footpaths. With listed buildings in the vicinity and potted with trees and hedgerow. The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties. The site is not of a size or scale that would impact the form or character of the local area.

Updates after initial appraisal

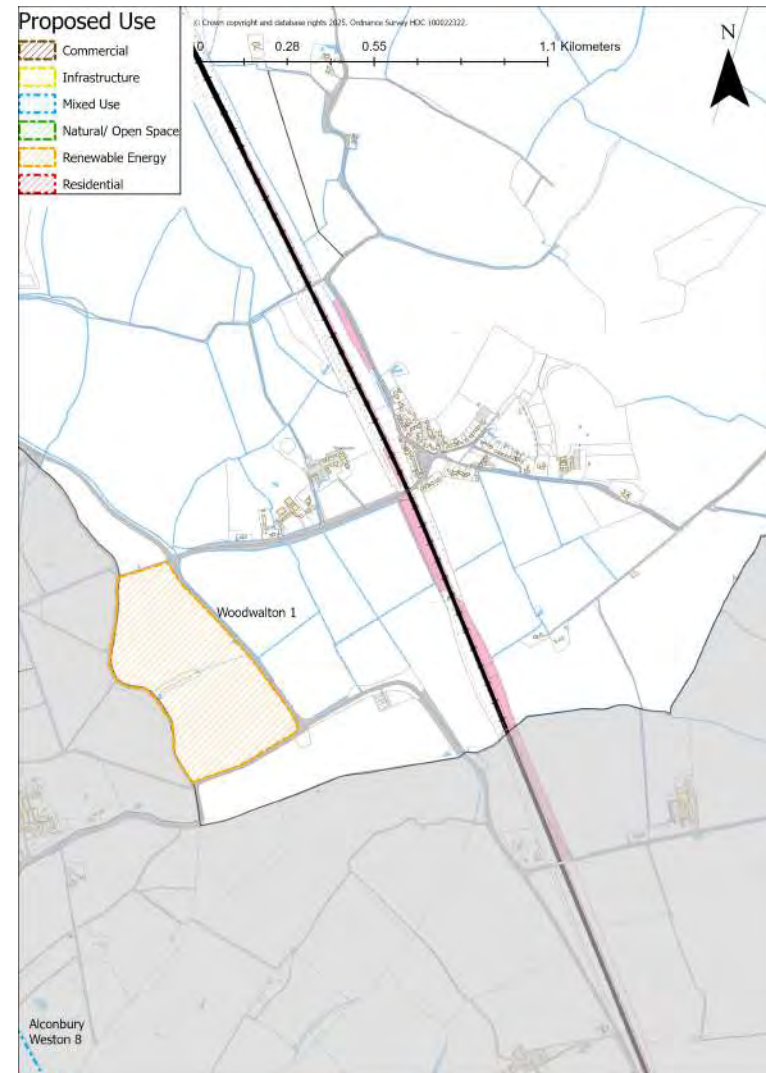
The site promoter submitted further documentation but this does not change the outcomes of the SA.

Northern Central Huntingdonshire Sustainability Appraisal

Woodwalton

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

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



Northern Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	++	The proposed use for the site is a solar farm. The site is not impacted by an air quality management area. The site is a greenfield site. There is no potential to reuse some materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is entirely for renewable energy generation.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located outside of a water recycling area catchments. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development. The vast majority of the site is within flood zone 1, a small amount of the north western edge of the site is within flood zone 3b. There are some channels of surface water flood risk within the northern half of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is mostly classified as grade 3 agricultural land, with only its western edge being classified as being non-agricultural. The site is greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 200m of a 0.5ha area of greenspace, within 300m of a 2ha area and also 1km of a 10ha area of natural green space.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site adjoins Monks Wood SSI/NNR and ancient woodland.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it adjoins Monks Wood SSSI/NNR and ancient woodland so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is detached from the main built form of Woodwalton and adjoins Monks Wood. As such it relates much more closely with the open countryside than the settlement. The southern part of the site is some 25m higher than the northern edge providing a significant slope to the site which enhances opportunities for solar panels. It is sensitively located as it adjoins Monks Wood SSSI/NNR and ancient woodland and is within the landscape and visual setting of the Great Fen. Trees and vegetation from which forms a strong northern and western boundary to the site. Its boundaries are open to the south and east but considering the proposed use of solar panes, the impact is considered to be less significant in landscape terms. The proposed scale of the solar farm is substantial being some 21ha also promotes opportunities for the integration of biodiversity net gain opportunities within the site in association with the solar panels. This could support species also found within Monks Wood. To assess this impact a landscape and visual impact assessment should accompany any application as well as detailed ecological work.

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	Even though the site is located near to the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Renewable energy provision will not contribute towards housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	--	The site is over 5km from Huntingdon railway station and is beyond 800m of a bus stop. There is no footpath access to the site and no public right of way that runs directly to the site.
	Benefit from access to active travel infrastructure for practical and social activities?	-	

Northern Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is detached from the main built form of Woodwalton and adjoins Monks Wood. As such the site relates much more closely with the open countryside. With landscaping it maybe possible to integrate solar panels on the site without detrimentally impacting the site's immediate surroundings.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Western Huntingdonshire Sustainability Appraisal

Western Huntingdonshire Sustainability Appraisal

Western Huntingdonshire

4.1 This sets out the sustainability appraisals for the sites located within 'Western Huntingdonshire'. This grouping consists of Great Staughton and Kimbolton wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

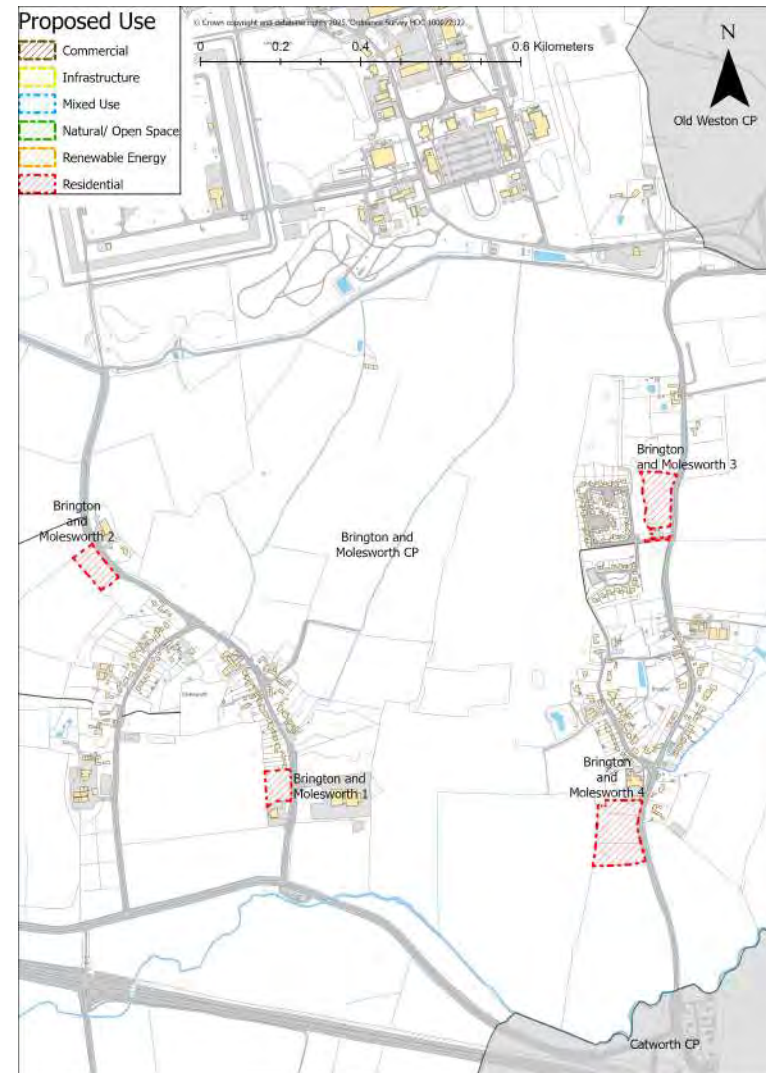
- Brington and Molesworth - 4 sites
- Bythorn and Keyston - 7 sites
- Catworth - 7 sites
- Covington - 0 sites
- Ellington - 4 sites
- Grafham - 4 sites
- Great Staughton - 5 sites
- Hail Weston - 7 sites
- Kimbolton - 14 sites
- Leighton Bromwsold - 1 site
- Old Weston - 3 sites
- Perry - 0 sites
- Stow Longa - 3 sites
- Tilbrook - 1 site

Western Huntingdonshire Sustainability Appraisal

Brington and Molesworth

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

- Brington and Molesworth 1: Land West of Brookside, Molesworth
- Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth
- Brington and Molesworth 3: Land North and East of Hill Place, Brington
- Brington and Molesworth 4: Land at High Street, Brington



Western Huntingdonshire Sustainability Appraisal

Brington and Molesworth 1: Land West of Brookside, Molesworth

4.3 As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity

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

Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk from fluvial flood risk with climate change at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in wholly within flood zone 1, although in the southern half of the site there is some risk of flooding from surface water.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is within 200 m of a 0.5 ha area of greenspace. It has limited capacity for linkages to the strategic green infrastructure network but development could provide linkages to the woodland area to the east of Jolly Hills Farm.
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The scale of the site is potentially acceptable but it does not relate well to the form of the village being detached from other built development by nearly 100m. The number of homes sought was not specified other than 5 or more which indicates a potentially extremely low density which would not make efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.6 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Molesworth does not have a local convenience shop, nor does the neighbouring village of Brington. The closest primary school is in the next village of Brington which is in excess of 800m from the site with no separate footpath. The site is within 800m of St Peter's Church, the Cross Keys Public House, village hall and MUGA.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	Facilitate access to a range of employment opportunities?		The site is located within 1.5km of a modest existing concentration of employment located within the Molesworth Business Estate. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop. The site is within 500m of a public right of way but there is no pavement that adjoins the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	Wholly residential development is proposed.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is detached from the main village form of Molesworth, and the site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	-	The site lies within the conservation area and is about 100m from the grade II listed Mill House.

Summary of SA

Overall, the appraisal is mixed. The site scores very negatively in terms of the land being grade 2 agricultural land and being wholly greenfield land. The site does not relate well to the form of Molesworth and is detached from the existing built form meaning it could not be effectively integrated with the existing community. The site is not at risk from fluvial flood risk but there is some surface water flood risk. There are heritage constraints such as the conservation area and setting of a listed building to consider. It is located in close proximity to a public right of way and is unlikely to impact designated nature sites, it does not however provide opportunities to enhance strategic habitat connectivity. The site is not served by public transport. The site is within walking distance to some services and employment within Molesworth but the closest primary school is not within reasonable walking distance being over 800m and located in the next village of Brington.

Updates after initial appraisal

Brington and Molesworth 3: Land North and East of Hill Place, Brington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
71SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1, although along its western edge the site is constrained by surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is adjacent to a cluster of residential properties separated by an orchard. The site and adjoining cluster of properties are detached by some 250m from the main built form of the village but is connected by a footpath.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.98 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Brington does not have a local convenience shop, nor does the neighbouring village of Molesworth.
	Minimise the distance people need to travel to access education facilities?	++	The site is located within 800m of Brington C of E Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Leonard's Hall and All Saints Church. There are several other leisure and cultural facilities located in the neighbouring village of Molesworth but these are in excess of 800m from the site.
SA11	Facilitate access to a range of employment opportunities?	--	The site is not located near to concentrations of employment opportunities. The closest concentration is the Molesworth Business Park which is in excess of 1.5km from site.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop. Along Hill Close a pavement is immediately across the road from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located to the north of the main built form of Brington but adjoins an orchard and a cluster of residential properties off Hill Place which form part of this settlement. There is a footpath opposite the site's frontage which connects the site through to main part of the village. The site is not constrained by heritage or nature conservation designations. The site is grade 3 agricultural greenfield land, there is risk of surface water flooding along its western edge. The site is not near to existing concentrations of employment and is not served by public transport. The site is within walking distance of a primary school and some cultural facilities.

Western Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Brington and Molesworth 4: Land at High Street, Brington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely not to be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
71SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1, although it is constrained by surface water flood risk across the majority of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the southern edge of Brington adjoining St Leonards Hall and Brington Primary School. There are also some residential properties on the opposite side of Brington Road. To the south and west is the open countryside and established vegetation largely enclosing the site. Development will be somewhat visible upon the approach into Brington but the presence of established vegetation will minimise this impact. As such the site has a close relationship with the settlement and provides a point of transition into the open countryside. The proposed capacity of the site is very low considering the site is 1.76ha but this provides opportunities for sustainable drainage systems and enhanced landscaping to mitigate impact arising from the landscape and surface water flooding.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes and is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Brington does not have a local convenience shop, nor does the neighbouring village of Molesworth.
	Minimise the distance people need to travel to access education facilities?	++	The site is located adjacent to Brington Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is adjacent to St Leonard's Hall and within 800m of All Saints Church. There are several other leisure and cultural facilities located in the neighbouring village of Molesworth but these are in excess of 800m from the site.
SA11	Facilitate access to a range of employment opportunities?	--	The site is not located near to concentrations of employment opportunities. The closest concentration is the Molesworth Business Park which is in excess of 1.5km from site.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is no pavement on Brington Road, there may potential to incorporate a footpath connection to the one that runs up to St Leonards Hall but this will require further scoping.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

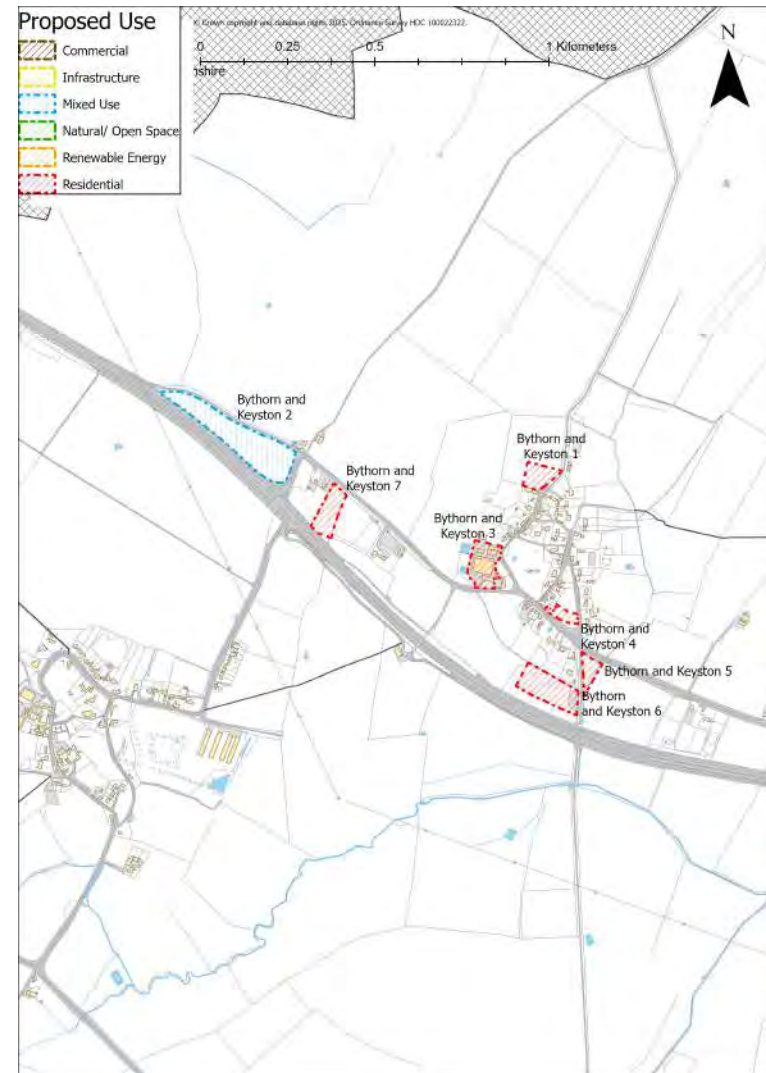
During the consultation on additional sites in the Spring of 2025, the site promoter withdrew the site. It therefore will not be considered further.

Western Huntingdonshire Sustainability Appraisal

Bythorn and Keyston

4.5 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bythorn and Keyston 1: Land West of Warren Lane, Bythorn
- Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston
- Bythorn and Keyston 3: Home Farm, Bythorn
- Bythorn and Keyston 4: Land off Main Street, Bythorn
- Bythorn and Keyston 5: Land East of Clack Lane, Bythorn
- Bythorn and Keyston 6: Land West of Clack Lane, Bythorn
- Bythorn and Keyston 7: Land South of Thrapston Road / South East of Toll Bar Lane



Western Huntingdonshire Sustainability Appraisal

Bythorn and Keyston 1: Land West of Warren Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites that it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the existing village. It is located on its northern edge providing an opportunity for some organic growth subject to appropriate landscaping. The promoter's anticipated capacity is for 5 or more homes which could represent a very low density.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.5 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is significantly in excess of 5km from the site. Bythorn does not have a local convenience shop.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village with the closest being in the nearby village of Brington which is in excess of 800m without a separate footpath.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Lawrence's Church and the village hall.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?		The site is not located near to any concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	+	A public right of way cuts through the southern part of the site emerging onto Warren Lane. There is no footpath along Warren Lane.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby. The closest is a conservation area some 70m from the site.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by flood risk or nature conservation designations. There are no heritage assets on site, however there is a conservation area some 70m south of the site. Residential development on the site could be effectively masterplanned and landscaped to integrate with the existing village. The site is however classified as grade 3 agricultural greenfield land. The site does not have any public transport connections and there are no major sources of employment nearby and there are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston

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

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites such that it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is outside of a main settlement, the closest is Bythorn. The site is over 600m from the main cluster of properties found within the village. The proposed employment use at 10,000 sqm floorspace would make efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its southern boundary by the A14 increasing the likelihood of noise, light and visual pollution. There are also electricity powerlines in the easterly corner of the site.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	Employment use would not contribute to housing supply.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is significantly in excess of 5km from the site. The nearest settlement is Bythorn but this does not have a local convenience shop. As the site is only being considered for employment uses access to primary education is not relevant. The site is beyond 800m of Bythorn's village hall.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is not located within 1.5km of an existing concentration of employment, but proposes potentially 3ha of employment development. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop. A bridleway runs along Thrapston Road immediately opposite the site. There are also several other bridleway and footpaths within 500m of the site which lead into the open countryside. There are no footpaths directly to the nearest settlement of Bythorn.
	Benefit from access to active travel infrastructure for practical and social activities?	+	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include, therefore, it is not possible at this stage to determine if development would have a high or low job density.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is detached from the main village form of Bythorn, so the site is located such that it could not be effectively integrated with the existing community. However the site is within proximity to the A14 which would assist in the operation of the site if commercial development is located on site.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

Overall, the appraisal is mixed but is mainly negative in terms of using greenfield land of high agricultural quality (grade 2). It has good connections to the strategic road network for employment development, however this proximity may give rise to higher levels of pollutants. The site is, however, detached by over 600m from the main cluster of properties found within the village. It is not served by public transport infrastructure, there are public rights of way within 500m of the site but no footpath connects the site to Bythorn. As a result it is likely that any future users of the site will access it via car and not be able to utilise more sustainable modes of transport. The site is not constrained by flood risk, heritage or nature conservation designations. The scale of employment development may require additional infrastructure in order to service it. The proposed employment use at 10,000 sqm floorspace would make efficient use of land. The site is within proximity to the A14 which would assist in the operation of the site if commercial development is located on site.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Bythorn and Keyston 3: Home Farm, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. There are existing structures on site meaning that there is the potential to reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some surface water flood risk on the western part of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is grade 3 agricultural land and is mainly greenfield but there are substantial structures on site used for agricultural purposes.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well related to the existing village being located on its western edge. The site comprises several substantial large structures and hardstanding associated with the site's current agricultural use. These are substantial buildings predominantly made of brick with structures towards the rear of the site constructed from metal corrugated materials. There are considerable heritage constraints and demolition of existing structures would alter the character of the area. However, if a change of use is proposed then this could be minimised through sensitive design and the preservation of existing structures. Development on the site would need very careful consideration and masterplanning.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.98 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	Facilitate access to a range of employment opportunities?		The site is not located near to concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There are public rights of way within 500m of the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, particularly if a change of use is can be achieved of existing structures.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	The majority of the site is located within a conservation area, it is also adjacent to a grade II listed building (Bythorn House).

Summary of SA

The site is not at risk from fluvial flooding but there is some surface water flood risk along its western edge. The site is not constrained by nature conservation designations. It is however heavily constrained by heritage being located in a conservation area and adjacent to a grade II listed building. The site is well related to the existing village and is technically predominantly greenfield despite containing substantial structures associated with agricultural use. It is classified as grade 3 agricultural land. Its redevelopment could provide opportunities to enhance the village character but equally a full demolition of the site could likely negatively impact it. The site does not have any public transport connections and there are no major sources of employment nearby and there are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

Bythorn and Keyston 4: Land off Main Street, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly located within flood zone 1 with no recorded risk of surface water flood risk.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	Development on this site would result in a significant detrimental change to the character and form of the village which would be detrimental to the conservation area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Cables running between telecommunication masts run over the site.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for market and/or affordable homes. The site is 0.26 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	Facilitate access to a range of employment opportunities?		The site is not located near to concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There are public rights of way within 500m of the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	-	The site is within a conservation area and there are several listed buildings near to the site.

Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site forms an key aspect of the village's open character so its development would result in a significant change to the village's character and also the character of the conservation area. There are several listed buildings near to the site. There are electricity cables running over the site. The site is classified as grade 3 agricultural greenfield land. While being located within the village, it is considered that development on this site would not effectively integrate with the character of the village. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Bythorn and Keyston 5: Land East of Clack Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1, there is a significant amount of medium surface water flood risk across about a third of the site but most noticeably on the eastern half of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the south eastern edge of the village, it therefore relates closely to the village. The proposed capacity for the site is very low but considering the surface water flood risk this would enable more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside. Also focusing development on the western half at a lower risk of surface water flooding would enable greater integration with the village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The southern edge of the site is within 100m of the A14 increasing the likelihood of noise, light and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	Minimise the distance people need to travel to access education facilities?	--	There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	Facilitate access to a range of employment opportunities?		The site is not located near to concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There are public rights of way within 500m of the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively integrated with the existing community as long as the surface water drainage could be integrated and that any amenity impacts arising from the sewage pumping station located along the site's frontage can be mitigated.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial flood risk, however, there is significant risk from surface water flooding. There are no nature conservation or heritage designations impacting the site. The site is classified as grade 3 agricultural greenfield land. The site adjoins the south eastern edge of the village so could provide a small scale extension to the built form. It is in close proximity to the A14 which could give rise to additional levels of pollution. The site could be effectively masterplanned to successfully integrate with the existing village subject to appropriate sustainable drainage and landscaping. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

Bythorn and Keyston 6: Land West of Clack Lane, Bythorn

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

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly located within flood zone 1, there is some surface water flood risk along its western boundary and in the eastern part of the site along Clack Lane.
SA4	Prioritise development of previously developed land?		The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is physically detached from the main village and its development would alter the existing character and form of the settlement. It will also serve in extending the village towards the A14.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The southern edge of the site is within 40m of the A14 increasing the likelihood of noise, light and visual pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is over 1ha and is proposed to provide market and/or affordable homes. The site would contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, with the closest being in the nearby village of Brington which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	Facilitate access to a range of employment opportunities?		The site is not located near to concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There are public rights of way within 500m of the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, however, there is some risk from surface water flooding. There are no nature conservation or heritage designations impacting the site. The site is classified as grade 3 agricultural greenfield land. The site is physically detached from the main built form of the village and is in close proximity to the A14 which could give rise to additional levels of pollution. The site could not be effectively masterplanned to successfully integrate with the existing village. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?		The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?		The site is remote from any natural greenspace.
	Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites such that it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is outside of a main settlement, the closest is Bythorn. The site is about 600m from the main cluster of properties found within the village. It has a much closer relationship with the open countryside. To the west is a residential property and several outbuildings. Development across the whole of the site would be out of character, minimal frontage development along Thrapston Road may be if access could be achieved. This would however result in the potential site area being reduced to 0.13ha
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its southern boundary by the A14 increasing the likelihood of noise, light and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is significantly in excess of 5km from the site. The nearest settlement is Bythorn but this does not have a local convenience shop. There is no primary school within the village with the closest being in the nearby village of Brington which is in excess of 800m without a separate footpath. The site is beyond 800m of Bythorn's village hall.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is not located within 1.5km of an existing concentration of employment.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no footpath connection along Thrapston Road from the site or that lead directly to the nearest settlement of Bythorn. A bridleway runs along Thrapston Road immediately opposite the site. There are also several other bridleway and footpaths within 500m of the site which lead into the open countryside.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is detached from the main village form of Bythorn, so the site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

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

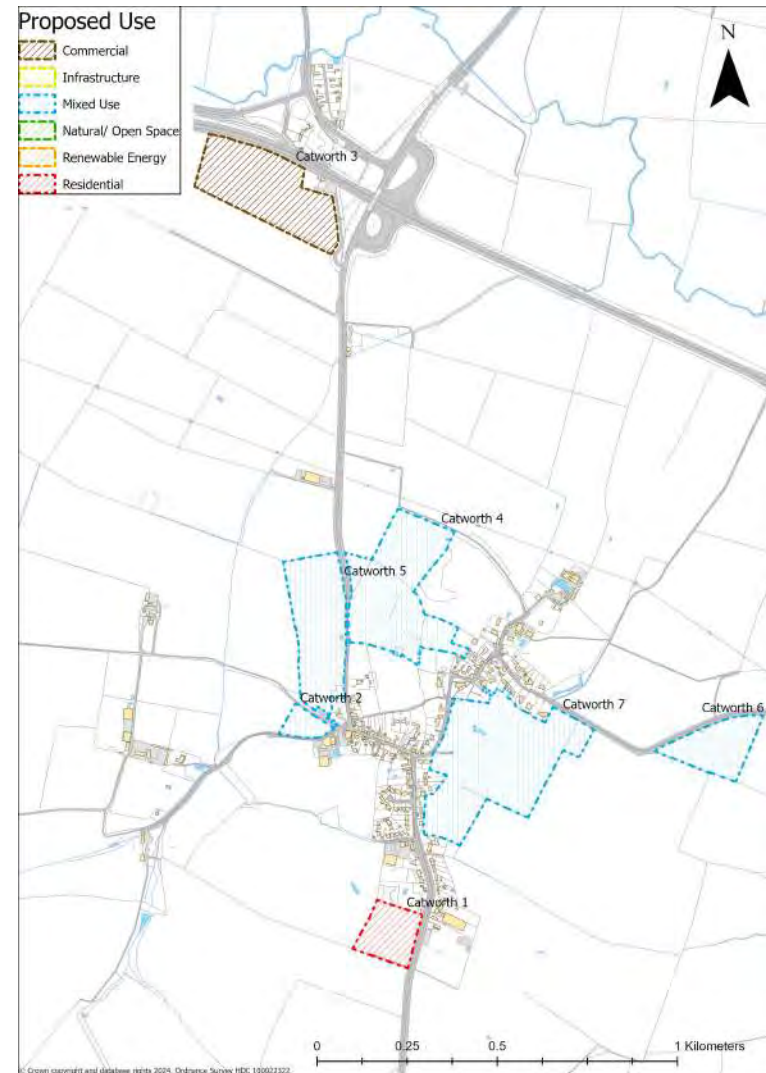
Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Catworth

4.6 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Catworth 1: Fruit Field opposite Victory Playing Field, Catworth
- Catworth 2: Land West of Catworth, Catworth
- Catworth 3: Land South of A14, Catworth
- Catworth 4: Land East of Fox Road, Catworth
- Catworth 5: Land West of Fox Road, Catworth
- Catworth 6: Triangular Field South of Church End, Catworth
- Catworth 7: Land East of Church Road, Catworth



Western Huntingdonshire Sustainability Appraisal

Catworth 1: Fruit Field opposite Victory Playing Field, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site contains a small shed but this has negligible scope for reuse of materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is 100% in flood zone 1 and there is no risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is wholly greenfield land but with a very small building. The entire site is classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of greenspace and a sports facility (Victory Playing Field). It has no or limited capacity for linkages to the strategic green infrastructure network.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	Development on the site would have limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the southern edge of the village and is well related to the existing settlement. The site promoter is seeking to develop the site for 40 homes which is higher than surrounding properties and not reflective of the current character of the settlement. The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its eastern boundary by Station Road and the Victory Playing Field increasing the likelihood of noise, light and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter is seeking to develop the site for 40 market and/or affordable homes which will contribute to the housing needs of the district and provide some residential opportunity for local residents and families.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is Huntingdon which is in excess of 5km from the site. The nearest settlement is Catworth but this does not have a local convenience shop. Catworth does not have a primary school and the nearest primary school is in Brington. The site is of insufficient capacity to provide a school on site. The site is within 800 m from a church, playing field and a public house.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?		The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development. It benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. The site is within 500 m of a public right of way
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets existing within or immediately adjoining the site so there are no constraint from these.

Summary of SA

The site is located on the southern edge of the village and can be effectively masterplanned to become part of the existing place and community. It is within 800 m from a church, playing field and a public house. The site is within flood zone 1 and is not constrained by flooding. It is classified as grade 2 agricultural land, is wholly greenfield and in agricultural use. It has no nature designations, heritage and conservation assets on it or immediately adjoining it which will impact development. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle, but would provide some residential opportunity for local residents and families. The site is bounded on its eastern boundary by Station Road and the Victory Playing Field increasing the likelihood of noise, light and visual pollution. Through design these should be considered, reduced and mitigated still as well as its potential landscape impact. The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Catworth 2: Land West of Catworth, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The eastern edge of the site is within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located wholly within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land predominately grade 2 agricultural land however a proportion of the southwestern corner is classified as grade 3. There are no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western edge of the village and is well related to the existing built form. The site extends into the countryside with the eastern part of the site relating most closely to the settlement. The site promoter is seeking to develop the site for 5 homes with some car park provision for use by the community and natural open space. Taking these proposed uses, the density is appropriate and would reflect the character of the area and make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. electricity cables run along the site's southern and eastern edges and also through the site.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.83ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from any retail facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	--	The nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall, the Racecourse Public House and the playing fields are within 800m of the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?		The site is located over 1.5kms from any major sources of employment. Superfast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. A pavement is located within 40m opposite from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The eastern part of the site is located such that it can be effectively masterplanned to become part of the existing place and community although the proposed mix of uses will require careful design and consideration so that they can be successfully integrated. Also landscaping will be required due to its edge of village location.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	At its eastern end, the site adjoins a conservation area and is adjacent to several listed buildings.

Summary of SA

The site is not constrained by flood risk or by nature conservation designations. It is somewhat constrained by heritage assets as it adjoins a conservation area and is adjacent to several listed buildings. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. The proposed development would be a modest westerly extension to the built form of the village which could be successfully integrated subject to appropriate masterplanning, landscaping and design.

Updates after initial appraisal

Catworth 3: Land South of A14, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The closest water catchment area is Catworth which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is located wholly within flood zone 1, there is some risk from surface water flooding particularly in the south-eastern part of the site near to the access to the site.
SA4	Prioritise development of previously developed land?		The site is greenfield grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is detached from the main built form of Catworth being located 1.2km north of the village. The site is bounded along its northern boundary by the A14 and it has direct access from junction 16. The proposed scale of development would make an efficient use of land utilising connections to the strategic road network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is accessible from vehicles exiting the A14 at junction 16. While proposed for employment uses, there may still be an impact of increased levels of noise, air and visual pollution on future employees on site which should be considered, reduced and mitigated.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from any retail facilities and is over 5km from a town centre.
	Minimise the distance people need to travel to access education facilities?	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is remote from leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	++	It is not within 1.5km of other concentrations of employment but it could provide over 5ha of employment land.
	Be in a location with high quality digital infrastructure?	-	Standard broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km of a railway station and there are no bus stops within 800m of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	--	The site is remote from public rights of way or segregated cycleways nor are there public footpaths.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is accessible from vehicles exiting the A14 at junction 16.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The scale of the proposed scheme is likely to create many new jobs although the nature and number of jobs are unknown at this stage. The intended proportion of employment, retail and logistics is also not yet known.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter seeks a combination of employment, retail and logistics development. It is unclear the proportion each of these will take but it likely that retail will be ancillary to the employment development and serve future employees or trade from the A14, therefore not directly serving Catworth.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could not be effectively integrated with the existing community but the proposed uses means that this is not necessarily an issue as it needs to be well connected to the strategic road network.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but does have some surface water flood risk. It is not constrained by heritage or nature conservation designations. The site is detached from the built form of Catworth and proposes a large scale employment led scheme utilising its connections to the A14 although it has no public transport access which may encourage travel via less sustainable modes of transport. There is only standard broadband available within the vicinity of the site which may require upgrades depending on the nature of employment uses on site. While proposed for employment uses, there may still be an impact of increased levels of noise, air and visual pollution on future employees on site arising from its proximity to the A14. Through design these should be considered, reduced and mitigated still as well as its potential landscape impact.

Western Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Catworth 4: Land East of Fox Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 but contains substantial areas at risk of surface water flooding, particularly in the northernmost field which would impact on any scheme's layout and capacity.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield and predominantly comprises grade 3 agricultural land with the southern portion closest to the village being grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any publicly accessible natural greenspace. However, it directly adjoins Little Wood so there may be opportunities for biodiversity linkages and improvements.
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from any designated nature sites that it is unlikely there will be an impact. However, it is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is one of a cluster of 4 sites put forward for development on some or all of them. This is the second largest of the cluster. The site promoter does not specify a preferred type or amount of development beyond a general indication of housing development with a variety of possible forms of community development such as a village hall or extension to the cemetery. This site does not relate well to the form of Catworth being separated from Church Lane by the remainder of the southern field proposed for development and only adjoining the rear gardens of 3 homes on Church Road. Built development of the site would be out of character with the village due to its scale and lack of integration.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is just under 1km from junction 16 on the A14 and may be subject to minor noise pollution from this. Electricity lines cross the northern section of the site creating some visual pollution for potential users.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site could contribute to meeting housing or other community needs although its scale is excessive in relation to the village so a partial development only may be appropriate
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is remote from any retail facilities and the nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall, the Racecourse pub and the playing fields are within 800m.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?		The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. There is direct road frontage to Fox Road. A public right of way bisects the site and others are in close proximity.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential or community uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include any new retail or social facilities specifically although the site promoter suggests willingness to consult with the local community over preferred requirements.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The scale and location of the site would not contribute to good placemaking in Catworth. Effective integration of any scheme into the existing community would be very challenging
SA16	Impact on any heritage assets or their settings?	-	The southern section of the site falls within the conservation area and there are both listed buildings and a scheduled monument in the vicinity.

Summary of SA

The site is at low fluvial flood risk although surface water flood risk exists, particularly in the northern and central sections, which would impact on layout and capacity of any development scheme. It would have limited impacts on nature conservation sites with potential opportunities to link into Little Wood. It has a direct road frontage and access to public rights of way. It comprises wholly greenfield land of grade 3 agricultural value. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle. The site has very limited direct connection with the existing built part of the village and the proposed site would leave an isolated field between any new development and existing properties on Church Lane. Development would not facilitate effective integration with the existing community or support high quality placemaking outside the site itself. There are heritage assets in the vicinity which could be impacted by any development scheme although good design should overcome any issues arising from this. The sustainability of the site is considered very poor for residential development purposes.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Catworth 5: Land West of Fox Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. It is not affected by air pollution and contains no existing buildings to be re used on site.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1. Surface water flood risk affects Fox Road and a very small portion of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield and predominantly comprises grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any publicly accessible natural greenspace and does not offer opportunities to link into existing strategic green or blue infrastructure networks.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from any designated nature sites that it is unlikely there will be an impact. However, it is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is one of a cluster of 4 sites put forward for development on some or all of them. The site promoter does not specify a preferred type or amount of development beyond a general indication of housing development with a variety of possible forms of community development such as a village hall or extension to the cemetery. The site does not relate well to the form of Catworth only adjoining it by the former works at the southern end of Fox Road where it has a limited access to the junction at Brook End. Built development of the site would be out of character with the village due to its scale and lack of integration.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is just over 1km from junction 16 on the A14 and may be subject to noise pollution from this.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The scale of the site would allow it to contribute to meeting housing or other community needs.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from any retail facilities and the nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall and Racehorse pub are within 800m.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?		The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. There is a limited form of access to Brook End with public rights of way in close proximity.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential or community uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include any new retail or social facilities specifically although the site promoter suggests willingness to consult with the local community over preferred requirements.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The scale and location of the site would not contribute to good placemaking in Catworth. Development on the site could not be effectively integrated into the existing community to contribute to sustainable placemaking.
SA16	Impact on any heritage assets or their settings?	-	The south eastern part of the site adjoins the conservation area boundary and a scheduled monument (milestone) is situated on the Fox Road boundary.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site is at low flood risk and development would have limited impacts on nature conservation sites. Its limited impacts on heritage assets could be effectively mitigated. It comprises best and most versatile (grade 2) greenfield agricultural land. It has a direct road frontage to Fox Road and a limited access to the junction at Brook End. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle. The site has extremely limited direct connection with the existing built part of the village other than wrapping around a disused factory building at the southern end and facing onto one house across Fox Road. Development would not facilitate effective integration with the existing community or support high quality placemaking outside the site itself. The sustainability of the site is considered very poor for residential development purposes.

Updates after initial appraisal

Catworth 6: Triangular Field South of Church End, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site is promoted for biodiversity net gain which, although it will not promote low carbon technologies as such, will contribute to the objective of achieving the district's ambition to reach net zero carbon emissions. It is remote from any area of enhanced air pollution. The site would not support the circular economy.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	—	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is proposed wholly for biodiversity net gain which would enhance resilience to climate change.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is near to the Catworth water catchment area which which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site would not be expected to generate significant water demand. It is in flood zone 1 with a narrow band of surface water flood risk along the northern boundary.
SA4	Prioritise development of previously developed land?	N	There is no merit to requiring previously developed land for the proposed use. The site comprises wholly grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The proposed use does not require access to other green spaces but the site is not in a location where it could contribute to enhancing the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is just over 700m from Little Catworth Meadow SSSI. The proposed use would not detrimentally impact on any nearby designated nature conservation sites but is unlikely to support strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is one of a cluster of 4 sites put forward for development on some or all of them. This site is specifically identified as being promoted for biodiversity net gain. The site is located to the east of Catworth and would not impact on its form or character other than potentially enhancing long distance views towards Catworth Hill.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is remote from and would not give rise to pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The proposal is for non-residential use.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The indicators are not relevant to the proposed use.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	The site will generate some employment/ promote farm diversification in managing the planting scheme.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?		The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. A public right of way runs through the southern edge of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site will generate some employment/ promote farm diversification in managing the planting scheme.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal is for biodiversity net gain which is not relevant to the indicator.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located amongst arable farmland with some tree and hedgerow cover. Use for biodiversity net gain could effectively be integrated into the landscape and respond sensitively to the local character,
SA16	Impact on any heritage assets or their settings?	++	There are no heritage assets in the vicinity of the site.

Summary of SA

The proposed use for biodiversity net gain and low flood risk of the site results in a sustainability appraisal which reflects positively on its potential to contribute towards resilience to climate change. Provision of biodiversity net gain would provide limited employment/ farm diversification opportunities which could be of benefit. Access by public transport is not achievable. The site is currently classified as best and most versatile agricultural land; under current government proposals the biodiversity net gain use would be secured for at least 30 years. The proposed use could be effectively integrated into its immediate surroundings and could contribute positively to the aspect of the locality from the village. It is not well connected to strategic green infrastructure but could offer local scale advantages due to the proximity to Little Catworth Meadow SSSI. Overall the proposed use would be sustainable on this site.

Updates after initial appraisal

Catworth 7: Land East of Church Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. It is not affected by air pollution and contains no existing buildings to be re used on site.
	Not contain, and be at least 200m from an air quality management area?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 and has negligible risk of surface water flooding although a pond is present on site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is wholly grade 2 greenfield agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any publicly accessible natural greenspace and does not offer opportunities to link into existing strategic green or blue infrastructure networks.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from any designated nature conservation sites that it is unlikely to have an impact. However, it is outside any of Natural Cambridgeshire's Priority Landscape and has limited potential to contribute to strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is one of a cluster of 4 sites put forward for development on some or all of them. This is the largest of the cluster. The site promoter suggests this is the most suitable site for a residential led scheme but does not specify the amount of development sought beyond being residential with a variety of possible forms of community development such as a village hall or extension to the cemetery. The site is well related to the existing village, largely adjoining existing properties on three sides and consequently is well related to the existing cemetery and village hall. However, the western edge comprises open land within the conservation area contributing to its character and to the setting of St Leonard's Church. The scale of the site and potential for substantial in-depth development would be seriously detrimental to the form and character of the village and the setting of the conservation area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is remote from sources of pollution and good design measures could mitigate any significant impacts arising from any development scheme.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site could support a wide range of types, sizes and tenures of new homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from any retail facilities and the nearest primary school is 3kms away in Brington. St Leonard's Church, the village hall, Racehorse pub and recreation ground are within 800m.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?		The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. The site adjoins Church Road and Church End, with multiple public rights of way in close proximity.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential or community uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The site promoter suggests the potential inclusion of additional community facilities such as an extension to the cemetery or a village hall. No evidence is put forward of the need for these and it is noted that the current cemetery has space remaining and the village hall was refurbished and extended in 2018.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is positioned such that it is well related to the existing village. Nearby heritage assets would need to be carefully reflected to ascertain whether the impact of development on them could be adequately mitigated. Development of the whole site would, however,

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			be significantly out of scale with the existing village and would detrimentally impact on its character. A reduced scale may be more achievable.
SA16	Impact on any heritage assets or their settings?	--	The site was designated as a scheduled monument for the Catworth manorial complex and associated ridge and furrow in December 2023. It also adjoins the grade I listed St Leonard's Church and development would impact on the setting of at least 3 other listed buildings. The western edge of the site is within the conservation area.

Summary of SA

The site is at low fluvial or surface water flood risk. It has direct frontages to two roads and access to public rights of way. The site has potential to contribute to the diversity of housing available in Catworth and expand local community facilities. However, the site comprises entirely greenfield best and most versatile agricultural land. Whilst it would be unlikely to detrimentally impact on any existing nature conservation sites it would not contribute to enhancement of strategic green infrastructure either. The site has reasonable access to local social facilities but it is remote from educational, retail and employment destinations and has no public transport access so it would not support sustainable lifestyles. The site has potential to support improved housing choices and community facilities within the village. However, the scale of development needed to achieve this is likely to be significantly detrimental to the form and character of Catworth. The site both contains and adjoins highly sensitive heritage assets and built development would detrimentally impact on these. Overall, development of the whole of the proposed site would not constitute sustainable development.

Updates after initial appraisal

The site promoter resubmitted part of the site to the Ongoing Call for Sites (see CfS23-24208). The site was significantly reduced to 2.12ha including the southern most parcel and land for access from Station Road to the south and vehicular access from Church Road to the north. It now largely excludes land that is protected by a scheduled monument designation part from a small section of it that is proposed to facilitate an access. This could still result in harm to the Scheduled Monument and therefore still considered unsuitable for development. This does not significantly change the outcomes of the SA as harm is still highly likely to heritage assets and the character of the village.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but information provided does not change the outcomes of the SA.

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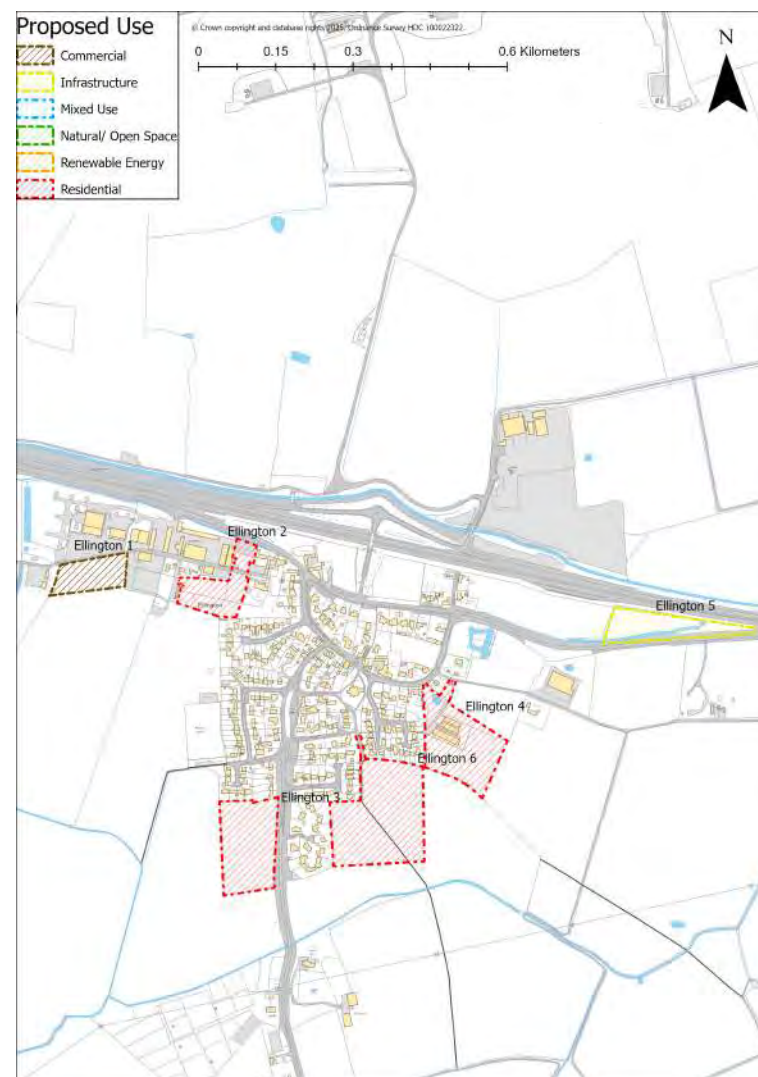
Ellington

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

- Ellington 1: Land South of Ben Burgess, Ellington
- Ellington 2: Land South East of Brook Farm, Ellington
- Ellington 3: Land West of Grafham Road, Ellington
- Ellington 4: Old Sheds at Manor Farm, Ellington
- Ellington 5: Land between Thrapston Road East of Ellington and A14
- Ellington 6: Land South East of Ellington

4.8 Please note the following sites partially fall within Ellington parish:

- Alconbury 10: Land at Weybridge Farm - note that this site crosses over Ellington and Alconbury parishes and is predominantly within Alconbury parish so the site assessment has been included within Alconbury parish of the Northern Central Huntingdonshire LAA document.
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - note that this site crosses over Ellington and Brampton parishes and is predominantly within Brampton parish so the site assessment has been included within Brampton parish of the Central Huntingdonshire LAA document.



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Ellington 1: Land South of Ben Burgess, Ellington

4.9 As identified in the LAA, the site is completely within flood zone 3a. The site promoter has put the site forward for commercial uses. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

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

Ellington 2: Land South East of Brook Farm, Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) covers about 48% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. About half of the whole site is within flood zone 3a, the northern parcel being completely within flood zone 3a and the southern parcel about a third. The remaining portion of the southern parcel is in flood zone 1 and has some surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is within 200m of a 0.5 ha area of greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from designated nature sites that it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		While the site adjoins the existing built form of the village, the site is constrained by flood risk which limits where it would be possible to place built development. Removing the land within flood zone 3a and concentrating development in flood zone 1 would mean that development would be placed on the southern part of the site which would be more detached from the main built form extending into the countryside which would not reflect the character of the area. Additionally, there is limited accessibility to the main village from the site which limits opportunities for integration.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The development would provide market and affordable housing but on a site with an overall site area greater than 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Ellington does not have a local convenience shop, the closest is in the neighbouring village of Grafham.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of All Saints Church, the village hall and the Mermaid Public House.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 100m of the Brook Farm Industrial Estate.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon railway station. It is over 800m from a bus service rated E on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no pavement serving the site but it is within 500m of a public right of way.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that there is limited accessibility to the main village from the site which limits opportunities for integration.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets on site but it is within 45m of the grade II listed Brook House.

Summary of SA

The site is heavily constrained by fluvial flood risk with about half of the site being within flood zone 3a, there is however enough land in flood zone 1 that could accommodate some development if appropriate masterplanning, drainage and access could be secured. The site is not constrained by nature conservation or heritage designations but there is a listed building nearby. While it is closely related to the built form, the location of flood risk would result in a potential development that would not relate well to the form and character of the village and would not be fully integrated with the existing place and community. It is in very close proximity to employment opportunities at the Brook Farm Industrial Estate and within walking distance to leisure and cultural facilities and natural greenspace. However, the closest primary school is in Spaldwick and a convenience shop is found in Grafham. It is not particularly well served by public transport options.

Updates after initial appraisal

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Ellington 3: Land West of Grafham Road, Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is partially located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1, there is however some medium surface water flood risk along the site's frontage along Grafham Road.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200 m of a 0.5 ha area of greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site adjoins the existing built form of the village, it would provide a southern extension to the village and mirror built development opposite in Spinney Field. The capacity submitted would not fully optimise the site in terms of making the most efficient use of land but does reflect surrounding development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter has submitted the site for a first homes scheme with a self build and custom plot. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Ellington does not have a local convenience shop, the closest is in the neighbouring village of Grafham.
	Minimise the distance people need to travel to access education facilities?	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of All Saints Church, the village hall and the Mermaid Public House.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of the Brook Farm Industrial Estate.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon railway station. It is within 800m of a bus service rated E on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement immediately across the road from the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The appraisal for the site is predominantly positive. There is some risk of surface water flooding but no fluvial flood risk on site. The site is not constrained by nature conservation or heritage designations. It would relate well to the existing village and could be successfully integrated with the existing place and community providing a southerly extension to the village. It is within close proximity to employment opportunities at the Brook Farm Industrial Estate and within walking distance to local leisure and cultural facilities and natural greenspace. However, the closest primary school is in Spaldwick and a convenience shop is found in Grafham. It is served by a bus although this is not frequent service.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site was promoted again.

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. The site promoter wrote in support of this and promoted the site again during the consultation and provided a transport note and a masterplan for the site. These does not significantly change the outcome of the SA.

Ellington 4: Old Sheds at Manor Farm, Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield but there are relatively large scale agricultural structures which could be reused or recycled.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not likely to be impacted by flood risk when considering the impacts of climate change.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding.
SA4	Prioritise development of previously developed land?	-	The site is classified as greenfield due to being agricultural land but there are relatively large buildings on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly classified as grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing natural greenspace and has limited capacity in enhancing or improving linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from surrounding designated nature assets. Brampton Wood SSSI is approximately 1.8km from Brampton West to the south east and 3.6km from Grafham SSSI to the south.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The proposal is not in an area for strategic focus for green infrastructure and has limited capacity to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern side of Ellington, adjoining a relatively dense residential area to the west and north west. It therefore has a relationship with the built form. That said, the site also has a relationship with the countryside, next to agricultural land to the north, east and south. The potential for adverse landscape

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			impact is exacerbated by the open eastern boundary and the public right of way running along the southern boundary. In addition, potential access along from High Street would require development within Grafham and Ellington Conservation Area and the immediate vicinity of The Cottage listed building. Hence, there is potential for significant adverse impact to the form and character to the local area. The proposal has capacity for 30-40 homes which is considered low density but would be keeping with it's rural village location and a similar to the residential development immediately west along St Peter's Way.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	Ellington village is immediately south of the A14 and therefore the site may be subject to noise and air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will help meet the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from a local convenience store and a town centre.
	Minimise the distance people need to travel to access education facilities?		The nearest primary school is Spaldwick Community Primary School which is beyond 1.5km.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m from a church, playing fields/ park, The Mermaid Pub and Ellington Village Hall

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from Established Employment Areas but is approximately 0.5km from a cluster of businesses to the north west of Ellington. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is within 800m of bus service route E on the Place Based Carbon Calculator meaning there is a infrequent service. There is a pavement along High Street and a public right of way running along the southern boundary.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned into the existing place and community. The proposal would require sensitivity to heritage assets within the vicinity.
SA16	Impact on any heritage assets or their settings?	-	The site is within the setting of numerous listed buildings, including Manor House immediately to the north and The Cottage immediately to the west. In addition, the north western corner of the site is within

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Grafham and Ellington Conservation. Therefore, development in this location could cause adverse impact to these designated heritage assets.

Summary of SA

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

Updates after initial appraisal

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

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

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		There is no risk of fluvial flood risk when considering the risk of climate at 1 in 100.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?		The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is in flood zone 1 but a proportion of the site to the south is at medium surface water flooding risk.
SA4	Prioritise development of previously developed land?		The site is greenfield and therefore will not contribute to the prioritisation of development on previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly classified as grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from green space according to Natural England's standards for accessing natural greenspace and will not contribute to enhancing or improving linkages to the strategic green or blue infrastructure network. The development will require the removal of established vegetation which covers the whole site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside a strategic focus for green infrastructure.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located outside the main settlement of Ellington, adjacent to the A14 to the north and Thrapston Road to the south. Given the proposed use of EV charging and battery storage the site is positioned

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			in a location that could appropriately serve vehicles. The site is currently densely vegetated so clearing the site for EV charging would have an impact on the landscape character of Thrapston Road leading to and from Ellington. The site promoter has stated the site is currently vacant and therefore the proposal.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is directly south of the A14 which is part of the districts strategic road network and therefore could be subject to high levels of noise and air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is proposed for infrastructure and therefore this objective does not apply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from town centres, local convenience stores and a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?		The site is remote from education facilities.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is proposed for EV charging infrastructure and therefore access to leisure and cultural facilities is not relevant.
SA11	Facilitate access to a range of employment opportunities?	-	The is beyond 5km from employment opportunities.
	Be in a location with high quality digital infrastructure?	N	There is no available data regarding digital infrastructure in proximity to the site so the quality of broadband is unknown.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	N	The proposed uses is for EV charging infrastructure and therefore access to public transport and active travel networks to support practical and social activities is not relevant.
	• Benefit from access to active travel infrastructure for practical and social activities?	N	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include employment, tourism or commercial opportunities.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community. The site adjoins to a major road (A14) and therefore the proposed for EV charging points could be complementary.
SA16	• Impact on any heritage assets or their settings?	++	The site is sufficiently remote from the designated heritage assets.

Summary of SA

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

Updates after initial appraisal

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Ellington 6: Land South East of Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. There are no existing structures on site.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	The southern portion of the site is at high risk of flood risk when taking into account the impacts of climate change which makes up approximately 20% of the whole site area.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Over 50% of the site, in the north, is in flood zone 1 and at low risk of surface water flooding. The southern portion of the site is in flood zone 3b and at high risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The proposal is wholly greenfield with no existing structures and therefore would not contribute to prioritising development on previously developed land. The site is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The proposal does not meet the Natural England's criteria for accessing natural green space and has limited capacity to enhance or improve linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from surrounding designated nature assets. Brampton Wood SSSI is approximately 1.8km from Brampton West to the south east and 2.4km from Grafham SSSI to the south.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The proposal is not in an area for strategic focus for green infrastructure and has limited capacity to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located to the south of Ellington, adjoining residential development immediately to the north and west indicating an association with the built form. That said, the remaining boundaries are next to agricultural land with the eastern boundary being wholly open. A public right way runs through the middle of the site in a south easterly direction and there is also a public right of way running along the northern boundary which form key development considerations. With appropriate mitigation, where the public benefit from the public right of way is protected and views into the site are obscured through effective landscaping the form and character of the townscape and landscape could be protected. The proposed capacity of 57 homes on 3.2 ha is considered low density but would be in keeping with the small village location and similar to the density of residential areas along St Peter's Way and Parson Drive to the north of the site. That said a significant portion

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the site, to the south, is within flood zone 3b which reduces the net developable area and subsequently implies the proposed capacity is too high.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	Ellington village is immediately south of the A14 and therefore the site may be subject to noise and air pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The proposal would help meet the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The proposal is remote from town centres and local convenience stores.
	Minimise the distance people need to travel to access education facilities?		The nearest primary school is Spaldwick Community Primary School which is outside Ellington village.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m from a church, playing fields/ park, The Mermaid Pub and Ellington Village Hall.
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from Established Employment Areas but is approximately 0.8km from a cluster of businesses to the north west of Ellington. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is within 800m of a bus service rated E on the Place Based Carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A public right way runs through the middle of the site and along the northern boundary. A pavement will need to be created from the access point to join with the footpath on Green Lanes road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not involve retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The proposal is located such that it could be effectively masterplanned to integrate with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the immediate vicinity of the site which could be adversely impacted by the proposal.

Summary of SA

Approximately 20% of the site, to the south, is within flood zone 3b and at high risk of flooding. The majority of the site is in flood zone 1 and at low risk of surface water flooding. The site is greenfield, wholly classified as grade 3 agricultural land. The proposal is sufficiently remote from designated heritage and nature assets. The site has a relationship with the built form and the countryside bordering residential properties to the north and west and agricultural land to the south and east. The form and character of the area could be protected through enhancement of public right of ways that traverse the site and significant landscape buffering along the eastern

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boundary. It could therefore be effectively masterplanned to integrate within the existing place and community. The proposal is remote from active travel infrastructure, education facilities and a frequent bus service. It is close proximity to multiple culture and leisure facilities, some employment opportunities and active travel infrastructure is immediately available.

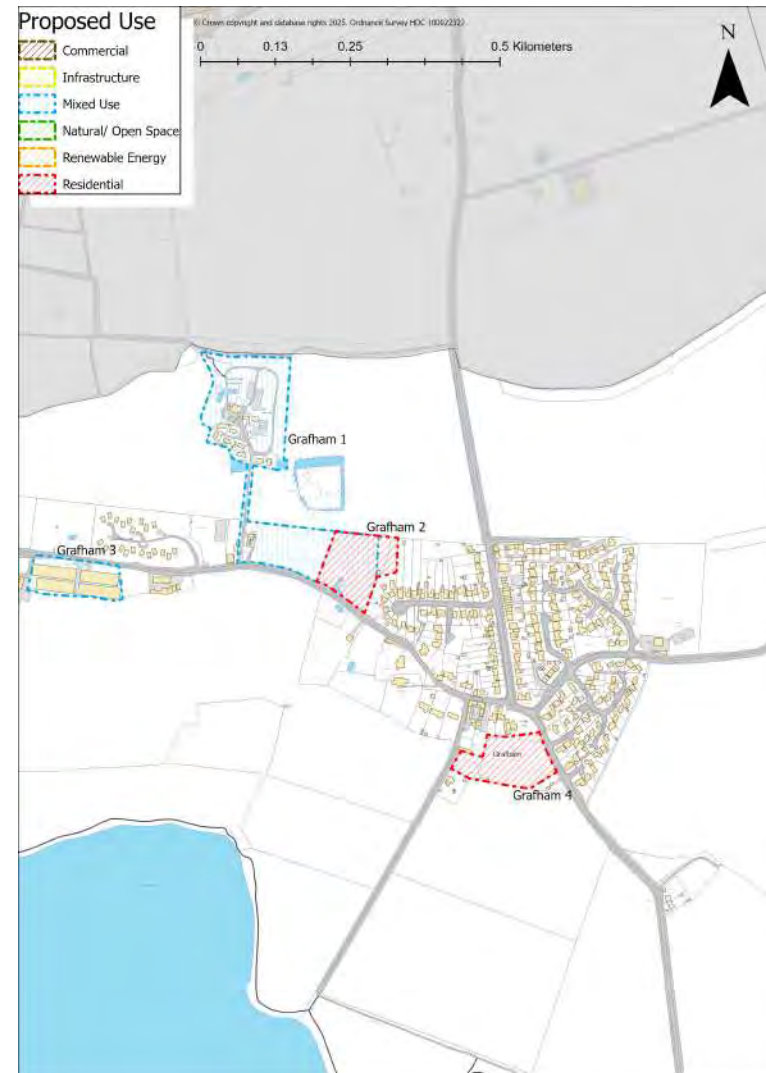
Updates after initial appraisal

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Grafham

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

- Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham
- Grafham 2: Land adjacent to 24 Cedar Close, Grafham
- Grafham 3: Sullivans Poultry Farm, Grafham
- Grafham 4: Field south of Village Farm, Grafham



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Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is a mixture of greenfield land (the eastern parcel) and of previously developed land consisting of the caravan and motorhome campsite. There is the potential to reuse some materials or buildings if existing structures are not retained.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is classified as grade 3 agricultural land consisting of part greenfield land and previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern parcel consisting of the campsite is outside of ANGSt standards but the eastern parcel does fall within 1km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km from the Grafham Water SSSI and within 200m of West Wood County Wildlife Site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The campsite is physically detached from the main built form of the village but the eastern parcel adjoins the western edge of Grafham. The retention of the campsite and potential expansion of facilities within the site would support its current use, however residential development would not and would result in housing be placed in a less sustainable location. Residential development on the eastern parcel would better suit the local area over redevelopment of the campsite.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter states that whilst it is the intention of Grafham Water Caravan and Motorhome Club Campsite to remain in leisure use at present, the Club would like to secure flexible alternatives that would allow residential development on site either in tandem with the current use, or solely residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use. The site is over 1ha in size and if residential uses are pursued the site promoter may pursue either market and/or affordable housing, custom and self build plots or specialist housing on the site.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The eastern parcel of the site is within 800m of the Grafham Community Shop, the main campsite is just over this threshold.
	Minimise the distance people need to travel to access education facilities?	N	There is no primary school within Grafham, its catchment is for a primary school in Spaldwick over 800m from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The eastern part of the site is within 800m of several leisure and cultural facilities namely All Saints Church, the village hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout but the main campsite is beyond this threshold.
SA11	Facilitate access to a range of employment opportunities?	+	The retention and possible expansion of the campsite would support some jobs and the local tourism sector. If it was redeveloped for residential uses the site is within 5km of the Brookside Industrial Estate in Ellington. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The closest railway station is Huntingdon which is in excess of 5km from the site. From the centre of the road frontage the site is approximately 800m from a bus service rated F+ on the Place Based Carbon Calculator, however from the main entrance to the campsite the bus stop is in excess of 800m. There are public rights of way cutting through the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The retention of the campsite and its possible expansion of existing facilities would contribute towards the local tourism sector. Its loss for residential redevelopment would result in a loss of tourism facilities. Until proposals are clearer it is difficult to appraise this.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Expansion and upgrades to existing tourist facilities could be effectively masterplanned to become part of the existing place and community. Redevelopment of the campsite for residential development would require additional masterplanning but may be possible on the eastern parcel as this relates more closely physically to the existing village. Residential development would be more challenging to integrate successfully.
SA16	Impact on any heritage assets or their settings?	-	Within the campsite there is the grade II listed Old Manor Cottage.

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Summary of SA

The site contains two parcels of land including an existing campsite. The site is not constrained by flood risk or nature conservation designations. There is a listed building within the campsite. The land is grade 3 agricultural land with existing structures on site. The campsite parcel is physically detached from the main built form of the village but the eastern parcel much more closely relates to the built form of Grafham. It is in good proximity to several social and leisure facilities within the village but primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in the village with an infrequent service. The site promoter states that whilst it is the intention of Grafham Water Caravan and Motorhome Club Campsite to remain in leisure use at present, the Club would like to secure flexible alternatives that would allow residential development on site either in tandem with the current use, or solely residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use.

Updates after initial appraisal

Grafham 2: Land adjacent to 24 Cedar Close, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is located within flood zone 1 with no recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the western edge of Grafham. It relates well to the existing settlement as it adjoins development on Cedar Close but the proposed development is likely to not have any direct connections and will back onto existing development. The proposed density is similar to surrounding densities and with appropriate landscaping and access from Grafham Road be integrated into the existing settlement and protect the form and character of the local area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter has submitted the site for market and affordable homes as well as for self and custom build plots. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of the Grafham Community Shop.
	Minimise the distance people need to travel to access education facilities?	--	There is no primary school within Grafham, its catchment is for the primary school in Spaldwick over 800m from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities namely All Saints Church, the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The closest railway station is Huntingdon which is in excess of 5km from the site. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There are two public rights of way cutting through the site.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk, heritage or nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. The site is located on the very western edge of the built form of Grafham and with landscaping and careful design could be integrated with the existing place and community. It is in good proximity to several social and leisure facilities within the village but there primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service.

Updates after initial appraisal

In response to the Autumn 2024 consultation, comments raised that not all of the site in single ownership as stated in the original call for site submission. Following this, a check on the land showed that the rectangular piece of land immediately north of 22 Cedar Close is not in the ownership of the wider site promoter,. There is also a triangular piece of land between this parcel and the wider parcel in unknown ownership. Therefore, bringing forward this site could involve several landowners. As per the comments received from the rectangular piece of land is not available for development. Therefore, the site area has been reduced to that which is in the ownership of the site promoter, as shown below. This is now 0.88ha. Taking into account this new information, the capacity calculation has been reduced. This does not significantly change the outcome of the SA.

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Grafham 3: Sullivans Poultry Farm, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partially previously developed with four large poultry sheds on site used for intensive poultry farming with associated hardstanding. Development would reuse this site however the condition of the existing structures means it is unlikely that materials could be extensively reused for residential development.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1, there is some recorded risk of surface water flooding within a small portion of the site and along Church Road.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The site is greenfield land grade 3 agricultural land with some existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is just beyond Natural England's standards for access to natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route. Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter has not identified there being known contamination or pollution on site, however, it is likely this will require further investigation considering the current use of the site.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes and/or self and custom build plots; or a residential care facility. The site is 0.9 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is over 800m from the Grafham Community Shop.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within Grafham, its catchment is for the primary school in Spaldwick which is over 800m from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of All Saints Church, but is slightly beyond 800m of other facilities such as the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 5km from the closest railway station in Huntingdon and is beyond 800m from the bus stop in Grafham village.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 500m of a public right of way.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with no safe pedestrian/ active travel route. Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities. Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road. As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial flood risk (there is some surface water flood risk), heritage or nature conservation designations. The site is currently in use as an intensive poultry farm with several large existing agricultural structures on site. It is beyond ideal distances from social and leisure facilities within the village but still accessible. Primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service. The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route. Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities. Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road. As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.

Updates after initial appraisal

Grafham 4: Field south of Village Farm, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is located within flood zone 1 with some recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with the western third of the site classified as being grade 3 agricultural land and the remaining two thirds being grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the southern edge of Grafham. It relates well to the existing settlement as it adjoins development on Church Road and is adjacent to residential development to the west and east. The proposed density is a little higher than that of surrounding densities.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Access from Buckden Road will require further scoping but the site could be integrated into the existing settlement and reflect the form and character of the local area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter has submitted the site for market and affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of the Grafham Community Shop.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within Grafham, its catchment is for the primary school in Spaldwick over 800m from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities namely All Saints Church, the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The closest railway station is Huntingdon which is in excess of 5km from the site. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator. There is a footpath opposite from the site along Buckden Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site, however immediately to the north is the grade II listed Village Farm, the existing vegetation provides some established mitigation to the potential impact of development on its setting.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

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

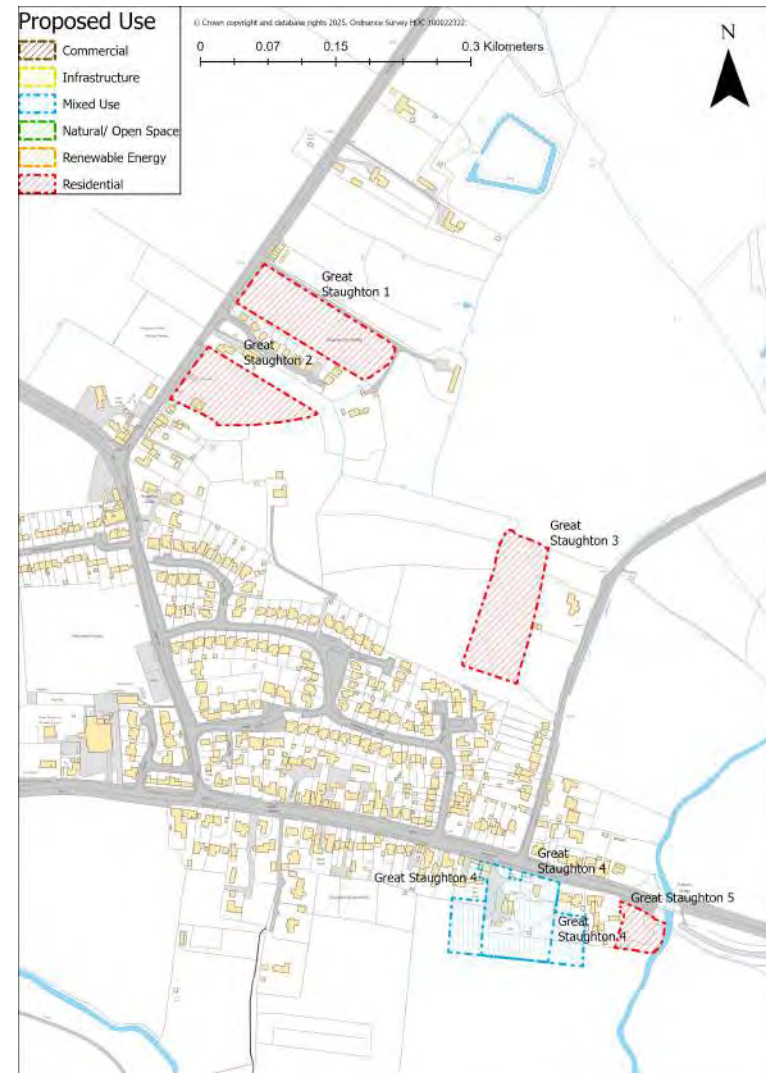
Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Great Staughton

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

- Great Staughton 1: Land East of B661, The Green, Great Staughton
- Great Staughton 2: Land South of 29 The Green, Great Staughton
- Great Staughton 3: Land West of Cages Lane, Great Staughton
- Great Staughton 4: Brook Farmyard, Great Staughton (three permutations put forward reviewed in one assessment)
- Great Staughton 5: Land South of The Highway, Great Staughton



Western Huntingdonshire Sustainability Appraisal

Great Staughton 1: Land East of B661, The Green, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1, there is some risk of surface water flooding across the site particularly along the site's northern and southern boundaries.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the northernmost edge of the village. It adjoins residential development at Jewell Close. The site relates reasonably well to the settlement and would see a continuation of the form of recent development along The Green. The site is connected via footpath to the main village along the B661. The site would require sustainable drainage and landscaping to soften its development edge and mitigate against surface water flood risk. The proposed capacity would make an efficient use of land and be consistent with surrounding densities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.9 ha in size and so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Staughton Primary Academy. The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	-	The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service. A pavement adjoins the site frontage which leads into the village.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The site is adjacent to a grade II listed building at its far eastern end.

Summary of SA

The site relates well to the existing built form of Great Staughton and would see a continuation of recent development along The Green. It is constrained somewhat by surface water flood risk and is adjacent to a listed building. It is not constrained by nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. It is remote from natural greenspace but within 800m of the recreation ground and tennis courts. It is also within 800m of other leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may reinforce a reliance on car travel.

Updates after initial appraisal

Great Staughton 2: Land South of 29 The Green, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with one existing structure on site meaning that there is very limited potential for the reuse materials or buildings.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is located within flood zone 1, there is considerable risk of medium surface water flooding on about a third of the site.
SA4	Prioritise development of previously developed land?		The site is greenfield land grade 3 agricultural land with only one existing structure on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located to the north of the village. It adjoins residential development at Jewell Close to the north and ribbon development along the B661. The site therefore relates well to the settlement and would see a continuation of the form of recent development along

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The Green. The site is connected via footpath to the main village along the B661. The site would require sustainable drainage and landscaping to soften its development edge and mitigate against the considerable risk of surface water flood risk. The proposed capacity would make an efficient use of land and be consistent with surrounding densities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.71 ha in size and so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Staughton Primary Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	-	The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service. A pavement adjoins the site frontage which leads into the village.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The site is adjacent to a grade II listed building at its far eastern end.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site relates well to the existing built form of Great Staughton and would see a continuation of recent development along The Green. It is heavily constrained by surface water flood risk and is adjacent to a listed building. It is not constrained by nature conservation designations. It is mostly greenfield with only one storage building on site, it is grade 3 agricultural land. It is remote from natural greenspace but within 800m of the recreation ground and tennis courts. It is also within 800m of other leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may reinforce a reliance on car travel.

Updates after initial appraisal

Great Staughton 3: Land West of Cages Lane, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1, there is some risk of surface water flooding in the site's north eastern corner.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity. .
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the north east of the main built form, it is physically detached from the main built form and relates closely to the open countryside. It is viewable from public rights of way so development here would have an impact on the landscape setting of the village. There is no footpath provision connecting the site to the main village. The proposed capacity put forward would make an efficient use of land however development here would not protect the character and form of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.92 ha in size and so the site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Staughton Primary Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	Facilitate access to a range of employment opportunities?	-	The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no footpath along Cage Lane and potentially limited opportunities to provide one to the site taking into account the narrowness of Cage Lane. There is a public right of way that runs along the western side of the site and two other routes, one that runs along the northern edge of the site and one from the side heading west.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community given its physical detachment from any nearby properties. The site has a much closer relationship with the open countryside.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site is physically detached from the main built form of Great Staughton. It is viewable from several public rights of way so development could have a prominent landscape impact. It is constrained somewhat by surface water flood risk. It is not constrained by heritage or nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. It is remote from natural greenspace but within 800m of leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may likely reinforce a reliance on car travel. There is no footpath along Cage Lane and potentially limited opportunities to provide one to the site taking into account the narrowness of Cage Lane.

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a supporting statement identifying further land to the east of the site which could form part of a larger development. Upon review, concerns regarding integration remain as it does not appear connectivity is proposed through existing areas of development. Also, access for the potential quantum of development via Cage Lane is still a concern. As such the outcomes of the above SA would not significantly change.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

Great Staughton 4: Brook Farmyard, Great Staughton

4.13 Note: The site promoter has submitted this site three times, each with slightly varying site boundaries and capacities:

- Central site - gross site area of 0.79ha
- Western extension - gross site area of 1.03ha
- Eastern extension - gross site area of 0.98ha

4.14 Each permutation has been assessed within this SA to avoid duplication.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly previously developed and partly greenfield land. There are several existing structures on site meaning that this could reuse some materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The western and central sites are not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood), however the eastern parcel is at about 6% risk from 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is mostly within flood zone 1, only the south easternmost corner of the potential eastern site is located within flood zone 2, 3a and 3b. There is limited risk from surface water, the most risk being from run off from along The Highway.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	-	The site is greenfield land grade 3 agricultural land but with several existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?		The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located within the main built form of Great Staughton.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		Each of the three site submissions propose residential development mixed with retail and employment uses. The promoter has stated that, if appropriate, a medical centre could be provided within the development. This could be an option for the existing surgery to relocate to. The sites range from 0.79 to 1.03ha of land so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Staughton Primary Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	Facilitate access to a range of employment opportunities?	-	The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service. There is a footpath along the site frontage along The Highway.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	It is unclear how many jobs could be provided from the non-residential elements of any development. It is likely to be low density considering the scale and proposed uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal supports provision of additional retail, employment and/or potentially a medical facility.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The site's redevelopment would reuse land within the built form of Great Staughton and therefore is located such that it can be effectively masterplanned to become part of the existing place and community. This is, however, subject to careful masterplanning so that the reuse of the site is sensitively integrated within the street scene and that impacts to heritage assets are mitigated.
SA16	Impact on any heritage assets or their settings?	-	It adjoins a conservation area and is adjacent to several listed buildings on three sides.

Summary of SA

The site is previously developed and is located within the existing built form of Great Staughton. It is accessed via The Highway within walking distance of leisure and cultural facilities as well as a bus stop. It is constrained somewhat by flooding particularly the western expansion site. There are several heritage assets to consider which will need careful consideration in the development of any masterplan. The proposed uses are a mix of residential and retail/employment including potentially a local medical centre for the existing surgery to relocate to. It is not constrained by nature conservation designations. It is remote from employment opportunities, its lack of public transport may likely reinforce a reliance on car travel. Considering the flood risk, it is considered that the eastern expansion site or the central site would be most appropriate for development. The western expansion site could still be considered but for less vulnerable uses.

Updates after initial appraisal

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

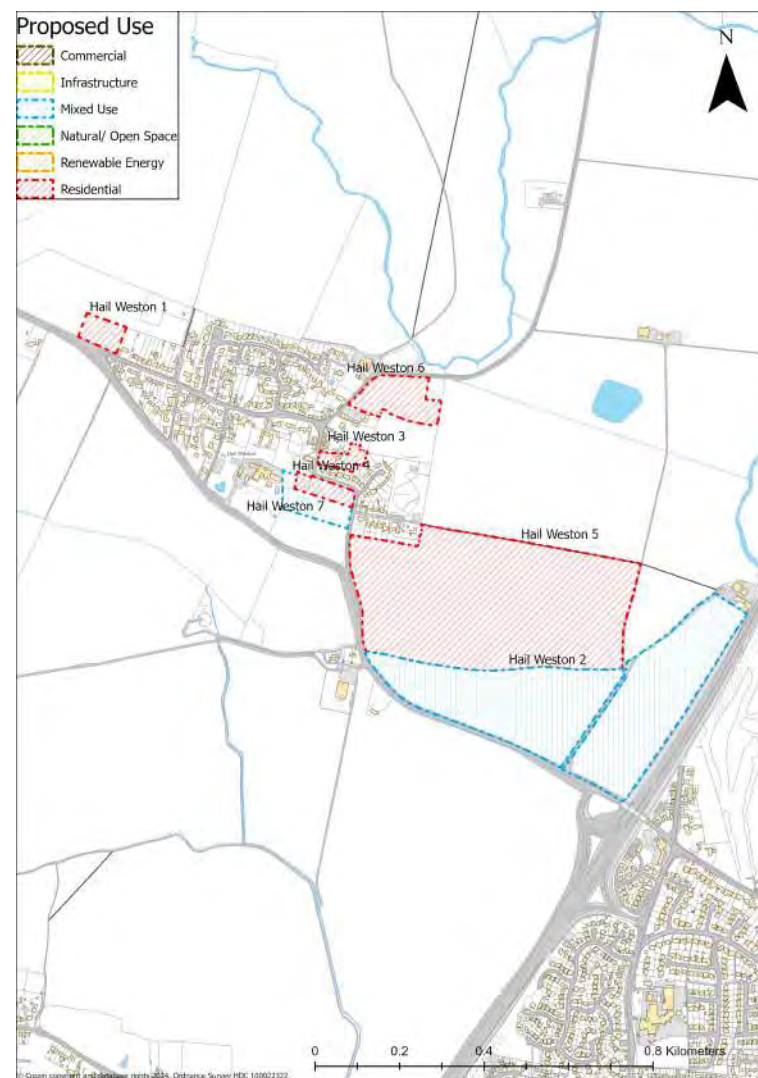
- 4.15** As identified in the LAA, the site falls below the site size threshold and is almost completely within flood zone 3b so does not pass the fundamental constraints for assessment.
- 4.16** Therefore, a sustainability appraisal for the site has not been undertaken.

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Hail Weston

4.17 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hail Weston 1: Land West of 5 High Street, Hail Weston
- Hail Weston 2: Eaton Bank (northern section), north of Kimbolton Road, Hail Weston
- Hail Weston 3: The Walnuts, 113 High Street, Hail Weston
- Hail Weston 4: Land South of High Street, Hail Weston
- Hail Weston 5: Land South of 143 High Street, Hail Weston
- Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston
- Hail Weston 7: Land South West of Pound Close, Hail Weston



Western Huntingdonshire Sustainability Appraisal

Hail Weston 1: Land West of 5 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1, there is no recorded surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the eastern edge of the village and would see a continuation of the linear form of development found along the High Street. The site promoter has submitted the site for 5 homes which would represent a very low density and would be lower than surrounding densities. Considering the linear pattern of development with plots typically being very long in the area adjoining the site, in depth development would not be in keeping with the character of the area, as such this would reduce the capacity of the site. The schematic block plan submitted by the site promoter is seeking to develop the site through linear development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes or self and custom build housing. The site is 0.8 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 3.3kms from St Neots town centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	-	The nearest primary school is in St Neots which is in excess of 1.5km from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of St Nicholas' Church, the village hall, the Royal Oak Public House and to playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of multiple sources of employment in St Neots.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the immediate vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots railway station. It is also within 800m of a bus stop although this does not run a frequent service (rated E- on the Place Based Carbon Calculator). A pavement adjoins the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk, nature conservation or heritage designations. It benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development does not present an efficient use of land but the design of any scheme will need to be sensitive to its edge of village location and transition between the village and the open countryside. It has reasonable access to active travel and greenspace opportunities. Employment opportunities are approximately 5kms away in the neighbouring town of St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

Updates after initial appraisal

Hail Weston 2: Eaton Bank (northern section), North of Kimbolton Road, Hail Weston

- 4.18** The Land Availability Assessment of this site considered that it was unsuitable at this time because it forms an integral part of a much larger site that was not included for allocation in the Bedford Borough Local Plan. Therefore, no sustainability appraisal has been undertaken as this is not considered to be a free-standing site.
- 4.19** The site promoter submitted a revised vision document but this does not change the outcomes of the SA as no changes to the wider policy context has occurred since the SA was undertaken so the outcomes remains unchanged.

Hail Weston 3: The Walnuts, 113 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Not contain, and be at least 200m from an air quality management area?	+	management area. There is an existing house and outbuildings; demolition could support the reuse of materials on the site which is partly previously developed.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. It is wholly located in flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is partially previously developed with some buildings still on site. It is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 300m of a 0.5ha greenspace
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the existing village. The promoter's anticipated capacity was stated as up to 12 homes. Given the tree cover on and adjoining the site and the contribution they make to local amenity it is likely that the capacity would need to be lower than this to protect the character of the local area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is under 1ha and would contribute to government aspirations to diversify housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	St Neots railway station is just within 4.9kms walking route although the local bus service is infrequent being rated as E- on the Place Based Carbon Calculator. The site has direct access to a pavement and is within 500m of two public rights of way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of existing retail or social facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The site comprises partially previously developed land which is well integrated with the surrounding properties and could support a high quality infill scheme provided it was designed sensitively to reflect the relationship with surrounding properties.
SA16	Impact on any heritage assets or their settings?	-	The site is directly over the road from the grade II* listed St Nicholas's Church and any development scheme should be sensitive to the setting of this building.

Summary of SA

The site benefits from comprising partially previously developed land with the greenfield element not being of exceptionally high value in the local context. It is not at any significant flood risk and is not anticipated to be so even at the 2080 modelling point, providing longer term resilience to climate change. It has reasonable access to active travel and greenspace opportunities. The immediate location has limited village based facilities but a wide range of social and employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys. The site is sensitive to heritage and tree constraints which would limit overall capacity and influence the design and quality of development.

Updates after initial appraisal

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Hail Weston 4: Land South of High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site comprises greenfield land so does not support the circular economy.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. It is wholly located in flood zone 1 but there is some known risk of surface water flooding in the north west corner.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield with no built structures and is wholly categorised as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 300m of a 0.5ha greenspace

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing village. The promoter's anticipated capacity was for 30 homes and 0.2ha of land for community use. Development would not extend further south than existing homes on Newtown.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site could contribute to the general housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	St Neots railway station is just within 4.9kms walking route although the local bus service is infrequent being rated as E- on the Place Based Carbon Calculator. The site has direct access to a pavement and is within 200m of two public rights of way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of existing retail or social facilities although 0.2ha are proposed for unspecified community uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is surrounded by existing properties on three sides and has potential to be effectively integrated into the surrounding community.
SA16	Impact on any heritage assets or their settings?	-	The site immediately adjoins the churchyard for St Nicholas Church which is grade II* listed.

Summary of SA

The site benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development would make efficient use of the land whilst allowing sufficient scope to avoid development on the area of surface water flood risk. It is very sensitively located in relation to the listed St Nicholas Church; any development would need to respond positively to this with avoidance of the area of land at surface water risk potentially benefitting this. It is not at any other significant flood risk and is not anticipated to be so even at the 2080 modelling point providing longer term resilience to climate change. It has reasonable

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access to active travel and greenspace opportunities. Employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

Updates after initial appraisal

Hail Weston 5: Land South of 143 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on so there are no opportunities to reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The land is wholly in flood zone 1 but has multiple small areas at risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site has sufficient capacity to incorporate publicly accessible natural green space within any development scheme.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is 1km from the St Neots Common SSSI but separated from this and the Ouse Valley Green Infrastructure Priority Area by the A1.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site only adjoins the existing village along a very small stretch of its north western corner where it abutts 8 properties on Newtown with all remaining boundaries being with open countryside. The proposed scale of development would approximately double the number of homes in Hail Weston. The scale and location of the proposed development would harm the form and character of the village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	At its nearest point the site is only 210m from the A1 and so is likely to suffer light and noise pollution from traffic at least on the eastern side.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The scale of the site would facilitate provision of new homes of a range of sizes, types and tenures.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	St Neots town centre is approximately 2.5kms from the mid-point of the site frontage onto Kimbolton Road. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	Although St Neots railway station is within 5kms the local bus service is infrequent at E- on the Place Based Carbon Calculator. The site has direct access to a pavement and a public right of way parallels the northern boundary.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include any new retail or social facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is largely detached from Hail Weston only adjoining 8 properties in a small corner. It would not be feasible to provide effective placemaking to integrate development on the site into the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is wholly within flod zone 1 but contains minor areas of surface water flood risk. It is of sufficient size to include a range of homes and public greenspace within the site. It is in reasonable proximity to the facilities of St Neots and connected by a footpath allowing access by active travel although public transport options are limited. St Neots railway station is within 5kms. The site has direct access to a pavement and a public right of way. The land is wholly greenfield and of grade 2 best and most versatile agricultural value so development would not support reuse of previously developed land or promote the circular economy. The site has very limited physical connectivity to Hail Weston village with the adjoining boundary only comprising 8 properties in the north western corner of the site with all other boundaries being with open countryside. The scale and location of the proposed development would harm the form and character of Hail Weston.

Updates after initial appraisal

Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is located within flood zone 1, there is some recorded surface water flood risk identified on the eastern edge and in the centre of the site.
SA4	Prioritise development of previously developed land?	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of public greenspace. The promoter is seeking to include some 0.42ha of open/natural greenspace.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is 1km south from the Little Paxton Wood SSSI. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is well related to the existing built form of the village being located adjoining its easternmost edge. The site promoter has indicated that 0.58ha of land would be used for open space purposes and biodiversity net gain meaning that not all of the site will be developed and provides opportunities to integrate the proposal with the existing community and with the existing allotment grounds to the east. Development should be focused on the western part of the site as this relates better to the existing built form of the village. The promoter is seeking a density that is on the higher end but still broadly consistent with the densities found across the village noting that densities are very varied.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Electricity powerlines run along the western edge of the site,
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes and self and custom build housing. The overall site is over 1ha at 1.68ha in size but the site promoter only seeks to use 1.1ha of the site for residential uses.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 3.3kms from St Neots town centre. The nearest primary school is in St Neots which is in excess of 1.5km from the site. The site is within 800m of St Nicholas' Church, the village hall, the Royal Oak public house and playing fields.
	Minimise the distance people need to travel to access education facilities?	-	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots railway station. It is also within 800m of a bus stop although this does not run a frequent service (rated E- on the Place Based Carbon Calculator).
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no pavement along the northern boundary of the site or adjacent to it. Along the site's western boundary along Fox Road there is a narrow pavement.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community but this would need to incorporate landscaping and careful design to mitigate impact on nearby heritage assets and retain the rural character of this part of the village.
SA16	Impact on any heritage assets or their settings?	-	The site is not located within a conservation area but there are two listed buildings opposite the site.

Summary of SA

The site is not constrained by fluvial flood risk, nature conservation or heritage designations. There is some surface water flood risk. The site benefits from relating well, particularly its western half, to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development presents an efficient use of land incorporating some open and nature greenspace. The design of any scheme will need to be sensitive to its edge of village location and transition between the village and the open countryside. It has reasonable access to active travel and greenspace opportunities. Employment opportunities are approximately 5kms away in the neighbouring town of St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

Western Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Hail Weston 7: Land South West of Pound Close, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site comprises greenfield land so does not support the circular economy.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. It is wholly located in flood zone 1 but there is a known risk of surface water flooding in the north west corner.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly categorised as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 300m of a 0.5ha greenspace

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing village and is a smaller version of site Hail Weston 4. The promoter's anticipated capacity is for 10 homes. This scale of development could be built facing onto the frontage with High Street.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is under 1ha and would contribute to government aspirations to diversify housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	St Neots railway station is just within 5kms although the local bus service is infrequent (rated E- on the Place Based Carbon Calculator). The site has direct access to a pavement and is within 200m of two public rights of way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential use.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of existing retail or social facilities
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is surrounded by existing properties on three sides and has potential to be effectively integrated into the surrounding community but would need to be sensitive to the adjoining churchyard. A sustainable design solution would need to address the surface water flooding risk.
SA16	Impact on any heritage assets or their settings?	-	The site immediately adjoins the churchyard for St Nicholas Church which is grade II* listed.

Summary of SA

The site benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The site is a reduced version of that assessed as Hail Weston 4. The proposed scale of development would make efficient use of the reduced land area whilst allowing sufficient scope to avoid development on the area of surface water flood risk. The reduced site would also have a lower impact on the surrounding area. It is very sensitively located in relation to the listed St Nicholas Church; any development would need to respond positively to this with avoidance of the area of land at surface water risk potentially benefitting this. It is not at any

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other significant flood risk and is not anticipated to be so even at the 2080 modelling point providing longer term resilience to climate change. it has reasonable access to active travel and greenspace opportunities. Employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

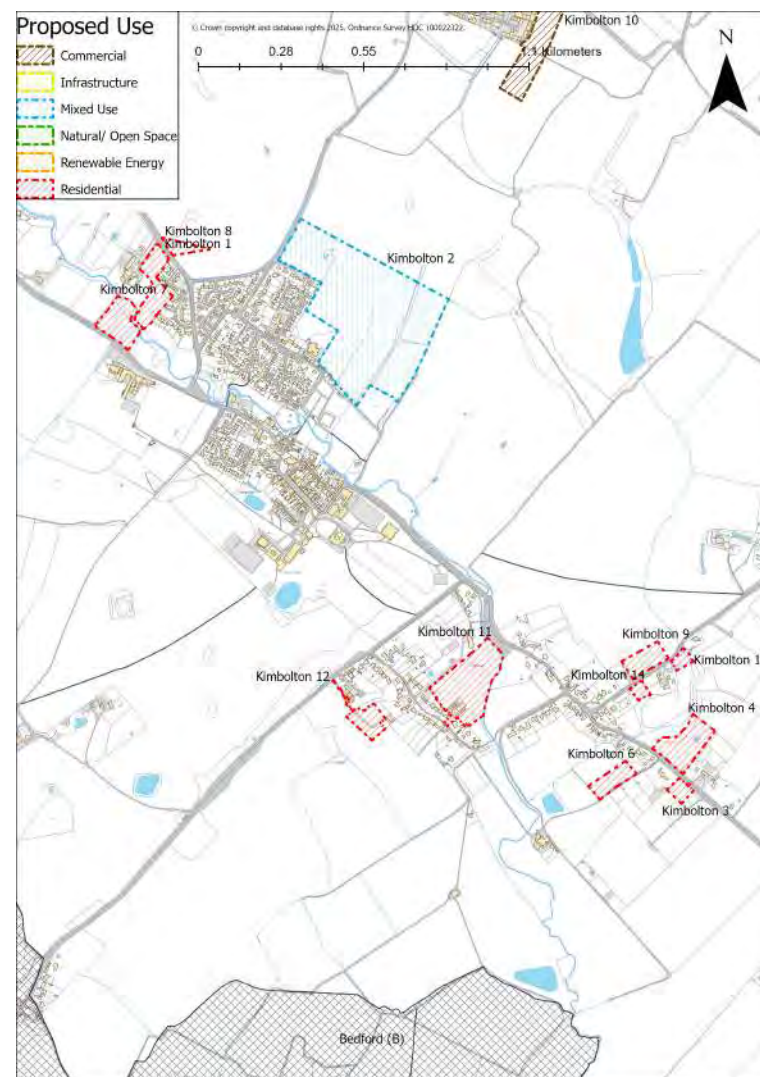
Updates after initial appraisal

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Kimbolton

4.20 A total of 14 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Kimbolton 1: Brittens Farm, Station Road, Kimbolton
- Kimbolton 2: Land East of Stow Road, Kimbolton
- Kimbolton 3: Land South East of 73 Main Road, Stonely
- Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely
- Kimbolton 5: Claylands Farm, Main Road, Stonely
- Kimbolton 6: Land North of Gimbers End, Stonely
- Kimbolton 7: Land North of Tilbrook Road, Kimbolton
- Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton
- Kimbolton 9: Land North of Easton Road, Stonely
- Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton
- Kimbolton 11: Land at Hatchet Lane, Stonely
- Kimbolton 12: Land off B660 at Stonely
- Kimbolton 13: Stonely Grange, South of Easton Road - plot 1
- Kimbolton 14: Stonely Grange, South of Easton Road - plot 2



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Kimbolton 1: Brittens Farm, Station Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 15% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The majority of the site is within flood zone 1, however, approximately a third of the southernmost part of the second land parcel is constrained by both fluvial and surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The majority of the land is classified as grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The whole site is within 1km of a 10 ha area of natural green space with the southern parcel being within 200 m of a 0.5 ha area of greenspace.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?		The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the north western edge of Kimbolton located within the main built form. The site is sensitively located with the River Kym forming a strong natural boundary to the site's south westernmost boundary. It is fairly well enclosed by hedging and trees along its boundaries. The site adjoins residential properties at Montague Gardens and Kym View Close to the east and south and to the north/ north west Brittons Farm and Wornditch Farm. There are heritage and landscaping considerations as well as flooding ones to consider. The site promoter is seeking 26 homes on the two parcels (17 on the northern parcel and 9 on the southern parcel). Considering the need for sustainable drainage and landscaping this makes an efficient use of land. The submitted layout plan however does not include public open space and the rear gardens of several properties run up to the river. This should be amended so that instead of very long rear gardens this land will be used as open space for landscaping and sustainable drainage to mitigate landscape, flooding and to conserve the historic ridge and furrow.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and affordable housing. The site is in excess of 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of Budgens on Thrapston Road and a little beyond 800m from specialist shops on High Street and London Road. The site is about 800m from Kimbolton Primary Academy. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	The site is about 1.5kms from the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. It benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is around 20kms from St Neots railway station. It is within 800m of a bus stop rated E+ on the Place Based Carbon Calculator. The site fronts onto the B660 where a footpath connection could be made through to the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site's context means that any future development will need to be very sensitive to its location and context particularly in relation to heritage assets as well as flood risk in the southern portion of the site. It is surrounded by built development so, subject to careful design and masterplanning, could be integrated into the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	To the north/ north west are Britdens Farm and Wornditch Farm. Both of these are listed buildings. The Heritage Statement submitted as part of the Call for Sites submission also identifies that well defined ridge and furrow forms a non-designated heritage asset in the southern part of the site sloping down towards the River Kym.

Summary of SA

The site is constrained by flood risk on its southernmost end from the River Kym and is also constrained by various heritage assets which will require mitigation if development is brought forward. It is not constrained by nature conservation designations. The site is predominantly grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2. It has good access to natural greenspace. Although located on the north westernmost extent of the village, the site has good access to a primary school and is in reasonable proximity to a range of local scale retail, leisure and cultural facilities. It is also close to a range of employment locations.

Updates after initial appraisal

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Kimbolton 2: Land East of Stow Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield with no existing buildings so it will not reuse buildings or materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly in flood zone 1 but has several channels of surface water with associated flood risk running broadly north-south through the site. The site promoter suggests integrating these channels into their landscaping scheme to reinforce the established character of the hedgerows they support.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The majority is classified as grade 2 best and most versatile agricultural land with a small portion in the south eastern corner being grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site has access to multiple areas of natural green space and the site promoter suggests that about half the site would be used for open space and landscaping
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from any designated nature conservation sites that development is unlikely to have an impact. It is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements to strategic habitat connectivity although it could benefit local connectivity through the cemetery and to the River Kym.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The southern boundary of the site wraps around the boundary of modern residential development on Stow Road and Hunters Way and adjoins the playing field of Kimbolton Primary Academy. In the east it adjoins three properties fronting onto Newtown and the remainder of this track and the allotment gardens. As such the site is well related to the existing Newtown area of Kimbolton; the form and character of this area is that of late 20th century housing estates. The site comprises land rising significantly to the north. The northern boundary of the site cuts across an open field with no screening between the site and the bridleway and public right of way further north. The western boundary to Stow Road includes some trees and hedgerows and there are several sections of hedgerow within the site. The north eastern corner adjoins Warren Spinney which provides screening from the wider countryside. The site promoter suggests a mix of uses on the site including 100-200 homes, an extension to the primary school site and approximately half of the total site area for green infrastructure and play space. The open land is promoted for the higher northern part of the site to reduce impact on its setting adjoining the countryside.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The number of homes is flexible but has the potential to make efficient use of land given the flexibility over uses proposed for the rest of the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is likely to support over 100 homes which could provide a range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The southern part of the site is within 800m of Budgens on Thrapston Road and specialist shops on High Street and London Road. The site adjoins Kimbolton Primary Academy for which the site promoter suggests providing additional land. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Ultrafast broadband is available adjoining the western end of the site and superfast broadband adjoining the eastern end.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is around 20kms from St Neots railway station and has limited access to bus services. The site fronts onto Stow Road in the west and Newtown in the south east facilitating vehicular and pedestrian connectivity. It is crossed by four public rights of way providing routes both into the village and out to surrounding countryside.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposed development does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal includes land to expand Kimbolton Primary Academy.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The location of the site would allow for masterplanning of a sustainable design focusing built development on the lower land in the southern part of the site. This should encourage efficient use of the built area of land. Integration into the surrounding area could be facilitated through multiple existing public rights of way and extension of the primary school into the site.
SA16	Impact on any heritage assets or their settings?	-	Warren House is grade II* listed and situated about 240m from the closest point of the eastern boundary of the site and is in direct line of sight leading to potential impact on its setting which careful design and landscaping would be needed to mitigate. The site rises significantly to the north and development, particularly in the northern part of the site, has potential to impact on views to and from the conservation area and numerous listed buildings primarily clustered around High Street and East Street with the spire of the grade I listed St Andrew's Church visible from the site above roofs of existing properties.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site primarily comprises grade 2 best and most versatile agricultural land and has not been previously developed. It has relatively poor access to public transport although bus services are available from High Street. It poses potential for detrimental impact on heritage assets, primarily from longer distance views although the setting of Warren House would need particular mitigation. The site is wholly in flood zone 1 and is outside all climate change flood risk areas at 2080. Surface water is an issue with established channels running through the site. Although on the outskirts of the village, the site directly adjoins the primary school and is in reasonable proximity to a range of local scale retail, leisure and cultural facilities. It is also close to a range of employment locations. The site directly adjoins Stow Road and is well connected to public rights of way offering active travel routes to both practical and leisure destinations. The scale of the site provides opportunities for a range of sizes, types and tenures of homes facilitating social sustainability. The rising topography to the north constrains the site in terms of its ability to be integrated into the surrounding countryside; the site promoter's proposal to retain the northern half for green infrastructure uses would facilitate this. The concentration of new homes in the southern part of the site would reinforce the modern housing and educational character of the adjoining area. The extensive green infrastructure proposed would promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Kimbolton 3: Land South East of 73 Main Road, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is wholly located within flood zone 1 but about half of the site is constrained by surface water flood risk, some of which is at medium risk.
SA4	Prioritise development of previously developed land?		The site is greenfield grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the very edge of the built form of Stonely so would hve a limited relationship to the existing settlement, however, it would continue ribbon development into the countryside away form the settlement. It would impact the rural approach into Stonely. Landscaping would be required to mitigate landscape impact and provide a soft development edge.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The location of surface water flood risk constrains the location of development meaning to avoid this at risk area development would need to be placed towards the back of the site resulting in a large set back which would not reflect the character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. There are no gas or oil pipelines running through the site, however the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes or custom and self build homes. The site is less than 1ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton. There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m. The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 13kms from St Neots railway station. The site is within 800 m of a bus service rated E on the Place Based Carbon Calculator. There is no footpath along Main Road along the site's frontage or near to it to connect. It is within 500m of a public right of way.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be challenging to integrate development with the existing place and community and it would impact the rural approach into Stonely. The site would require sustainable drainage so development will only likely occur on a small portion of the site. There will need to be good levels of landscaping to mitigate its impact on the wider landscape reflecting its position on the edge of settlement.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations. About half of the site does have recorded surface water flood risk. It consists of grade 3 agricultural land. The site is remote from natural greenspace and education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. The site is located on the edge of Stonely and landscaping and masterplanning would be required to ensure it reflects local character and forms an appropriate transition to the open countryside.

Updates after initial appraisal

Kimbolton 4: Land North of Main Road, opposite Gimbels End, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 but the southern corner of the site is constrained by some surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is greenfield land comprising grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	Only the south western corner of the site falls within 1ha of a 10km natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the southern edge of Stonely. It consists of rough grazing land and adds to the open character of the settlement. In depth development is likely to harm the open character of the settlement but development along the road frontage may be in keeping but this would need to be sensitively designed to reflect local character. Reflecting this the proposed capacity submitted by the site promoter is not in keeping with the surrounding densities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. There are no gas or oil pipelines running through the site, however the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is more than 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton. There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m. The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated E on the Place Based Carbon Calculator. There is no footpath along Main Road along the site's frontage or near to it to connect to. It is within 500m of a public right of way.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Development along the site's frontage could be effectively masterplanned to integrate with the existing place and community but in depth development is unlikely to be sensitive to the character of the area and the conservation area.
SA16	Impact on any heritage assets or their settings?	-	The north western part of the site is located within a conservation area, this coincides with the established dense trees and vegetation present on this part of the site. This also serves to add to the rural setting of this part of the settlement and screens the listed Stonely Grange from view.

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Summary of SA

The site is not constrained by fluvial flood risk or nature conservation designations. Some of the site does have recorded surface water flood risk. It consists of grade 3 agricultural land. It is partially located within a conservation area with quite dense vegetation and trees along its north and western edges. The site is fairly remote from natural greenspace and education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. In depth development on this site would likely undermine the character of the area, frontage development could be considered but only if it can be effectively masterplanned to be sensitive to the local environment.

Updates after initial appraisal

Kimbolton 5: Claylands Farm, Main Road, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is wholly previously developed land (fully naturally vegetated) with no existing structures on site meaning that this will not reuse, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is near to the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly located within flood zone 1.
SA4	Prioritise development of previously developed land?	--	Although the site is wholly previously developed land, it has now fully naturally vegetated and would be assessed as greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is classified as grade 3 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site falls within 1ha of a 10km natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is bounded by agricultural land covered with trees and hedges to the north, south, east and west. However, it is in close proximity to Clayland Farms and two other residential buildings. It comprises mature trees and hedges which may be impacted by the proposed development. The site is not well related to the existing built development and is about 700m from Stonely. The amount of proposed development would not contribute to protecting the form and character of the surrounding townscape and landscape. The density of the proposal would not make an efficient use of land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for market and/or affordable homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is St Neots which is around 10kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton. There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m. The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	Facilitate access to a range of employment opportunities?		The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Standard broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?		The site is located around 12kms from St Neots railway station. The site is beyond 800m of any bus service. The site is within 1km from a public right of way and/ or segregated cycleway.
	Benefit from access to active travel infrastructure for practical and social activities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. The site is wholly previously developed land but has now fully naturally vegetated. It is bounded by agricultural land covered with trees and hedges and is about 700m from Stonely. It comprises mature trees and hedges which would be impacted by the proposed development. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5kms from Bicton and Harvard Industrial Estates. The density of the proposal would not make an efficient use of land and the site is not well related to the existing built development. The site is located such that it could not be effectively integrated with the existing community. Development would be detrimental to the existing trees and an Arboricultural Impact Assessment would be required to assess and mitigate the impact of the proposed development on the existing trees.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Kimbolton 6: Land North of Gimbers End, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site falls within 10ha of a 1km natural greenspace. It has capacity for linkages to the strategic blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It is bounded by residential development to the north and agricultural land to the east, west and south. In depth development is likely to undermine the settlement's open character, although development along the road frontage may be appropriate if it is well designed to reflect local character. The site is well related to the existing built development but it is exposed on the west, east and south. As such, landscaping would be required to mitigate the impact of development on the adjoining agricultural land and the open countryside. The density of the proposal is similar to surrounding properties and the amount would contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator The site is within 500 m of a public right of way and/ or segregated cycleway.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. It is bounded by residential development to the north and agricultural land to the east, west and south. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5 kms from Bicton and Harvard Industrial Estates. The density of the proposal is similar to surrounding properties and the amount would contribute to protecting the form and character of the surrounding townscape and landscape. The site is well related to the existing built development. The site is located such that it could be effectively integrated with the existing community. However, landscaping would be required to mitigate the impact of development on the adjoining agricultural land and the open countryside.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Kimbolton 7: Land North of Tilbrook Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 36% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. About 62% of the site is within flood zone 1, with 14% being within flood zone 3 and the rest being in flood zone 2.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site falls within 0.5ha of a 200m natural greenspace. It has capacity for linkages to the strategic blue and green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the west of the existing built form. 14% of the northern part of the site which adjoins River Kym is within flood zones 3a and 3b. It is classified as grade 2 agricultural land. The site comprises open agricultural land and is bounded to the north by Brittens Farm, to the south by Tilbrook Road and Kimbolton Preparatory School, to the west by Wornditch Farm and to the east by open countryside. Although the site does not adjoin the existing built development, it is in fair proximity to it. The River Kym separates the site from the completed local plan allocation (KB1) at Kym View Close and a potential development site which lies north east of the site. Taking these into consideration, the site is well related to the existing built form. The northern part of the site is within flood zones 3a and 3b and cannot be developed. As such, linear development is suited for the site which does not reflect the character of the existing built development. The proposed amount of development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is promoted for market and/or affordable homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The closest town centre is St Neots which around 13kms from the site. The site is within 800m of the local convenience shop in Kimbolton.
	Minimise the distance people need to travel to access education facilities?	++	The site is around 800m from Kimbolton Primary Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Mandeville Hall, St Andrews Church and the Kimbolton Cricket Club within Kimbolton
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the immediate vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 15kms from St Neots railway station. The site is within 800m of a bus service rated E+ or higher on the Place Based Carbon Calculator
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 500m of a public right of way and/ or segregated cycleway.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is within 800 m from a church, playing field and a public hall and around 800m from Kimbolton Primary Academy. It is classified as grade 2 agricultural land, is wholly greenfield and in agricultural use. It has no nature designations, heritage and conservation assets on it or immediately adjoining it which would impact development. The site is constrained by fluvial flood risk. Flood risk assessment and necessary mitigation measures would be required to address fluvial flooding. Although the site has reasonable accessibility to village facilities the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site falls within 10ha of a 1km natural greenspace.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the north west of Kimbolton and comprises agricultural land with no trees or hedging on it or along its boundaries. The site is wholly in flood zone 1. It is classified as grade 3 agricultural land. The site is bounded by agricultural land on all sides. The site is poorly related to the existing built form at the moment but adjoins housing allocation KB 2 (North of Station Road/Stow Road, Kimbolton) in the Huntingdonshire's Local Plan 2036. KB 2 is allocated for an anticipated 65 dwellings and development of this site would constitute a western extension of KB 2. The site promoter is seeking 11 homes which is slightly higher than the density of surrounding properties. Currently development would be detrimental to the form and character of the existing townscape and landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The closest town centre is St Neots which around 13kms from the site. The site is within 800 m of the local convenience shop in Kimbolton.
	Minimise the distance people need to travel to access education facilities?	-	The site is around 850m from Kimbolton Primary Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Mandeville Hall and the Kimbolton Cricket Club within Kimbolton
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the immediate vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 15kms from St Neots railway station. The site is within 800m of a bus service rated E+ or higher on the Place Based Carbon Calculator
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 500 m of a public right of way and/ or segregated cycleway.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located away from any existing development and currently relates to the open countryside within which development would not be sensitive to the local character. Only if the allocated development to the south east of the site is completed might this be feasible as a sensitively designed extension.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. It is bounded by agricultural land to the north and agricultural land to the east, west and south. The site adjoins site allocation KB 2 (North of Station Road/Stow Road, Kimbolton) in the Huntingdonshire's Local Plan 2036 to the south. It is within 800 m from a playing field and a public hall. It is within 5 kms from Bicton and Harvard Industrial Estates. The site is poorly related to the existing built development. The site is located such that it could not be effectively integrated with the existing community until after the adjoining housing is completed.

Updates after initial appraisal

Kimbolton 9: Land North of Easton Road, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	Not contain, and be at least 200m from an air quality management area?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is wholly greenfield grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site falls within 0.5ha of a 200m natural greenspace.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is wholly in flood zone 1. It is classified as grade 3 agricultural land. The site comprises open agricultural land. It is bounded by residential development to the west and south, and agricultural land to the east and north. It is exposed to the open countryside on the northern boundary. The site is well related to the existing built form. The promoter seeks residential uses of 5 homes/plots so the density of the proposal is similar to surrounding properties and reflects the local character. As such, development would not be detrimental to the existing townscape. However, substantial landscaping would be required to minimise the impact of development on the existing landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	Minimise the distance people need to travel to access education facilities?	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator The site is within 500m of a public right of way and/ or segregated cycleway.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets that could be adversely impacted by the development. The site is in close proximity to heritage assets within the conservation area and a listed building (Stonely Grange)

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk. It is bounded by residential development to the west and south, and agricultural land to the north and east and is exposed to the open countryside on the northern boundary. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5 kms from Bicton and Harvard Industrial Estates. The density of the proposal is similar to surrounding properties and would make an efficient use of land. The site is reasonably well related to the existing built development such that it could be effectively integrated with the existing community. Proximity of the site to heritage assets within the conservation area and a listed building (Stonely Grange) to the south means that any future development will need to be sensitive to its impact on the setting of the conservation area and of the adjoining listed building.

Updates after initial appraisal

Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures meaning that it will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is near to the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is mostly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is within 200m of two county wildlife sites being the Meadow on Kimbolton Airfield and the Grassland strip on Kimbolton airfield (South) but is remote from all other nature conservation sites. Although the site is located outside any of Natural Cambridgeshire's Priority Landscapes, there may be opportunities for connections to be made and enhance habitat and ecological networks between these sites locally.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site would form an extension to an already established industrial estate. The Bicton and Harvard Industrial Estates are detached from the main built form of Kimbolton and is located between it and Stow Longa. The proposed amount of employment development would make an efficient use of land. Landscaping will be required particularly on its northern and eastern edge to ensure successful integration within the landscape.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is St Neots which is around 15kms from the site. The nearest settlements are Kimbolton and Stow Longa, the latter does not have a local convenience shop. Kimbolton does but this is in excess of 800m from the site. As employment uses are being proposed, access to primary education is not relevant. The site beyond 800m of any leisure or cultural facilities within Kimbolton or Stow Longa.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	Facilitate access to a range of employment opportunities?		The site would provide over 2ha of employment development and expand the existing Bicton and Harvard Industrial Estates as local employment centres. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is located around 17kms from St Neots railway station. The site is not within 800m of a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is limited footpath provision along Stow Road with only some footpath provision to the industrial estate from Stow Longa and none when heading from Kimbolton. It is within 500m of a public right of way.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site would provide over 2ha of employment development, it is not yet known at this stage what uses this will include or the job density but it will likely be consistent with existing uses found within the industrial estate.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing Bicton and Harvard Industrial Estates and with appropriate landscaping along its northern and eastern edges, the development could be sensitively integrated into its wider landscape setting.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk or heritage designations. The site is within 200m of two country wildlife sites offering some opportunities for ecological and habitat connectivity. The land is classified as grade 2 agricultural greenfield land. The site is located on the edge of an existing industrial estate offering an opportunity to expand the employment offer and provide additional jobs. The site is however remote from public transport and there is limited access on foot. This is likely to further encourage travel via car to the site which would be less sustainable.

Western Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Since the Land Availability Assessment was originally undertaken, the site has been combined with the adjoining site already allocated for commercial development in the Local Plan to 2036 under KB2. This has increased the land area from 4.8ha providing greater opportunity for a holistic approach to the extension to the established employment area at Bicton. The SA is not significantly changed as a result but the outcomes are potentially more positive as this approach retains a site allocated identified for employment development which is also crucial towards being able to deliver the site to the north east.

Kimbolton 11: Land at Hatchet Lane, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with some existing agricultural structures meaning that there is some potential to reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 22% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is mostly located within flood zone 1, part of the eastern part of the site is located within flood zones 2, 3a and 3b. A proportion of its eastern edge is at risk of fluvial and surface water flooding arising from its proximity to the River Kym.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	-	The site is greenfield grade 3 agricultural land with some existing agricultural structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	Development on this site would not protect the form and character of the area. While the site promoter's proposed capacity of the site may make an efficient use of land and it is located within the built form of Stonely, development on the site would disrupt the open character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is promoted for market and/or affordable homes and custom and self build homes. The site is more than 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is around 14kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton. There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m. The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 16kms from St Neots railway station. The site is within 800m of a bus service rated E on the Place Based Carbon Calculator. There are public rights of way running through the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	-	The eastern edge of the site adjoins a conservation area, this follows the boundary of the River Kym.

Summary of SA

The site is constrained by some flood risk due to its proximity to the River Kym. The eastern edge of the site lies within a conservation area. There are no nature conservation designations impacting the site. It consists of grade 3 agricultural land with some agricultural structures on site. The site is remote from education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. The site is located within Stonely but development of the site would harm the character and form of the village.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Kimbolton 12: Land off B660 at Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield with no existing buildings so it will not reuse buildings or materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural greenspace and has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	Development on this site would extend the built form of Stonely and provide greater infill development. There is an existing access into the site but the site itself it not particularly well connected to the main built form as there are areas of land between its boundaries and nearby residential gardens. This could make integration more challenging. The site promoter's proposed capacity is somewhat low but this is more reflective of the less dense form of development within Stonely.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is more than 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is around 14kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	Facilitate access to a range of employment opportunities?		The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is located around 16kms from St Neots railway station. The site is beyond 800m of a bus service. A public right of way runs through the site but this does not directly connect into the main built form of Stonely.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	Provide high quality development sensitive to the character of the local environment?	-	The site is located such that it could not be effectively integrated with the existing community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural greenspace and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site forms part of the large residential curtilage of Stonley Grange. Its northern and eastern edges have established trees and vegetation which give it a rural feel and obscure the site from public

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			view. To the west is Stonley Grange, to the south is the rest of Stonley grange's residential garden, to the north east is a residential property but to the north and east is open countryside. The promoter seeks residential uses of only 1 home so the density of the proposal is similar to surrounding properties and reflects the local character in that regard, however, a key constraint is its impact on the setting of designated heritage assets and whether subdividing Stonley Grange would detrimentally impact its reason for being listed.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton. There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m. The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator The site is within 500m of a public right of way and/ or segregated cycleway.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets that could be adversely impacted by the development. The site is wholly located in conservation area and forms part of the curtilage of the grade II listed Stonely Grange.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

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

Updates after initial appraisal

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

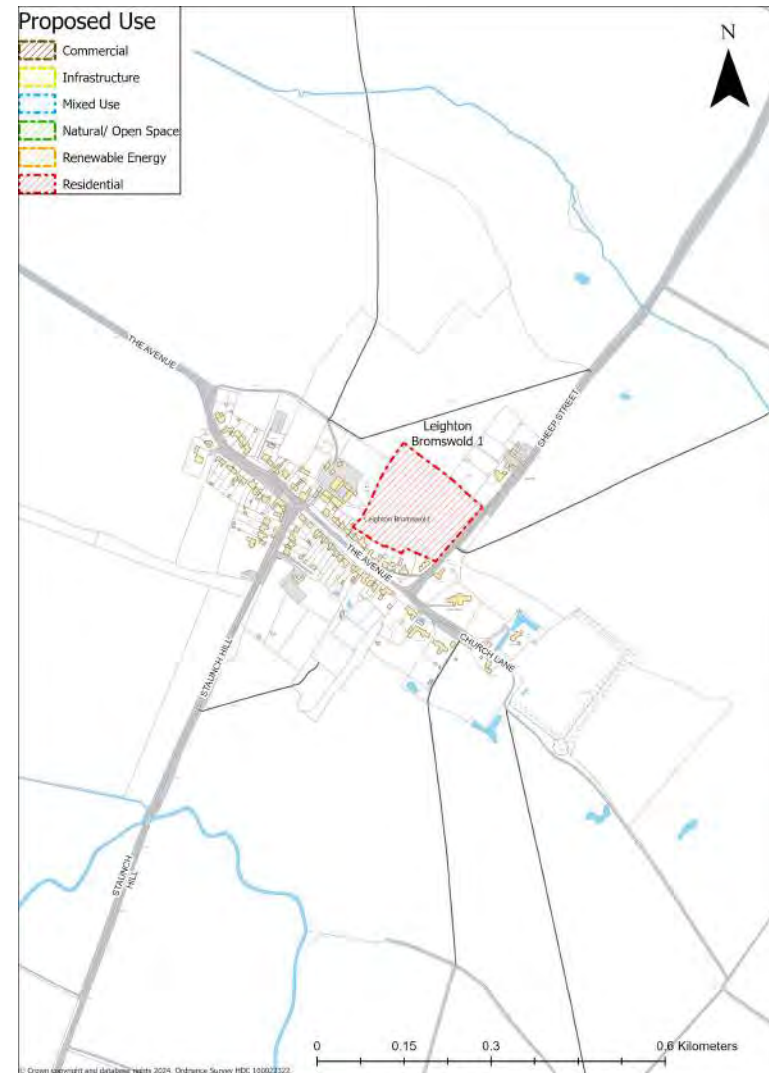
- 4.21** As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.
- 4.22** Therefore, a sustainability appraisal for the site has not been undertaken.

Western Huntingdonshire Sustainability Appraisal

Leighton Bromswold

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

- Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold



Western Huntingdonshire Sustainability Appraisal

Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold

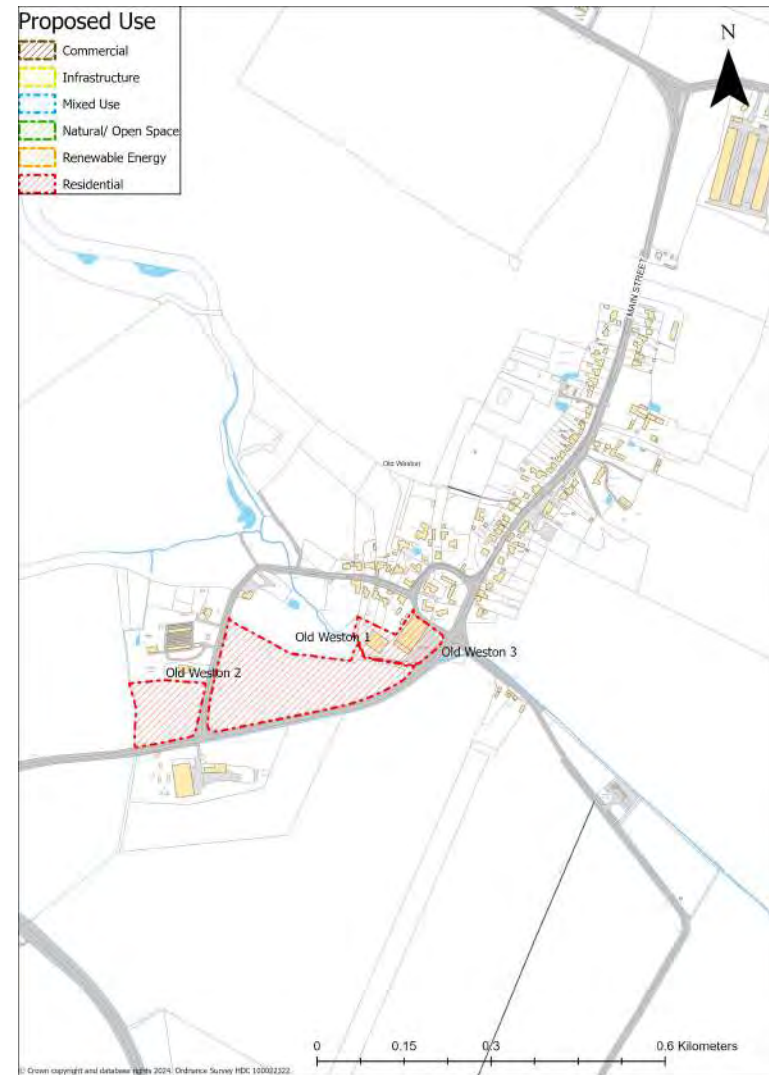
- 4.24** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of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

Western Huntingdonshire Sustainability Appraisal

Old Weston

4.26 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Old Weston 1: Land South of Manor Farm, Old Weston
- Old Weston 2: Land South of St Swithin's Church, Old Weston
- Old Weston 3: Manor Farm, Old Weston



Western Huntingdonshire Sustainability Appraisal

Old Weston 1: Land South of Manor Farm, Old Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements although a substantial proportion is suggested for biodiversity net gain. The site is not impacted by an air quality management area. It is greenfield with no existing structures on site capable of reuse.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 1% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Old Weston water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The land is almost entirely situated in flood zone 1 with no recorded risk of surface water flooding although a corridor of flood zone 3a runs along a small stream on the northern edge of the site. The site promoter suggests using land in the northern part of the site for flood mitigation to reduce the impacts of this on the adjoining land.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	-	The site wholly comprises greenfield grade 2 agricultural land, with a large portion being proposed for biodiversity net gain for which there is no merit in requiring previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any publicly accessible natural greenspace and does not offer linkages to the existing strategic green or blue infrastructure network. However, the scale of the proposed development and amount of potential land for biodiversity net gain could contribute to provision of natural greenspace.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature conservation sites that partial use for residential development is unlikely to give rise to an impact. However, this remoteness would not support connectivity with any biodiversity elements and the site is outside any of Natural Cambridgeshire Priority Landscapes.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site promoter suggests approximately 20 new homes with the remainder of the site to be used for biodiversity net gain. This quantity of homes could be accommodated even at the very low density of 25 homes per hectare on around a fifth of the site. If the built development were focussed on the eastern portion of the site it could continue the predominantly linear form of development in Old Weston with a shallow development reflecting the pattern formed by Manor Farm. The southern and western portions could be used for biodiversity net gain which would then relate to the form and character established through the trees surrounding the Old Camp Site on Molesworth Road and around St Swithin's Church on Brington Road.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from major sources of pollution and unlikely to give rise to pollution issues.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The likely residential development portion of the site would be less than 1 ha and contribute to the government's aspiration to promote sites suitable for small and medium scale builders.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from any retail facilities. The nearest primary school is in Brington some 2.7kms away by road. There are a church, a village hall and a public house providing local facilities all within 800m.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?		The site is more than 1.5kms from a range of employment sources. There is standard broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?		The site is within 800m of a bus stop with a daily service on weekdays. There are no pavements connecting the site into the village but there are two public rights of way within 500m.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site will generate some employment/ promote farm diversification in managing the biodiversity net gain scheme.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not involve retail or social facilities.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is large relative to Old Weston but only around a fifth of it is anticipated as being for residential development with the remainder for biodiversity net gain. A scheme may be able to be effectively masterplanned to integrate the residential portion into the south eastern part of the village with the remainder reinforcing the countryside setting and character of the southern end of the site.
SA16	Impact on any heritage assets or their settings?	+	The only designated heritage asset nearby is the grade II* listed St Swithin's Church which faces the western boundary of the site. Good design and layout should mitigate any impact on this.

Summary of SA

The land is within flood zone 1 with little risk of surface water flooding within the site. It offers potential for flood mitigation to be incorporated to reduce the risk from the stream running parallel to the northern boundary. Although the site is relatively large in scale for its context only a small portion is anticipated as being for residential development which could be integrated into the existing form of the village with the remainder for biodiversity net gain providing greenspace uses reinforcing the character of the wider setting. The land is entirely greenfield and is classified as best and most versatile agricultural land, the site is remote from retail, education and employment opportunities although there are local social facilities nearby. Public transport is extremely limited and there are currently no footpaths accessible from the site. The biodiversity net gain element proposed may generate or help retain a limited amount of employment.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Old Weston 2: Land South of St Swithin's Church, Old Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Old Weston water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some recorded risk from surface water flooding in the north western corner of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is predominantly greenfield grade 2 agricultural land with no existing structures on site with only a small proportion of the north-western corner being grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is detached from the main built form of the village although it adjoins the village's parish church which sits outside the village. Landscaping would be required to reduce impact on the listed church and on the wider landscape. The site promoter is seeking between 5 and 7 homes on site which is a very low density even in this rural location; as such this does not make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is being promoted for market and/or affordable homes. The site is more than 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from any retail facilities.
	Minimise the distance people need to travel to access education facilities?	--	The nearest primary school is in Brington which is in excess of 800m of the site.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of St Swithin's Church, the village hall and the Swan Inn Public House.
SA11	Facilitate access to a range of employment opportunities?	--	The site is more than 1.5kms from a range of employment sources.
	Be in a location with high quality digital infrastructure?	-	There is standard broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	--	The site is within 800m of a bus service rated F on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There are no pavements connecting the site into the village but there are two public rights of way within 500m.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is detached from the built form of the village despite its location adjoining the church which means that it cannot be effectively masterplanned to become part of the existing village and community.
SA16	Impact on any heritage assets or their settings?	-	The grade II* listed St Swithin's Church faces the western boundary of the site.

Western Huntingdonshire Sustainability Appraisal

Summary of SA

The land is wholly within flood zone 1 with some surface water flood risk within the site. The site is not constrained by nature conservation designations but is constrained by heritage as the grade II* listed St Swithin's Church is located immediately north of the site. The site is detached from the main built form of the village despite adjoining the parish church and could not be effectively masterplanned into the existing village. The land is entirely greenfield and is classified mostly as grade 2 with some grade 3 agricultural land. The site is remote from natural greenspace, retail, education and employment opportunities although there are local social facilities nearby. Public transport is extremely limited and there are currently no footpaths accessible from the site.

Updates after initial appraisal

Old Weston 3: Manor Farm, Old Weston

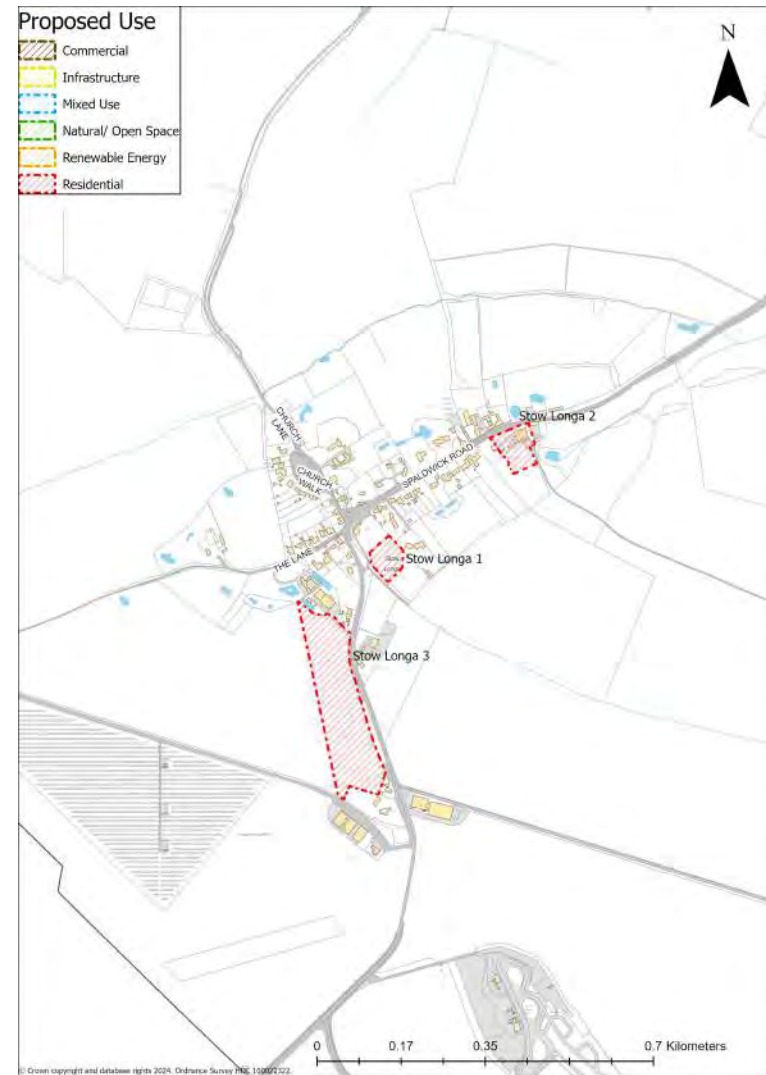
- 4.27** As identified in the LAA, the vast majority of the site is within flood zone 3b and 3a with only a very small portion of the site being within flood zone 1 (below the site threshold for site assessment). The site promoter has put the site forward for residential uses which are classed as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 4.28** Therefore, a sustainability appraisal for the site has not been undertaken.

Western Huntingdonshire Sustainability Appraisal

Stow Longa

4.29 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stow Longa 1: Land East of Kimbolton Road, Stow Longa
- Stow Longa 2: Land to the South of Spaldwick Road, Stow Longa
- Stow Longa 3: Land North of Rookery Farm, Stow Longa



Western Huntingdonshire Sustainability Appraisal

Stow Longa 1: Land East of Kimbolton Road, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site adjoins the existing built form of the village to the north and forms one of a series of grassland areas/ paddocks which run to the rear of properties along Spaldwick Road. Only that which is immediately east of the site is partially interrupted by built development. Development would not support retention of this element of local character. The site has been submitted for only four dwellings which proposes a very low density for the site which would not make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes or custom and self build homes. The site is 0.42 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is around 17kms from the site. Stow Longa does not have a local convenience shop.

Western Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, the closest being in the nearby village of Spaldwick which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Botoph's Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5kms of the Bicton and Harvard Industrial Estates.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 16kms from Huntingdon railway station. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 500m of a public right of way.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community subject to careful consideration of design and impact on heritage assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	It adjoins a conservation area and also the Old Vicarage, a non-designated heritage asset.

Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site is located on the edge of the built form of Stow Longa but development would impair retention of the local character formed by grassland/ paddocks running to the rear of Spaldwick Road. It is somewhat constrained by heritage as it adjoins the conservation area and is within the setting of a non-designated heritage asset. The land is classified grade 2 agricultural greenfield land. It is also remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

Updates after initial appraisal

Stow Longa 2: Land to the South of Spaldwick Road, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. There are existing structures on site meaning that there is the potential to reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?		The site is technically classified as greenfield as all buildings on site are agricultural. The and predominantly classified as grade 2 agricultural land apart from a small portion of the north eastern corner of the site being grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site adjoins the existing built form of the village. The site currently consists of greenfield land with some existing agricultural structures. Their demolition may provide opportunities to enhance the village character and the setting of the conservation area which sits across the road from the site. The site has been submitted for only four dwellings which proposes a very low density for the site which would not make an efficient use of land. Considering the linear pattern of development along Spaldwick Road, in depth development would not be in keeping with the character of the area, as such this could reduce the capacity of the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.48 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is around 17km from the site. Stow Longa does not have a local convenience shop.
	Minimise the distance people need to travel to access education facilities?	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Botolphs Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Bicton and Harvard Industrial Estates.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 16kms from Huntingdon railway station.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator. The site is within 500m of a public right of way.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community subject to careful consideration of design and impact on heritage assets and the wider landscape.
SA16	Impact on any heritage assets or their settings?	-	It adjoins a conservation area and is also opposite the grade II listed Stow Cottage.

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Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site is located on the edge of the built form of Stow Longa and it could be effectively masterplanned into the existing place and community subject to design and heritage considerations being addressed. The land is classified predominantly as grade 2 with some grade 3 land. It is classified as greenfield land but there are existing agricultural structures present on site. It is remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

Updates after initial appraisal

Stow Longa 3: Land North of Rookery Farm, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly located within flood zone 1 with some recorded risk from surface water flooding in the north-western corner of the site. There is also surface water flood risk along Stow Road.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	On its northern edge, the site adjoins a pair of cottages and agricultural buildings on the edge of the village. It extends south along Kimbolton Road connecting down to a small cluster of cottages and a farm. The site as a whole very much relates to the open countryside.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter identifies that residential uses will only be provided on 1ha of the site. This proposes nine dwellings which represents a very low density for the site. The remainder of the site is to be used as follows: 1ha for natural/green or open spaces, 1ha for biodiversity net gain and 0.51ha to safeguard against flooding.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The overall site is over 1ha at 3.51 ha in size but the site promoter only seeks to use 1ha of the site for residential uses.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is around 17kms from the site. Stow Longa does not have a local convenience shop.
	Minimise the distance people need to travel to access education facilities?		There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of St Botolphs Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Bicton and Harvard Industrial Estates.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is located around 16kms from Huntingdon railway station. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator. A public right of way cuts through the site and there are others within 500m of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it cannot be effectively masterplanned to become part of the existing place and community. It may be possible to integrate residential units on the northern end of the site where they adjoin the existing built form of the village but this would be challenging due to the surface water flood risk here.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk or nature conservation or heritage designations. There is some surface water flood risk present in the northern part of the site in proximity to the existing village edge. Only the northern edge of the site adjoins the built form of Stow Longa, the site extends along Kimbolton Road and would effectively connect the village to a small cluster of properties that are detached from it and situated in the open countryside. Due to the risk of surface water flooding, it is unlikely that the site could be effectively masterplanned to integrate with the existing community as to do so development would need to be focused in

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the northern part of the site. The land is classified grade 2 agricultural greenfield land. It is also remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

Updates after initial appraisal

Western Huntingdonshire Sustainability Appraisal

Tilbrook

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

- Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook



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Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	+	The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is in wholly within flood zone 1, although in the southern eastern corner of the site there is some risk of flooding from surface water.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site forms open land north of the B645 which forms part of the rural approach to the village. It is reasonably well related to the existing village being situated opposite residential development along Church Lane. Substantial hedgerows edge the western and eastern boundaries providing some containment to the site the retention of which would be essential to protect the character of the local area. Church Lane is narrow and provision of access may detrimentally impact on the character of the approach to the grade I listed All Saints Church. The proposed mixed use scheme of housing and a retail unit could make an efficient use of land and provide the village with a service it currently does not have.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site as a whole is over 1ha and is proposed to include market and/or affordable homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is around 15kms from the site. Tilbrook does not have a local convenience shop, there is one located in the neighbouring village of Kimbolton but this is in excess of 800m from the site. There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m. The site is within 800m of All Saints Church, the village hall and the White Horse public house.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Bicton and Harvard Industrial Estates. Through the retail element there would be a modest amount of job creation. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is around 17kms from St Neots train station, it is within 800m of a bus service rated E+ on the Place Based Carbon Calculator. There is a pavement along the B645 running opposite the site. There are no footpaths along Church Lane but there is potential for connections to be made to existing footpaths. A public right of way cuts through the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal would support some new jobs within the retail aspects of the development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal supports provision of additional retail facilities within a village.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community. However, careful consideration will be required to integrate the proposal, in particular, retail uses on the site in terms of scale, design and heritage impact. The public right of way may need to be rerouted if it cannot be successfully integrated within the site. Access is also a key constraint, if access from the B645 rather than Church Road were provided this would not reflect the character and form of development in the village.
SA16	Impact on any heritage assets or their settings?	-	The site is located wholly within a conservation area, the grade I listed All Saints Church is located to the north of the site which is a prominent local landmark.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It is not constrained by nature conservation designations. The site has good access to local leisure and cultural facilities but primary education is sourced in Kimbolton. There is a bus stop next to the site but this does not run a frequent service. The site is within 5km of the Bicton and Harvard Industrial Estates and the proposed mixed use of residential and retail development could provide some modest levels of employment within Tilbrook and provide a service that is currently lacking. The site is however heavily constrained by heritage with it being located within a conservation area and within the setting of the grade I listed All Saints Church. There is a public right of way running through the site which will need to be incorporated into the design of the site or rerouted.

Updates after initial appraisal

Central Huntingdonshire Sustainability Appraisal

Central Huntingdonshire Sustainability Appraisal

Central Huntingdonshire

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

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

Central Huntingdonshire Sustainability Appraisal

Brampton

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

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

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

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

Central Huntingdonshire Sustainability Appraisal



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Brampton 1: Swift Car Care, Buckden Road, Brampton

5.4 As identified in the LAA, the site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA. It is noted that in the submitted covering letter than an odour assessment is being undertaken and will be made available in due course.

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 1.5% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The vast majority of the site is located within flood zone 1 with a very small portion on the northern boundary being within flood zone 2. There is a significant risk from surface water flooding running through the centre of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is wholly within 1km of 10 ha of natural green space and partly (south eastern area of the site) within 200m of 0.5 ha and 300m of 2 ha of natural green space. The site is within 200m from playing fields and within 650m of a public footpath that leads to Hinchingsbrooke Country Park. Therefore, it has direct capacity for linkages to the green and blue infrastructure.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	--	The site is within 2km of a Special Area of Conservation, 1km of a SSSI and is adjacent to a County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located along Thrapston Road which is typically characterised by ribbon development. The proposal seeks in depth development which is therefore less characteristic. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park. Access to the site is proposed via a consented development that directly fronts onto Thrapston Road. The proposed capacity for the site is while fairly low is still a considerable amount of development in this location which would adversely harm the character of the settlement and the wider landscape.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the A141 and B1514 (Thrapston Road).
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposing market and/or affordable and/or specialist housing. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Brampton village which has a primary school
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities: Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields, The Black Bull public house.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon Train Station and within 250m from a bus service rated D+ meaning there is a regular service.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Benefit from access to active travel infrastructure for practical and social activities?	++	The site does not have a direct frontage with a pavement but connections could be made to Thrapston Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community and would result in significant landscape harm on the setting of the County Park.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site, and is sufficiently removed from the nearby conservation area.

Summary of SA

The site is somewhat constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It is not constrained by heritage assets but it adjoins Hinchingsbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. While it relates well to the built form of Brampton, the site has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development in this location is likely to lead to adverse landscape impact as well as impact on the character of the area.

Updates after initial appraisal

Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 41% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately a third of the site is located within flood 2 with its northern edge being located within flood zone 3a and 3b. There is a significant risk from surface water flooding running through the centre of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as grade 3 comprising of rough pasture.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 200m of a 0.5 ha greenspace, 300m of a 2 ha greenspace and also 1km of a 10 ha area of natural green space. It has capacity for linkages to the existing green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of a SSSI to the north at Brampton Racecourse and 200m of a County Wildlife Site to the east at Hinchingsbrooke Country Park but is sufficiently remote from the other designated nature sites. The A141 provides a key separation between the site and the SSSI. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located along Thrapston Road which is typically characterised by ribbon development. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park. The site is constrained by flood risk so large parts of the site are not appropriate for built development. Considering the flood risk on site and the ribbon type of development typical along Thrapston Road, in depth development is not suitable, therefore, reducing the site to just include the frontage (which makes up approximately 0.9ha of the site) could be pursued. A frontage only scheme would better relate to its context and reflect the form and character of the local landscape and townscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the A141 and B1514 (Thrapston Road).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes market and/or affordable housing. The whole site is more than 1ha in size, however reducing the site to development along the site frontage would see the site reduced to just under 1ha (approximately 0.9ha).
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Brampton village which has a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m Brampton Memorial Playing Fields and Centre but is beyond 800m from other culture and leisure facilities in Brampton.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon Train Station and there is a bus stop adjacent to the site rated D+ meaning there is a regular service. A pavement adjoins the site frontage on Thrapston Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	A frontage only development could be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it is adjacent to a conservation area on its south eastern boundary.

Summary of SA

The site is constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It adjoins a conservation area and Hinchingsbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton but has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development could only be considered potentially suitable along the site's frontage along Thrapston Road.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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Brampton 4: Wallis Land, Thrapston Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is within 200m of an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	-	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is within flood zone 1 but the northern and western edges of the site are at risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The north eastern corner of the site is within 1km of 10 ha of natural green space, the rest of the site is not. It has limited capacity for linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of a Special Area of Conservation but is sufficiently remote from the other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the northern edge of the village bounded by the strategic road network, as such it relates closely to the settlement rather than the open countryside. As well as housing, the site promoter is proposing some 0.4ha of the site to be used for public open space. This could be provided on the part of the site that falls within a Scheduled Monument. They anticipate the remaining 0.3ha could be used for 15 homes which would make a good use of land. Development has been consented on the site already for a care facility. The wider site has approval for 30 homes so additional housing on this site would reflect the character and other land uses.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter is seeking market and/or affordable housing on the site. The site is less than 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Brampton village which has a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	Brampton has several cultural and leisure facilities, the site is within 800m of the Brampton Memorial Playing Fields, but is just beyond 800m of others including Brampton Community Centre, St Mary Magdalene Church and The Black Bull public house.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service. There is a public right of way within the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to the incorporation of appropriate mitigation against potential noise, air and light pollution.
SA16	Impact on any heritage assets or their settings?	-	The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of grade 2 agricultural land and is greenfield. It is not constrained by nature conservation designations but there is a Scheduled Monument within part of the site. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton being enclosed by the strategic road network. Its proximity to the road network does however increase the risk of air, light and noise pollution.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

- 5.6** As identified in the LAA, the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site mean that it is considered unsuitable for development and therefore not deliverable.
- 5.7** Therefore, a sustainability appraisal for the site has not been undertaken.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly greenfield land and partly previously developed with existing structures on site. This consists of a single dwelling, with gardens and driveway, as well as a tennis court, World War II era bomb shelter and two prefabricated structures. The submitted Pre-Application Document identifies that the existing dwelling is to be retained so there may be minimal reuse of materials and buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some recorded risk from surface water flooding towards the centre of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is partly greenfield and partly previously developed. It is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space and also within 300 m of a 2 ha natural green space. It some capacity for linkages to the blue or green infrastructure network
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of a Special Area of Conservation (Portholme Meadow) but is sufficiently remote from the other designated nature sites. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site relates to Brampton being located on its north eastern edge. Meadow land associated with Pepys House provides a green wedge between the site and residential development though. A public right of way runs through the northern part of the site which provides a direct connection into Brampton village. However, the site has a much stronger relationship to the countryside and the Great Ouse Valley landscape. Development on this site would erode the rural character of the area and encroach into the Great Ouse Valley landscape as well as give rise to significant adverse impacts on designated heritage assets.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site promoter seeks to provide extra care accommodation (C2 use class) as part of an integrated retirement community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	Minimise the distance people need to travel to access education facilities?	N	The site is in Brampton village which has a primary school but as a retirement community is proposed primary education is not required.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities, these are St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house. It is just beyond 800m of Brampton Community Centre.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of multiple concentrations of employment measuring, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. However, as the site is proposed as a retirement community employment opportunities is likely to be less important. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement along the site's frontage along Huntingdon Road. There is also a public right of way within the site which connects through to the centre of Brampton village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it does adjoin on its western edge a conservation area and to the west are several listed building namely the grade I Pepys House and its associated meadows.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of grade 3 agricultural land and is partly greenfield/ partly previously developed. It is within 2km of Portholme Meadow and is heavily constrained by heritage designations arising from its proximity to the conservation area and Pepys House. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services and facilities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site does relate to Brampton but has a much closer relationship with the Great Ouse Valley landscape being located on the settlement's north eastern edge.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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Brampton 7, 8, 9 and 10: Areas 1 to 4 Park Farm, Brampton

5.8 The following sites have been appraised in one SA as the site promoter has confirmed that all four parcels should be considered as one scheme:

- Brampton 7: Area 1 Park Farm, Brampton for commercial development
- Brampton 8: Area 2 Park Farm, Brampton for commercial development
- Brampton 9: Area 3 Park Farm, Brampton for commercial development, open space and residential development
- Brampton 10: Area 4 Park Farm, Brampton for commercial development

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. Two parcels are greenfield land but two parcels were previously used as a temporary storage depot for National Highways during the works to realign the A14. The depot has now been cleared. There is some potential for the reuse of land and anu materials and hardstanding remaining.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located near to Brampton and Buckden water recycling area catchments. Brampton WRA may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impact; whereas Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly located within flood zone 1 with some recorded risk from surface water flooding, this includes some medium risk.
SA4	Prioritise development of previously developed land?	-	The site is partly greenfield land and partly previously developed. It is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from Natural England's 'Access to Natural Green Space' standards and has no capacity to link to the existing green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of a County Wildlife Site but is sufficiently remote from the other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area. The potential to improve habitat connectivity is limited due to being wholly surrounded by roads, with the A1 on the western boundary, the A14 on the eastern boundary and the B1514 on the southern boundary.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site consists of four parcels. The site is detached from a main settlement being located between Brampton and Buckden. It therefore has a much closer relationship with the countryside and sits within the strategic road network being located between the A14 and A1. Development in this location would not relate well to an existing settlement. The site is very open so development would be prominent on the landscape, particularly on parcels 1 and 2 which are agricultural fields with few boundary features. There is some potential to regenerate areas 3 and 4 which were used as highways depots for

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the A14 works but the sites have already been cleared. The works to enhance the A14 seek to integrate the site into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development which would be quite prominent. The site promoter is seeking a commercial scheme of some 44,000 sqm. The proposed densities are low so would not make the most efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded by the two spurs of the B1514 (Buckden and Brampton Roads) and the A1 increasing the risk of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The proposed scheme is for commercial development.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is approximately 5.2km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket. The proposal is for a commercial scheme so primary provision is not relevant but it is beyond 800m from Brampton village primary school. The site is beyond 800m from culture and leisure facilities located within Brampton village.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site will provide some 44,000sqm within the 14ha site of employment land but is beyond 5km from multiple concentrations of employment and 1.5kms from a range of employment sources. According to OFCOM, there is no available data on the quality of broadband in the immediate vicinity of the site. The closest broadband data is approximately 600m west of the site which is superfast.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus stop. A pavement adjoins the site frontage on the B1514.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter seeks to provide some 14ha of employment land totalling some 44,000 sqm of floorspace. This will fall within B2 and B8 uses classes with the potential to deliver some 1,000 jobs.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site's location being bounded by the strategic road network and also its detachment from the main built form of a settlement means that it could not be effectively integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site.

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Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk along its northern edge. It is partly greenfield consisting of land classified as grade 2 agricultural land. Two parcels of the site have most recently in use as a temporary National Highways depot which has now been cleared. It has the potential to provide employment development and support job creation. It is detached from the main built form of Brampton located between Brampton and Buckden. It is not constrained by nature conservation or heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has very limited accessibility to services and facilities within Brampton and to other nearby settlements and very limited accessibility to public transport options. The site does not relate closely to either Brampton and relates much more closely to the open countryside making its integration with an existing place and community very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

Originally, each parcel was assessed separately as each parcel had been submitted individually. Areas 1 and 2 (Brampton 7 and 8) failed the fundamental constraints so did not progress to the SA. Areas 3 and 4 (Brampton 9 and 10) passed the fundamental constraints and proceeded to a full LAA and SA. The site promoter submitted further documentation that the sites should be considered together and information that overcome fundamental constraints so the SA has been combined for Areas 3 and 4 and expanded to cover Areas 1 and 2.

Brampton 11: Manor Farm, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is technically greenfield land but has existing agricultural structures on site meaning that there could be limited reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 38% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	About half of the site is located within flood zone 1 apart from the southern edge of the site which is within flood zone 2, 3a and some within 3b where it is closest to a tributary of the River Great Ouse. Surface water flood risk is also a constraint on the southern edge of the site.
SA4	Prioritise development of previously developed land?	-	The site is technically greenfield land but there several agricultural structures on site associated with Manor Farm. The site is wholly classified as urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of a Special Area of Conservation but is sufficiently remote from the other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern edge of Brampton and relates well to the settlement. It adjoins contemporary development at Baker Close. It does also have a close relationship with the countryside and the Great Ouse Valley being part of the settlement's rural edge. A tree/vegetation line encloses the site. The site is a roughly shaped like a backwards L, with the bottom part of the site lining up with the extend of existing built form and the longer side wrapping around the Black Bull Public House. Development on this side would extend the built form into the Great Ouse Valley. The site is sensitively located so a dense development would not be appropriate, however, the proposed capacity for the site is very low density which would not make an efficient use of land. The bottom parcel of land is constrained by fluvial flood risk so this make this part of the site unsuitable for built development. While development could be placed on the land that adjoins the public house as this is within flood zone 1, it would not sit comfortably with the surrounding character and form of development.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for self and custom build housing. It is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and within 500m of two Co-op food stores.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Brampton village which has a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Baker Close. These are, Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Baker Close. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station. The site is within 800m of several bus stops but the highest rated is C+ at Horseshoes Way meaning there is a regular service. The site adjoins Baker Close which has a narrow pavement running through it connecting to footpaths along Buckden Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The site is in close proximity to several listing buildings to the east and is wholly within a conservation area.

Summary of SA

The site is constrained by fluvial and surface water flood risk. It consists of land classified as urban with agricultural structures on site. It is not constrained by nature conservation designations but it is constrained by heritage designations being within a conservation area and nearby to several listed buildings. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services, facilities, primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site relates to the built form of Brampton but also with the Great Ouse Valley landscape being located on the settlement's eastern edge.

Updates after initial appraisal

Brampton 12: Land off Huntingdon Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 76% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately half of the site lies within flood zone 3b with a further 10% within flood zones 2 and 3a. There is also risk from surface water flooding within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land and classified as grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is wholly within 200m of 0.5 ha (Doorstep Standard), 300m of 2 ha (Local Standard) and 1km of 10 ha (Neighbourhood Standard) of natural green space. It also adjoins to Hinchingsbrooke Country Park to the north and therefore has direct capacity to link to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	--	The site adjoins to Hinchingsbrooke Country Park which is a County Wildlife Site

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	and is within approximately 900m of a SSSI and 1km of Special Area of Conservation. It is sufficiently remote the other designated nature sites. The site is within Natural Cambridgeshire's Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located along Thrapston Road which is typically characterised by ribbon development. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park. The site forms part of an existing site allocation in the Huntingdonshire Local Plan to 2036 under site allocation HU8 Hinchingsbrooke Country Park Extension for green infrastructure uses. The site promoter sees to include publicly accessible open space and the opportunity to include an additional car park for Hinchingsbrooke Country Park as well as properties in the southern part of the site along Thrapston Road (1.5ha of the site). The addition of a car park on this side of the Country Park could be beneficial as this would reduce the number of car journeys along Huntingdon Road and Hinchingsbrooke Park Road to access existing parking facilities at the Country Park. The site is however constrained by flood risk so large parts of the site are not appropriate for built development and it is proposed to concentrate built development in the parts of the site at the lowest risk of flooding.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the B1514 (Thrapston Road).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site proposes market and/or affordable housing as well as open space and a potential car park. The site promoter states that residential development will take up 1.5ha of the total site.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon Town Centre and within 1.5km of two Co-Ops located within Brampton village.
	Minimise the distance people need to travel to access education facilities?	+	The site is on the edge of Brampton village which has a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Huntingdon Road. These are, St Mary Magdalene Church, Brampton Memorial Playing Fields and Centre and The Black Bull public house.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from Hinchingsbrooke Secondary School and is within 5km of multiple concentrations of employment measuring from the site frontage onto Huntingdon Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and is within 800m of a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service. A pavement adjoins the site frontage onto Huntingdon Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal is for residential development alongside natural/ open space and car parking facilities for Hinchingsbrooke Country Park.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	Considering the flood risk on site and the ribbon type of development typical along Thrapston Road, in depth development of the scale proposed is not suitable. However, if only open space uses and facilities to support the Country Park were pursued, then the site can be effectively integrated into the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, it is adjacent to a conservation area and is close proximity to listed buildings, namely grade II listed 23 Huntingdon Road to the west and grade I listed Pepys House which could be impacted by the development.

Summary of SA

The site is constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It is adjoins a conservation area, listed buildings and Hinchingsbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton but has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development could only be considered potentially suitable for uses that support the Country Park such as a car park and for green infrastructure inline with the current allocation for the site in the Local Plan to 2036.

Updates after initial appraisal

Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is adjacent to an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	-	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 65% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This flood risk is attributed to Alconbury Brook which runs along the northern boundary of the site. There is also risk from surface water flooding in the northern half of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is greenfield. Half of the site is classified as grade 3 and the other half is grade 2 agricultural land. The part of the site that is within flood zone 1 and where development could be placed is also the part of the site classified as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is partly within 1km of 10 ha of natural green space (Neighbourhood Standard) but has limited capacity for linkages to the green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 100m from Brampton Racecourse SSSI but is sufficiently remote from the other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is within Natural Cambridgeshire's Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located to the north of the A141 which physically separates it from the nearest settlement of Brampton. It therefore has a much closer relationship with the open countryside. The site and surrounding land is fairly flat meaning that built development is likely to result in greater impact on the character of the landscape. The site is heavily constrained by fluvial flood risk with the part of the site within flood zone 1, and where built development is proposed by the site promoter, is also higher agricultural grade and constrained by a scheduled monument designation.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its southern boundary by the A141 increasing the likelihood of noise, light and visual pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	Employment use would not contribute to housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon Town Centre.
	Minimise the distance people need to travel to access education facilities?	N	The site is for non-residential/ employment and therefore access to education facilities is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from culture and leisure facilities in Brampton.
SA11	Facilitate access to a range of employment opportunities?	++	The site could deliver over 5ha of employment land.
	Be in a location with high quality digital infrastructure?	++	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchinbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchinbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is approximately 200m from a public footpath along the B1514. To access the footpath a new pavement would need to be created and to be safely integrated with a roundabout.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter is seeking employment development on the site. It is not clear the type of employment this will consist of but there will likely be a modest amount of job creation.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The site promoter is seeking employment and retail development on the site. It is not clear how much of each use class would be provided at this stage but additional retail facilities are proposed.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community due to its physical separation by the A141.
SA16	Impact on any heritage assets or their settings?	-	The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site.

Summary of SA

The site is heavily constrained by fluvial flood risk. It is greenfield and consists of land classified as both grade 3 and 2. It is nearby to the Brampton Racecourse SSSI and is constrained by heritage designations with a scheduled monument designation on two thirds of the site. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. The site relates more closely to the open countryside being separated from Brampton by the A141, as such there is increased risk of air, light and noise pollution.

Updates after initial appraisal

Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 4% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The vast majority of the site is mostly within flood zone 1 apart from two small sections along the site's northern and north western edge which is within flood zone 2.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and is wholly classified as grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Hinchingsbrooke Gravel Pits which is a County Wildlife Site and is approximately 350m from Brampton Racecourse SSSI. It is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area. However, the potential for improvements in habitat connectivity is limited due to the site being surrounded by roads.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site consists of two land parcels, a western parcel immediately south of the A141 and Spittals roundabout which is broadly oval in shape and an eastern parcel which crosses the road and consists of a broadly rectangular plot of land that residential development and allotment gardens along Thrapston Road. The boundaries are well defined with established vegetation. The most open part of the site is the centre where the road between there is the access route between the A141 and B1514 cuts through the site. The western parcel is physically detached from the main built form of Brampton being located on an island bounded by the road network. Also the site is obscured from view by existing vegetation and trees along its boundaries. As such the site doesn't have a strong relationship with the settlement or the countryside. The location and context of the site makes integration with the existing place and community challenging. As such, this development would be an isolated development with little relationship with Brampton.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The eastern parcel has a much closer relationship to the built form of Brampton as it adjoins existing development along Thrapston Road. Its development would however introduce in depth development that is less characteristic of the area and would see the built form of the village extend northwards.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	It is bounded on its northern, southern and western sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout running between the two parcels. This means there is an increased likelihood of air, light and noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The potential uses on site include market and/or affordable housing as well as potential a are facility. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Brampton village which has a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Thrapston Road. These are, Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields, The Black Bull public house. Accessibility form the western parcel is more challenging to do crossing several roads and being further from these facilities.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service. The site is adjacent to a public footpath on Thrapston Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal could provide a mix of uses including some commercial leisure and employment uses. No details have been provided on how much or what type this may be so it can assumed that there could be a modest job creation.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The western parcels being bounded by the strategic road network and being detached from the main built form of Brampton means that it could not be effectively integrated with the existing place and community. Development on the eastern parcel has better opportunities for integration as it adjoins Thrapston Road, however this would not relate the form of development within the area.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in the immediate vicinity of the site.

Central Huntingdonshire Sustainability Appraisal

Summary of SA

The site has some flooding constraints. It is greenfield and consists of land classified as grade 3 agricultural land. It is nearby to the Brampton Racecourse SSSI but is not constrained by heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. As a whole, the site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. Accessibility is better on its eastern parcel. The western parcel does not relate closely to either Brampton or the open countryside but its detachment from Brampton will make successful integration of development very challenging. The eastern parcel relates more so but in depth development would not be characteristic of the form and character of development in this location. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

Part of the site was resubmitted in the Ongoing Call for Sites (see CfS23-24317). This relate to the eastern parcel which adjoins 120 Thrapston Road to the south east of the A141 slip road from junction 22 and is also adjacent to the B1514. This reduces the site area to 0.87ha and it is being promoted solely for retail such as a small convenience store and commercial leisure uses (floorspace flexible and will be based on the commercial interest received). They also state that 'the landowner would welcome discussions with the Council on potential land uses, including residential.' Depending on the amount of retail floorspace is proposed, a sequential test may be required. The smaller site area and the proposed uses have an awkward relationship with the built form and still perform negatively against SA7 AandSA15. This does not significantly change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 5% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is predominately located within flood zone 1 with a very small portion of the north eastern corner being located within flood zone 2. There is also risk from surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and is wholly classified as grade 3 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Hinchingsbrooke Gravel Pits which is a County Wildlife Site and is approximately 350m from Brampton Racecourse SSSI. It is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area. However, the potential for improvements in habitat connectivity is limited due to the site being surrounded by roads.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is physically detached from the main built form of Brampton being located on an island bounded by the road network. Also the site is obscured from view by existing vegetation and trees along its boundaries. As such the site doesn't have a strong relationship with the settlement or the countryside. The submitted concept plan shows the promoter's intention to deliver housing in the form of apartment blocks. This would not conform with the dominating form of the area which is typically linear development that faces into the village. The location and context of the site makes integration with the existing place and community challenging. As such, this development would be an isolated development with little relationship with Brampton.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	It is bounded on all sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout to the east. This means there is an increased likelihood of air, light and noise pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	Minimise the distance people need to travel to access education facilities?	+	The site is in Brampton village which has a primary school.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m Brampton Memorial Playing Fields and Centre but is beyond 800m from other culture and leisure facilities in Brampton.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon Train Station and is within 800m from a bus service rated D+ meaning there is a regular service. The site is approximately 200m from a public footpath along Thrapston Road. To access the footpath a new pavement would need to be created and to be safely integrated with a roundabout.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site's location being bounded by the strategic road network and also its detachment from the main built form of Brampton means that it could not be effectively integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in the immediate vicinity of the site.

Summary of SA

The site has some flooding constraints. It is greenfield and consists of land classified as grade 3 agricultural land. It is nearby to the Brampton Racecourse SSSI but is not constrained by heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. The site does not relate closely to either Brampton or the open countryside but its detachment from Brampton will make successful integration of development very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

The site was promoted again through the Preferred Options consultation but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is immediately south of the A14 and is adjacent to the A1. There maybe opportunities to connect the site to the existing bus network and provide an enhanced service from Huntingdon to the

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	western part of the district via Brampton. Although the proximity to the A14 could potentially incentivise car usage if the bus network along this corridor is not enhanced. The site promoter states that an Employees Travel Strategy would likely be prepared to include a shuttle bus service and a car sharing scheme to minimise the car trips of future employees to and from the site. They also identify opportunities for public footpath improvements between the site and the village of Brampton. No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, however the site promoter states that it is intended to deliver a solar farm within the site although the size of this is to be confirmed. The site promoter also seeks to incorporate some open space and green infrastructure within the site which could provide enhanced linkages to the adjacent Great Ouse Valley Green Infrastructure Priority Area. The site promoter sets out that some open space and biodiversity net gain opportunities could be included within the scheme, the exact amount of land this may occupy is unclear at this stage so increased absorption of pollutants is likely to be minimal.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
	Support habitats in adjusting to the impacts of the climate emergency?	-	The site promoter sets out that some open space and biodiversity net gain opportunities could be included within the scheme, the exact amount of land this may occupy is unclear at this stage, this will impact the site's potential contribution to help habitats adjust to the impacts of the climate emergency.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score		Commentary
SA3	Maintain and where possible improve the quality and availability of water resources?			Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	Minimise the risk of flooding from all sources?	+		The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?		-	The site consists of greenfield land. The site submission which includes the waste recycling centre does include some 10ha of previously developed land with it currently occupied by a Waste Recycling Centre; an energy from waste plant and farm.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?			The site is mostly classified as grade 3 agricultural land although its south eastern corner is classified as grade 2.
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+		The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+		The site is outside of the Great Ouse Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	Protect sites of designated biodiversity or geodiversity significance?	-	The site is approximately 300m from a SSSI but is sufficiently remote from the other designated nature assets.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	The scale of the site could enable the inclusion of green infrastructure and networks within the site which could potentially enhance or connect to priority habitats.
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The site is located 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. The site rises from its lowest point along its northern edge adjoining the A14 reaching its highest point along the centre of its southern boundary, this is some 30m higher. The site is well defined by hedgerows and field boundaries but is fairly open particularly to the south as it is more well defined and confined to the north by the strategic road network. The site is located within the countryside with a public right of way found towards the western edge of the site. The site is of a scale whereby the development is of a scale where it could form its own commercial hub with links to the strategic road network and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm. The site promoter also seeks to integrate open spaces and a solar farm which would further assist in this.
	Reinforce local distinctiveness and a sense of place?		
SA8	Promote actions to reduce contributions to air pollution?	-	Development at this scale may require upgrades to the A14 and the Brampton Hut roundabout as well as to other local roads and enhanced public and active travel connections into the surrounding area. The site being located to the west of Brampton beyond the A1 means there are fewer connections to existing cycle paths and bus stops are more challenging and less frequent.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The A14 forms a strong northern edge to the site and could give rise to higher levels of air, noise and light pollution on future users of the site, as could the site's proximity to the A1 to the east. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. There is already a Waste Recycling Centre; an energy from waste plant and farm which increases the likelihood of enhanced levels of pollutants within the site and on the surrounding area. The site promoter has submitted two options for the site, one options includes the relocation of this recycling centre and the other omits it form the proposals. In both scenarios, there will still be a recycling area within the site. Landscaping, open space and the potential solar farm could provide some mitigation and help to integrate it into the wider development of the site for a commercial scheme.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.
SA10	Support and enhance the more deprived areas of the district?		The site is large and falls within both Brampton and Great Staughton wards, it is however predominately within Brampton ward. Analysis of deprivation by Cambridgeshire County Council gives the Brampton ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). Great Staughton ward is ranked as 9 meaning it is also one of the least deprived wards in the district.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.
SA11	Contribute to regeneration activities?	+	The site consists of greenfield land and also previously developed land with it currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. As such the development of the site could contribute towards the reuse of some previously developed land and regeneration for the submission where this centre is included within proposals. The site is subject to detailed masterplanning and it still needs to be determined whether the water recycling centre is to be included within proposals or not (this reduces the potential site area by 10ha and also creates a 'hole' within the site). Engagement with Cambridgeshire County Council will be critical on this aspect and also how commercial uses can be successfully integrated next to a water recycling area which could bring increased amenity issues for future users. Notwithstanding these, the site has the potential to deliver a commercial scheme consisting of employment uses and logistics and distribution development utilising the site's location along the A14 and proximity to Brampton Hut linking to the A1. Indicative floorspace figures have been provided and in their supporting statement the agents for the two submissions state that up to 2,876 full-time equivalent jobs could be provided on site once it is built.
	Enhance and diversify economic opportunities with the district?	+	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site is approximately 6km from Huntingdon train station and is beyond 800m from a bus service. The site promoter states that an Employees Travel Strategy would likely be prepared to include a shuttle bus service and a car sharing scheme to minimise the car

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			trips of future employees to and from the site. They also identify opportunities for public footpath improvements between the site and the village of Brampton. This could be made more viable if delivered in combination with Land at Weybridge Farm (Brampton Cross) - Alconbury 8.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	++	The site has potential to attract new investment and could become a mini hub for commercial and logistics development along the A14 corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon, Brampton, Ellington, Buckden and Grafham with potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. There is the potential to support indigenous companies. Tourism is unlikely to be a focal part of development on the site. Also considering its wider context, the site is immediately south of another site submissions (CfS:232 - Land at Weybridge Farm (Brampton Cross) - Alconbury 8), which has been submitted for a commercial scheme known as Brampton Cross. Therefore taking a bigger picture view, the site could work with other landowners to provide a larger hub of new employment development with connections to the strategic road network in close proximity to existing settlements and utilise public transport and active travel modes more effectively.
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	The site is not expected to include local scale shopping facilities, it could potentially provide a small retail outlet for employees to buy lunches etc, but this is likely to be a very small amount of the site and would be subject to masterplanning. It is in relatively close to Huntingdon town centre being about 7km from it. The additional

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres particularly if there is a local workforce.
SA15	Strengthen a local sense of place?	-	The site is a mixture of farmland and a water recycling centre so it does not have a distinct identity already and it doesn't adjoin any existing settlements. The site is large and it is proposed that as a whole the site could provide an opportunity for a mini commercial hub along the A14 corridor near to the Brampton Hut roundabout. Its landscape character is largely shaped by it being 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. The A14 also strongly defines the landscape character of the site to the north. Considering these factors and the rising land levels of the site, development would be visible from some distance from a number of different directions and could impact the landscape setting of nearby settlements most notable Ellington. There is a public right of way within the site.
	Retain the character of existing settlements?		
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	++	There are no designated heritage assets within or in the immediate vicinity of the site.

Summary of SA

The site is located to the east of Ellington and to the west of Brampton and the Brampton Hut roundabout. The site is currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. It is located immediately south of the A14. The SA includes the appraisal of two submissions, one includes the waste recycling centre and the other does not. The site is mostly greenfield land apart from the waste recycling centre which is previously developed land. The land is classified as mostly grade 3 agricultural land apart from its south eastern corner is classified as grade 2. The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site. The site is not constrained by heritage designations, it is within 300m of Brampton Wood SSSI. The site is not accessible to public transport at the moment but the site promoter states that a shuttle bus and enhancements to public rights of

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way and walking routes could be made to nearby settlements. This could be made more viable particularly if delivered in combination with the adjacent site Alconbury 8 (Land at Weybridge Farm (Brampton Cross)). The proposal has the potential to provide a mini commercial hub located along the A14 corridor. The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district. Development of the site could have substantial landscape impact most notably to the south and west. The A14 forms a strong northern edge to the site and also gives rise to the potential greater impact from pollution.

Updates after initial appraisal

Brampton 17: Brampton Park Golf Club (South site)

- 5.9** As identified in the LAA, the site is within the consultation area of Buckden Landfill Waste Management Area (WMA). No assessment has been made by the site promoter on the impact of the proposed development on the MWA and no odour assessment has been submitted in support of the submission.
- 5.10** Therefore, a sustainability appraisal for the site has not been undertaken.
- 5.11** During the consultation on sites in the Autumn of 2024, the site promoter withdrew the site. It therefore will not be considered further.

Brampton 18: Brampton Park Golf Club (North site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no structures on site meaning there will be no reuse of materials and buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is wholly located within flood zone 1 with areas of recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is partly greenfield and in use as a golf course. The majority of the site is classified as grade 3 agricultural land with only a small portion of its western most edge adjacent to St Mary's Church is classified as urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The whole of the site is within 1km of a 10ha area of natural green space, its northern half is within 200m of a 0.5ha natural greenspace and also is within 300m of a 2ha natural green space. It capacity for linkages to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of a Special Area of Conservation (Portholme Meadow) but is sufficiently remote from the other designated nature sites. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site relates to Brampton being located on its north eastern edge. The site is currently used as a golf course providing a rural edge to the eastern side of the village. A public right of way runs through the northern part of the site which provides a direct connection into Brampton village and also out into the Ouse Valley landscape. The site does relate somewhat to Brampton village but it has a much

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			stronger relationship to the countryside and the Great Ouse Valley landscape. Development would erode the rural character of the area and encroach into the Great Ouse Valley landscape as well as give rise to significant adverse impacts on designated nature conservation and heritage assets.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter seeks to provide market and/or affordable housing on site. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	Minimise the distance people need to travel to access education facilities?	+	The site is beyond 800m of Brampton Village Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities, these are St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house. It is just beyond 800m of Brampton Community Centre.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of multiple concentrations of employment measuring, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and 800m from a bus service rated D+ meaning there is a regular service. There is a pavement along the site's frontage along Huntingdon Road. There is also a public right of way within the site which connects through to the centre of Brampton village and also out into the open countryside and into the Ouse Valley landscape.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage assets on site, although the site adjoins the conservation area on some of its western edges and is adjacent to listed buildings located along the western edge of Brampton.

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Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of mostly grade 3 agricultural land and is greenfield land currently in use as a golf course. It is within 2km of Portholme Meadow and is adjacent to a conservation area. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services and facilities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site does relate to Brampton but has a much closer relationship with the Great Ouse Valley landscape being located on the settlement's north eastern edge. Development would further encroach into the Great Ouse Valley landscape and erode the rural eastern of Brampton impacting its character adversely.

Updates after initial appraisal

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

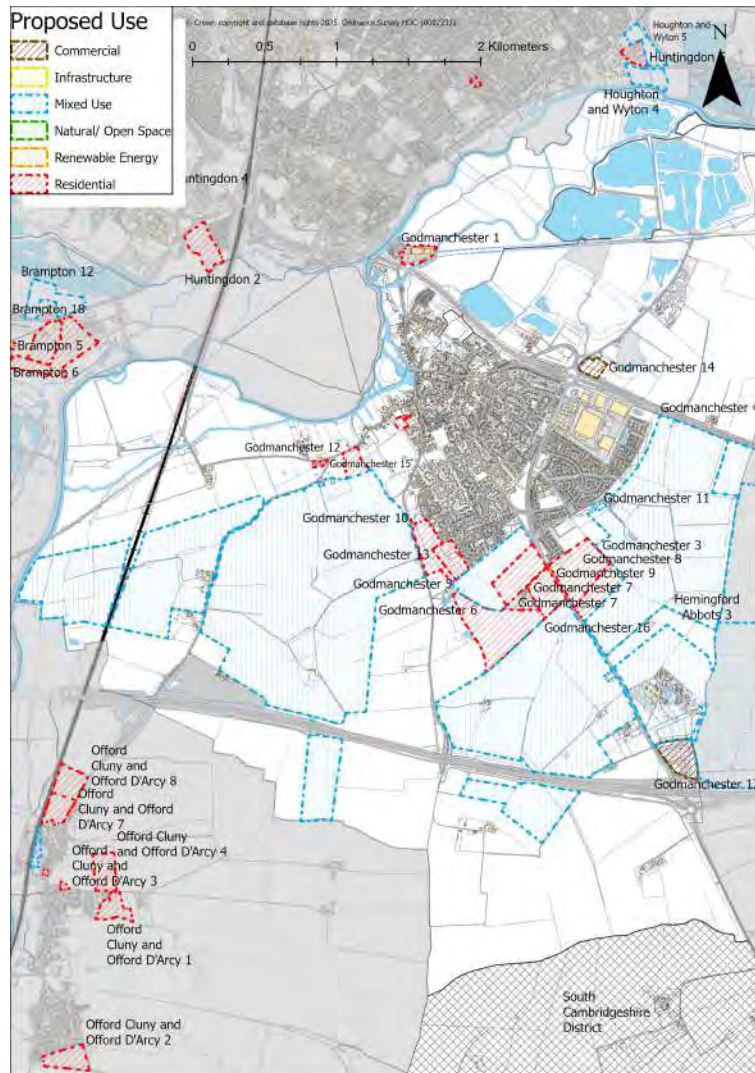
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Godmanchester

- 5.12** A total of 17 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester
 - Godmanchester 2: Corpus Christi Paddock, Godmanchester
 - Godmanchester 3: Dexters Farm, Godmanchester
 - Godmanchester 4: Emmanuel Knoll Village, Godmanchester
 - Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester
 - Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester
 - Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester
 - Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester
 - Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester
 - Godmanchester 10: Land East of Silver Street, Godmanchester
 - Godmanchester 11: Land to the south of the A1307, Godmanchester
 - Godmanchester 12: Land South of West Street, Godmanchester
 - Godmanchester 13: Land off Bluegate, Godmanchester
 - Godmanchester 14: Land East of Cow Lane, Godmanchester
 - Godmanchester 15: Land off Berry Lane, Godmanchester
 - Godmanchester 16: Land West of A1198 (West of Bleakley Farm), Godmanchester
 - Godmanchester 17: Former Motorway Compound Site, North of A1198 roundabout

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is impacted by an air quality management area. The site is previously developed land containing significant buildings and hardstanding with potential for recycling and reuse of materials on the site.
	Not contain, and be at least 200m from an air quality management area?	-	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 31.8% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Around 70% the site is located within flood zone 1 with most of the remainder being within flood zone 3. There is negligible risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	++	The site is wholly previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site meets all of Natural England's 'Access to Green Space Standards'. This means it is within 200m from 0.5ha, 300m from 2ha and 1km from 10ha of natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	--	The site is approximately 270m from Portholme Special Area of Conservation and 500m from Portholme SSSI. It is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is wholly within the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site adjoins existing high density residential development at Riverside Mill which is a maximum of 5 storeys high. Although now only low rise development exists on part of the site, the historic use included railway yards and a mill building of some 8 storeys. The site adjoins Westside Common to the north, east and south east; the form of development would need to be sensitive to impacts on this, particularly in views from public rights of way.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is in close proximity to the risk of air pollution although much arose from congestion related to the former A14 prior to reworking of the local highway network; monitoring of the air pollution levels in the area is ongoing to determine if the air quality management area designation is still merited or not. Limited pollution may continue to arise from the A1307 but other boundaries of the site relate mainly to open space which will not cause issues.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site promoter is seeking 130 market homes which would contribute to a limited element of the district's housing needs.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 1km of Huntingdon town centre.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Godmanchester Community Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of multiple culture and leisure facilities, including the Black Bull pub, St Mary's Church, The Rose and Crown Quaker Centre and playing fields in Godmanchester and also Saxon Gate Community Learning Centre, St Mary's Church, Samuel Pepys pub and St Mary's Church in Huntingdon.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 200m from Huntingdon Town Centre.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 1.5km of Huntingdon train and 800m from a bus service rated 'C' on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement along the site frontage, The Avenue road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The proposal would include redevelopment of land and buildings that are now redundant from their industrial use which would improve the appearance of the local area. Although separated from the main part of Godmanchester it adjoins homes at Riverside Mill and is just over the River Great Ouse to Huntingdon town centre. Development could be effectively integrated with the existing place.
SA16	Impact on any heritage assets or their settings?	-	The site adjoins to both Godmanchester, to the south, and Huntingdon, to the west, Conservation Areas. There are also listed buildings, namely the Riverside Mill apartments, and a medieval bridge to the north west. Therefore the development could have an impact upon designated heritage assets.

Summary of SA

The site is partially constrained by fluvial flood risk. It is wholly previously developed land and contains a range of buildings and hardstanding. It is in close proximity to services and facilities in Huntingdon town centre as well as a range of employment opportunities. It is accessible to both railway and bus services. It has very good access to open spaces. There is a slight risk of pollution impacts being experienced. Development would make effective use of the land and provide the opportunity to create new homes in a highly sustainable location.

Updates after initial appraisal

Godmanchester 2: Corpus Christi Paddock, Godmanchester

- 5.14** As identified in the LAA the constraints arising from the heritage assets compounded by the multiple difficulties in achieving access mean that the site is considered unsuitable for development and therefore not achievable.

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5.15 Therefore, a sustainability appraisal has not been undertaken.

Godmanchester 3: Dexters Farm, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The housebuilder promoting the site has a clear policy for promoting sustainable building practices and aspirations. The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1, with very minimal surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from all of Natural England's 'Access to Green Space Standards' and has limited capacity for integration into the existing blue or green infrastructure network. However, it does have capacity for 230 homes with natural, green or open spaces included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is remote from Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity to improve habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The proposed development would make efficient use of the land. As a freestanding site the proposed development would constitute a significant further extension to the south from Whitehill Gardens parallel to the A1198 and the north eastern half of the site adjoining Godmanchester Rovers Football Ground. As such the site has very little relationship to the main built form of Godmanchester. The current character of the area is agricultural with a slight ridge crossing the site emphasising the relationship with the open countryside to the south.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site adjoins Godmanchester Rovers Football Ground and proposed sports pitches both of which may generate noise and light pollution but are frequent uses in proximity to residential developments.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is promoted for 200-230 homes with a mix of market and affordable tenures; it is of a scale to provide a mix of housing types and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 3km from Huntingdon town centre, measuring from the site frontage onto the A1198.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester. Connectivity to all is impeded by the lack of a footpath link along the A1198 by the southwestern corner of Romans' Edge.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 500 metres from The Chord Business Park and Roman Way Small Business Centre and 1km from Cardinal Park. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and approximately 500m from a bus service rated C+ on the Place-Based Carbon Calculator. The site is approximately 400m from a public footpath along the site frontage (A1198).
	Benefit from access to active travel infrastructure for practical and social activities?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site benefits from being promoted by the developer of the adjoining site who could provide physical connectivity between this and Whitehill Gardens. A consistency of character could be achieved with this. However, the landform rises to the east and emphasises the relationship of the land with the wider agricultural landscape. A key route is suggested through the site which the promoter suggests could enable access to substantial further land around the south and east of Godmanchester as far up as the A1307. However, the promoter of Godmanchester site 4 (Emmanuel Knoll Village) has an alternative proposal for an access further south which would negate the need for this link. Effective masterplanning between both sites would be advantageous should they both come forward for development. As a freestanding site there would be challenges in successfully integrating development into Godmanchester despite the immediate connectivity into Whitehill Gardens due to the lack of formal footpath linkages into Romans' Edge.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage within or in close proximity to the site

Central Huntingdonshire Sustainability Appraisal

Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and experiences minimal surface water flood risk. There are no nature conservation designations or heritage assets within the site's immediate vicinity. The site is within access thresholds of local services and facilities including primary education although safe walking routes are not always available due to the lack of a safe footpath along the A1198 by the southwestern edge of Romans' Edge. It also benefits from reasonable proximity to public transport services. There are significant challenges in terms of impact on the wider landscape and the form and character of Godmanchester due to the site's detachment from the main built form.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. A new SA has been undertaken for this site and is available within the Preferred Options draft Local Plan Sustainability Appraisal section of the SA.

Following the Preferred Options consultation Godmanchester 13 has been added to this collection of sites. A revised SA for the whole collective is provided in Stage D under Godmanchester 2.

Godmanchester 4: Emmanuel Knoll Village, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site promoter is advocating inclusion of a solar park within the scheme to help meet around 40% of its energy needs along with consideration of battery storage, rooftop solar and a microgrid.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 and has minimal risk of surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The land is wholly greenfield. The northern half of the site is grade 3 agricultural land and the southern half is grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from Natural England's 'Access to Green Space Standards' but has capacity for 800-1,200 homes with open space and biodiversity enhancement included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for improvements strategic in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site promoter suggests a development of 800-1,200 new homes with a relief road taking traffic between the A1307 and A1198. The southernmost point of this would be around 900m south of the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			roundabout on the A1198 leading into Gumcester Way and London Road. This is around the same distance as this roundabout is south from that of the A1198 with the A1307. This would significantly impact on the rural approach to the southern edge of Godmanchester. The site promoter's scale of proposed development would represent an increase of just over 30% to the number of homes in Godmanchester. It would also represent increasing the land area of the town by half. The proposed site would reinforce the change to the character of Godmanchester instigated by the Romans' Edge development which has in itself led to growth to the east of the A1198 of over 30% since 2016. The proposal would form a significant further extension to the south and east of Godmanchester with little relationship to wider Godmanchester although with potential to relate well to the form and character of Romans' Edge. The landform slopes to both the northwest and southwest from the centre of the site with slopes down towards Romans' Edge from which development on the site would be highly visible and affect the character of that area which currently adjoins open countryside. The proposed concept layout for the site indicates just 27.55 ha (26%) being used for residential development with 6.3% used for the relief road and a total of 58.3% being used for a variety of open space uses and drainage attenuation. With less than 30% of the 106ha site being proposed for built uses it is not judged to make efficient use of land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The northern and southern boundaries would both be at risk of suffering some noise, light and air pollution due to their proximity to the A1307 and A1198. The western corner would adjoin proposed recreational land next to Godmanchester Rovers Football Ground which may give rise to limited noise impacts but these would be nothing beyond that expected to be associated with a large scale development. The scale of the development is such that it has some potential to generate light, noise and visual impacts.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The would support a wide range of types, sizes and tenures of homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre measuring from the site frontage onto the A1198.
	Minimise the distance people need to travel to access education facilities?	++	The site promoter proposes 800-1200 homes and a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	Facilitate access to a range of employment opportunities?	++	The site has capacity for employment uses including commercial leisure and retail use. It is also within 1.5km of Established Employment Areas, namely The Chord Business Park, Roman Way Small Business Centre and Cardinal Park. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station but is beyond 800m of a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	-	The site is approximately 900m from a public footpath along the A1198.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter does not propose any dedicated employment land within the site; although a mixed use 'village centre' is proposed with a community hub, retailers and flexible workspace facilities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal would not reinforce the existing local centres in serving their communities but suggests creation of new facilities to service the new community.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is wholly greenfield with extensive views over the site from multiple public vantage points including within Romans' Edge, along the A1198 and along the A1307. The scale of the proposed site would necessitate masterplanning and opportunities are available for integration into Romans' Edge. The low proportion of the site proposed for built development would facilitate its ability to be sensitive to the local environment, for instance through retention of land with a historic ridge and furrow pattern within the open space provision. However, there are challenges to integrating the site into Godmanchester. The southern part of the site is completely separate from Godmanchester as indicated by the presence of two intervening proposed development sites (Godmanchester 3 and Godmanchester 8). The southwestern most field is proposed to be retained in agricultural use with the relief road cutting through it. Should the site

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			be developed in isolation this road link would not be sensitive to the rural character of the area. If the relief road proves not to be achievable the site would struggle to provide safe access appropriate to the scale of proposed development.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage within or in close proximity to the site

Summary of SA

The site is greenfield land comprising a mixture of grade 2 and grade 3 agricultural land. It is within flood zone 1 and has little risk of surface water flooding. The site promoter is advocating development to enhanced environmental standards with an on-site solar energy park to meet around 40% of the site's electricity needs. Development would not impact on any designated nature conservation assets but equally would not contribute positively to strategic habitat connectivity.

The site is extensive and the amount of residential development proposed for the amount of land involved would not represent an efficient use of land. The site would form a substantial extension to Godmanchester and hence impact on its wider form and character although would represent a continuation of the character established by Romans' Edge forming a further new neighbourhood to the east of the A1198. It would however support provision of a wide range of housing sizes, types and tenures. The site is within most threshold distances for public transport and services although safe footpath connections do not currently exist from the southern part of the site and routes would need to connect through Romans' Edge. Both northern and southern edges of the site may be subject to pollution impacts from adjacent roads. There are no designated heritage assets likely to be impacted and the concept plan proposes retention of the existing ridge and furrow pattern within one field.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is very minimal risk of fluvial flooding with climate change at 1 in 100 (Design flood) across less than 1% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Over 99% of the site is in flood zone 1 but there is some risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The land is wholly greenfield. The site is almost entirely grade 2 best and most versatile agricultural land with a very small portion of grade 3 land in the western corner.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from Natural England's access to green space standards; it promoted for 300 homes with natural, green or open spaces included within the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is approximately 1.2km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	~	The site is situated between relatively dense modern residential development and open agricultural land. The proposed density is relatively high so would make efficient use of land but may leave insufficient open space for the proposed density of residents particularly given the likely full occupancy of the suggested 60% affordable housing. The form would continue the incremental growth south of Godmanchester aligning broadly with the extent of Whitehill Gardens to the east of the A1198. The site promoter's proposed density and form do not respect the adjoining cemetery despite their acknowledgement of the potential need for its extension. The westernmost extent of the proposed development shown on the indicative masterplan would protrude beyond the building line established by development to the north and impact on the character of open paddock land that parallels Stoneyhill Brook. Development would be visible on the approach to Godmanchester along the A1198 beyond the immediate tree screening extending the impact on the landscape over current development of which only rooftops can be seen. There would also be some impact on views from Silver Street. Whilst there is some screening from trees along the A1198 all other site boundaries are open to view and development would impact on the rural setting of the southern edge of the town.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from any major sources of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures of homes. It is noted that the site promoter suggests providing 60% affordable housing.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 3km from Huntingdon town centre, measuring from the site frontage onto the A1198.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 300 metres from The Chord Business Park and Roman Way Small Business Centre and 1km from Cardinal Park. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and approximately 350m from a bus service rated 'C+' on the Place-Based Carbon Calculator. A footpath along the site frontage would need to be created to link to the pavement that extends to the cemetery on the old London Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities;
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Integration with the adjoining development would not be feasible as there are no connection points through so the only linkage into Godmanchester would be via London Road limiting its ability to effectively integrate with the existing place and community. The site promoter's proposed layout is dense for the edge of settlement location and provides very little scope for landscaping on the southern edge to mitigate the impact of the scheme on the adjoining countryside.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage within or in close proximity to the site

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Summary of SA

The site is greenfield best and most versatile agricultural land. It is flood zone 1 but experiences surface water flood risk along the Stoneyhill Brook edge. Development would not impact on nature conservation designations but provides limited opportunities to contribute to enhanced strategic habitat connectivity. The site adjoins existing development on the southern edge of Godmanchester but there are no opportunities for integration with this to aid connectivity to the established community. The site promoter's proposed density would result in a relatively dense form of development adjoining the adjoining open countryside with impacts on long distance views. The site has good accessibility to primary education, social, sporting, local retail facilities and employment. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. A new SA has been undertaken for this site and is available within the Preferred Options draft Local Plan Sustainability Appraisal section of the SA.

Following the Preferred Options consultation Godmanchester 13 has been added to this collection of sites. A revised SA for the whole collective is provided in Stage D under Godmanchester 2.

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

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	The site is situated between Godmanchester and the A14 but only the eastern parts have close access to the this via the A1198 and then only onto the westbound carriageway due to the limited nature of the junction. All other car based travel would involve routes through Godmanchester impeding integration of the recent development of Romans' Edge into the main built up area or through Godmanchester to the Offords and Buckden to access the strategic highway network. Car based travel may be incentivised unless substantial investment in new and extended bus routes were to be provided to support changing travel modes from private to public transport dominated.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, although a brief reference is made suggesting that the opportunity for on site renewable energy generation infrastructure will be explored. The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has good potential for linkages.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	The risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is just over 8% of the site area. This is focused in the western parcel of the site which lies in the Ouse Valley floodplain. This western parcel has potential to be retained and enhanced as open space for biodiversity net gain and flood attenuation as there is only access via a farm track. This could support habitats in the Ouse Valley with adjusting to the impacts of climate change.
	Support habitats in adjusting to the impacts of the climate emergency?		
SA3	Maintain and where possible improve the quality and availability of water resources?	N	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	Minimise the risk of flooding from all sources?	+	Most of the land is classed as flood zone 1, however the westernmost parcel is primarily flood zone 3b. Just over 4% of the site is at risk of flooding from surface water primarily associated with existing drainage ditches.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The site is almost entirely greenfield with the exception of a very small number of residential properties scattered within it so development would not contribute to prioritising redevelopment of previously

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	developed land. The land primarily comprises grade 2 best and most versatile agricultural land with a small area of grade 3 towards the north west and a very small portion of grade 4 within the Ouse Valley river corridor area. Development would not support use of urban, non-agricultural or lower grade agricultural land.
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	The site includes land on the western edge which lies within the Ouse Valley Green Infrastructure Priority Area, however, it is not currently accessible by public footpath as this lies on the western riverbank on this stretch. Much of the site lies within Natural England's access to natural green space standards due to proximity to Portholme. The strategic blue and green networks should not be compromised by development with the site promoters anticipating use of the western parcel of land adjoining the Ouse Valley for biodiversity net gain and open space. Given the scale of the site it would have capacity to provide additional open and natural green space.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	Protect sites of designated biodiversity or geodiversity significance?	-	At its closest point the site is less than 400 m from Portholme Special Area of Conservation and SSSI which are highly sensitive biodiversity assets. It is also less than 200m and 400m respectively of Brampton Flood Meadows CWS and West Meadow CWS. Development may give rise to adverse impacts on Portholme through water being downstream of the site and air pollution being downwind of the prevailing south westerlies. The scale of the site may allow for opportunities for development of new green infrastructure that promotes connectivity of biodiversity sites.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	--	The site is located within the South East Claylands Landscape Character Area which is characterised by high quality gently undulating landscape with linkages in this portion particularly to the Ouse Valley Landscape Character Area due to tributary streams connecting the landform. Arable agricultural land dominates the area
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			with long established hedgerows and hedgerow trees being a distinctive feature. The local character has been changed with the rerouting of the A14 through the landscape mostly south of the site but this extensive area still has a rural character of productive farmland. Most of this length of the A14 is in a shallow cutting with embankments reducing the visibility of the road from the surrounding countryside. The potential scale of the development, particularly if the intervening parcels of land were incorporated to form a single cohesive site, would have a very significant impact on the landscape which currently has no significant urban characteristics. Other than the presence of the Roman Road of Ermine Street on the eastern edge of the site there are no obvious heritage links on which to focus a sense of place. Instead, the proposed development and its close relationship to the existing community of Godmanchester would be likely to have a significantly detrimental impact on the distinctiveness and sense of place of Godmanchester as the scale of development would overwhelm the existing town.
SA8	- Promote actions to reduce contributions to air pollution? - Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	Development at this scale would generate substantial traffic demands. There is no access to the eastbound A14 so all traffic seeking to travel towards Cambridge would need to use the A1198/ A1307 route drawing substantial numbers of vehicles through the existing town including on a 30 mph stretch with several pedestrian crossings and accesses to the connect Romans' Edge into the main part of Godmanchester. Queuing at these crossings and junctions would generate air pollution from idling vehicles. The site has very limited connections to existing cycle paths and bus routes which would need extending to provide active and public transport alternatives.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Elements of the site straddle the A14 which has potential generate to enhanced levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site is located south of Godmanchester which relates well to the Ouse Valley linked core of towns within southern and central Huntingdonshire. In term of market demand and meeting community needs, the site is located within the Godmanchester and Hemingford Abbots ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Godmanchester and Hemingford Abbots ward is the thirteenth most expensive of the 26 wards in the district. This indicates that there is an average level of market demand and average costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Godmanchester and Hemingford Abbots ward was the joint third most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would help to meet existing demand.
SA10	Support and enhance the more deprived areas of the district?		The site is very large but falls solely within the Godmanchester and Hemingford Abbots ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) indicating that it suffers relatively little deprivation.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Social and community facilities would be expected to be included on site as part of the development. The site is generally within 5kms of Huntingdon town centre allowing access to a wider range of services and facilities. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
SA11	Contribute to regeneration activities?		The site comprises greenfield agricultural land so development would not contribute to regeneration in any way.
	Enhance and diversify economic opportunities with the district?	-	The site promoter suggests a capacity of 8,120 new homes with all others uses to be determined subject to masterplanning. Employment, retail and commercial leisure are indicated as being proposed along with supporting infrastructure but it is clearly intended to be a residential led scheme with limited provision to diversify economic opportunities within the district.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	-	There are currently no segregated cycle paths within the site area and the only public footpath is the long distance Pathfinder Way which provides a north-south linear route along Silver Street and over the A14. There is access from the eastern side of the site to limited bus services connecting Huntingdon and Godmanchester to Cambourne and towards the western wide of the site connecting to St Neots. Significant improvements to public transport services would be required to support this scale of development in order to promote sustainable modes of transport to integrate the site with Godmanchester and other nearby settlements to maximise connectivity to other services, facilities and employment opportunities and providing connections to the rail network.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	--	While the site has potential to attract new investment and provide opportunities to support the resilience of the local economy the site promoter has not put forward any information on the scale or nature of potential employment or retail development that might be incorporated into the scheme to indicate if it would contribute to a balanced portfolio of employment land. Whilst the site promoter suggests the site would benefit from direct vehicular links to Cambridge on the A14 this is not the case which may reduce the attractiveness of the location for inward investment. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to the Ouse Valley and further support nearby tourism opportunities.
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has suggested that retail, leisure and community uses could be included but with no indication of their potential scale. The site is close to Godmanchester which provides a limited range of local services with larger scale services available in Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has some potential to assist in facilitating some modernisation of Huntingdon town centre.
SA15	Strengthen a local sense of place?	--	The site is largely arable farmland which in itself does not have a distinct identity so any development scheme would need to have a strong design code to develop a new sense of place. The proximity of parts of the site to the western end of Godmanchester would have
	Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			significantly detrimental impacts on the character of the existing town. The remainder of the site is more disconnected along much of the northern edge of the site which would substantial impede integration and rely on development of additional intervening land to support access to wider services and facilities. The scale of the proposed development would dwarf Godmanchester being more than double its present size alone. Once completed as an extension to Godmanchester the combined size would exceed the current size of Huntingdon impacting on the long established relationship between the two settlements with Huntingdon historically serving as the larger market town providing services to Godmanchester's residents.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is high potential for archaeological value in the vicinity of this.

Summary of SA

The site is wholly greenfield and primarily comprises best and most versatile agricultural land. It is a low risk of flooding and hence relatively less vulnerable to enhanced flooding through climate change. Development would have potentially detrimental impacts on the Ouse Valley Green Infrastructure Priority Area and the Portholme SAC and SSSI. Although the local character of the landscape has been changed by the A14 being rerouted through it the overall feel remains rural as most of this length of the A14 is in a shallow cutting with embankments reducing the visibility of the road from the surrounding countryside. The site is extensive and additional land would need to be incorporated to create an contiguous site. The site adjoins Godmanchester on the western side and but is more disconnected along much of the northern edge of the site substantially impeding integration. Thus, the proposed development would have a significantly detrimental impact on both the wider landscape and on the character of the existing small town of Godmanchester. Proximity to the A14 and the scale of the proposed development would enhance risks of air and light pollution. The site is located in an attractive area in terms of the housing market but would not contribute to regeneration or reducing deprivation particularly. There is no clarity over the employment elements of the proposed development; the scheme's lack of direct access to Cambridge via the A14 is a potential impediment and

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employment uses could give rise to substantial harm due to the amount of traffic that may be drawn through Godmanchester on the A1198 to access the A1307 to reach Cambridge. The proposed scale and location of the scheme would be sufficient to create a sense of place through good design but would substantially damage the character of Godmanchester and its relationship to Huntingdon as a larger market town.

Updates after initial appraisal

The site promoter resubmitted one of the parcels of this site (the eastern most parcel north of the A14 that adjoins Ermine Street) to the Ongoing Call for Sites. This parcel is now being promoted for an employment development with circa. 201,629sqm of floorspace based on a net developable area of 66.9ha. If this was taken forward, the smaller site would score neutrally against SA9 as it would no longer apply and more positively against SA13, however on balance the site is still very unsustainable.

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

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

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

Each submission has been assessed within this SA to avoid duplication.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly in flood zone 1 even accounting for climate change.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from Natural England's access to green space standards; it is promoted as part of a larger scheme which could exceed 200 new homes with natural, green or open spaces included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is approximately 1.4km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from any major sources of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would support a wide range of types, sizes and tenures of homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5kms of Huntingdon town centre and 1km from the Co-op at Romans' Edge.
	Minimise the distance people need to travel to access education facilities?	+	It is beyond the 800m target distance to either of the primary schools in the southern part of Godmanchester.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	Be in a location with high quality digital infrastructure?	-	Standard broadband is available in the vicinity of the site.
SA12	Benefit from access to public transport infrastructure?	+	The site is within 800m of a bus stop with a service rated C+.
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no pavement along the A1198 frontage but a footpath can be reached within 500m

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive by an intervening field and from Whitehill Gardens by the A1198 and a tree belt. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north. Alternatively, if developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.
SA16	Impact on any heritage assets or their settings?	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is potential for archaeological value in the vicinity of this.

Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1. The site is separated from the built up area of Godmanchester by an intervening field (put forward as Godmanchester 5) and would be wholly dependent on development of that land to generate sustainable development of the site allowing for any integration into the existing community notwithstanding that is challenging for Godmanchester 5 too. Development would not impact on nature conservation designations

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but provides limited opportunities to contribute to enhanced strategic habitat connectivity. The site has been promoted both individually by the owner for 138 new homes and by an agent as part of a larger scheme for around 530 new homes. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has good accessibility to primary education, social, sporting, local retail facilities and employment. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. A new SA has been undertaken for this site and is available within the Preferred Options draft Local Plan Sustainability Appraisal section of the SA.

Following the Preferred Options consultation Godmanchester 13 has been added to this collection of sites. A revised SA for the whole collective is provided in Stage D under Godmanchester 2.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly in flood zone 1 for fluvial flood risk even accounting for climate change with around 5% subject to surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is wholly greenfield.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		The site is wholly grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site. If brought forward as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is approximately 1.5km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from any major sources of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site could support a wide range of types, sizes and tenures of homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5kms of Huntingdon town centre and 1.1km from the Co-op at Romans' Edge.
	Minimise the distance people need to travel to access education facilities?	+	It is beyond the 800m target distance to either of the primary schools in the southern part of Godmanchester.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is 800m from Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	Be in a location with high quality digital infrastructure?	-	Standard broadband is available in the vicinity of the site.
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 800m of any bus stop.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Benefit from access to active travel infrastructure for practical and social activities?	-	There is no pavement along the A1198 frontage and the nearest footpath is around 900m away.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site cannot be integrated with the existing built up area of the town as it is separated from Whitehill Gardens by an intervening field (Godmanchester 3). This in itself has limited integration with the main built up part of Godmanchester. Given the site's separation, development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north which is outside of the site promoter's control and collectively the two sites would form an extension which would be out of character with the form of development in the town. If developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.
SA16	Impact on any heritage assets or their settings?	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is potential for archaeological value in the vicinity of this.

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Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1. It is separated from the built up area of Godmanchester by an intervening field (put forward as Godmanchester 3) and would be wholly dependent on development of that land to facilitate any integration into the existing community although just these two sites developed in isolation would result in an unbalanced form of development extending south from the town along the eastern side of the A1198. Development would not impact on nature conservation designations but provides very limited opportunities to contribute to enhanced strategic habitat connectivity. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has poor accessibility to primary education, social and local retail facilities and employment. The site also has poor public transport and active travel connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly in flood zone 1 for fluvial flood risk even accounting for climate change with around 11% subject to surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is wholly greenfield.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		The site is wholly grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site. If brought forward as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2kms of the Portholme SAC but more than 1km from the nearest SSSI.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is approximately 1.6km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from any major sources of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site could support a wide range of types, sizes and tenures of homes
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5kms of Huntingdon town centre and 800m from the Co-op at Romans' Edge.
	Minimise the distance people need to travel to access education facilities?	++	It is 800m to the Bridge Academy in Romans' Edge.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is 550m from Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity of the site.
SA12	Benefit from access to public transport infrastructure?	+	The site is within 800m of a bus stop with a service rated C+.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is no pavement along the A1198 frontage but a footpath can be reached within 500m
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive by 2 intervening fields and from Whitehill Gardens by the A1198 and a tree belt. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north. Alternatively, if developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.
SA16	Impact on any heritage assets or their settings?	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the western boundary so there is potential for archaeological value in the vicinity of this.

Central Huntingdonshire Sustainability Appraisal

Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1 with limited surface water flood risk. It is separated from the built up area of Godmanchester by 2 intervening fields (put forward as Godmanchester 5 and 7) and would be wholly dependent on development of those sites to facilitate any integration into the existing community; if this were to be delivered as a group of 3 sites they would result in an unbalanced form of development extending south from the town along the western side of the A1198. Development would not impact on nature conservation designations but provides very limited opportunities to contribute to enhanced strategic habitat connectivity. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has reasonable accessibility to primary education, social and local retail facilities and employment. The site also has limited public transport and active travel connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. A new SA has been undertaken for this site and is available within the Preferred Options draft Local Plan Sustainability Appraisal section of the SA.

Following the Preferred Options consultation Godmanchester 13 has been added to this collection of sites. A revised SA for the whole collective is provided in Stage D under Godmanchester 2.

Godmanchester 10: Land East of Silver Street, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site is proposed for open space and biodiversity net gain which could contribute towards reaching net zero carbon emissions locally.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is proposed for open space and biodiversity net gain which could contribute towards addressing the predicted impacts of climate change.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Stoneyhill Brook crosses the length of the site so part is at fluvial flood risk and it also experiences surface water flood risk but this is not incompatible with the proposed use.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	N	As the site is proposed for open space and biodiversity net gain the impact is neutral.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 1 km of Portholme with linkages through adjoining open space and Stoneyhill Brook and could contribute to natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1 km of Portholme and could offer small scale opportunities to improve habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The proposed open space use could make efficient use of the land and protect its rural character.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposed use would not be likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The proposal is for non-residential use.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposal is solely for open space and biodiversity net gain uses.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposal is solely for open space and biodiversity net gain uses.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?		The site is remote from any bus service. Although not a segregated route Silver Street is a dead-end road that is extensively used for active travel for leisure.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is solely for open space and biodiversity net gain uses which would create minimal employment.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal is solely for open space and biodiversity net gain uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The proposal could reinforce the open space area immediately to the north and contribute to continuation of an open corridor of land along Silver Street protecting the Stoneyhill Brook channel.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site or immediate vicinity.

Summary of SA

The site has good potential for the proposed open space and biodiversity net gain use. It offers some opportunities for consolidation with the open space created west of Comden Drive and along Silver Street and for provision of habitat linkages between open countryside and Portholme.

Updates after initial appraisal

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. A new SA has been undertaken for this site and is available within the Preferred Options draft Local Plan Sustainability Appraisal section of the SA.

Following the Preferred Options consultation Godmanchester 13 has been added to this collection of sites. A revised SA for the whole collective is provided in Stage D under Godmanchester 2.

Central Huntingdonshire Sustainability Appraisal

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

- 5.17** This site does not progress through to the sustainability appraisal as the proposed scheme cannot be delivered without substantial harm being caused to Emmanuel Knoll Plantation and is unsuitable as a freestanding scheme being dependent on adjoining land.

Godmanchester 12: Land South of West Street, Godmanchester

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

- 5.19** Therefore, a sustainability appraisal for the site has not been undertaken.

Godmanchester 13: Land off Bluegate, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is a mix of previously developed land and greenfield with only a few structures on site so there are limited opportunities for the reuse of materials capable of reuse within a development scheme.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is likely to be very minimal risk of fluvial flooding with climate change at 1 in 100 (Design flood) across the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with some risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is a mix of greenfield and some previously developed land as it is in use for equestrian purposes, however there are no significant built structures on site. The site is almost entirely grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from Natural England's access to green space standards.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is approximately 1.2km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is situated between relatively dense modern residential development and open agricultural land on the southern edge of Godmanchester. There are opportunities for integration as there is an existing access into the site connecting into Bluegate providing opportunities for integration aiding connectivity to the

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			established community. However the gardens of the adjoining development to the north and east face onto the site which may make integration more challenging but through masterplanning this could be overcome. Trees and vegetation mark out the site's boundaries and partially enclose it from the wider landscape. Although longer distance views can be had from Silver Street and the Pathfinder long distance footpath although many of these are partially screened by hedgerows and trees restricting the landscape impact from the west. To the north and east of the site is residential development and to the south and west is open countryside with Stoneyhill Brook running adjacent to the site. The site adjoins other promoted sites (Godmanchester 10 to the west and Godmanchester 5 to the south) so there may be the potential to bring the site forward as part of a larger scheme but even as a standalone site, its development would reflect and retain the character of this part of the town..
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from any major sources of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for up to 90 homes including market and affordable housing as well as self and custom build plots.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 3km from Huntingdon town centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 650 metres from The Chord Business Park and Roman Way Small Business Centre and 2km from Cardinal Park. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and approximately 650m from a bus service rated C- on the Place-Based Carbon Calculator. There is an existing access into the site which connects to a footpath along Bluebell. A connecting footpath could be provided linking into the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities;

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	Integration with the adjoining development could be feasible as the existing access connects to Bluegate. The site could form a modest residential extension compatible with surrounding uses and utilising existing access routes into Godmanchester. Suitable access into the site and additional levels of vehicle movements will require further scoping. The site promoters has identified that open space could be concentrated on its western side to soften the development impact.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage within or in close proximity to the site

Summary of SA

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

Updates after initial appraisal

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted further documentation in support of their site. Upon review this site will be added to the collective draft allocation Godmanchester 2 which also includes Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. A revised SA for the whole collective is provided in Stage D under Godmanchester 2.

Central Huntingdonshire Sustainability Appraisal

Godmanchester 14: Land East of Cow Lane, Godmanchester

- 5.20** As identified in the LAA, the site falls within 100m of Brickyard Farm Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the WMA. There could also be amenity impacts on future users of the site locating development in such close proximity to the WMA.
- 5.21** Therefore, a sustainability appraisal for the site has not been undertaken.

Godmanchester 15: Land off Berry Lane, Godmanchester

- 5.22** As identified in the LAA, the site is wholly located within flood zone 2 and some of its within flood zone 3a and 3b and the proposed residential uses being classed as a more vulnerable use. The site's access is also another key constraint making the site unsuitable.
- 5.23** The SFRA mapping update shows that flood risk on the site has increased flood risk to high which is present on the majority of the site to flood zone 3b.
- 5.24** Therefore, a sustainability appraisal for the site has not been undertaken.

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

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

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls outside is a WRA but the closest one is the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly is flood zone 1 with some risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield and classified as being wholly grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site. If brought forward as as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2kms of the Portholme SAC but sufficiently remote form other nature conservation designations. The site is approximately 1.6km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site could support over 100 homes and therefore provide a wide range of types, sizes and tenures of homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5kms of Huntingdon town centre and approximately 1,000m from the Co-op at Romans' Edge.
	Minimise the distance people need to travel to access education facilities?	+	It is approximately 1,000m to the Bridge Academy in Romans' Edge.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is about 800m of Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity of the site.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is within 800m of a bus stop with a service rated C+ on placed based carbon calculator meaning there is a good level of service.
	Benefit from access to active travel infrastructure for practical and social activities?	-	There is no pavement along the A1198 frontage, connection would be required via an adjoining piece of land.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive and Bluegate by two intervening fields. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north. Alternatively, if developed as part of the larger proposal of 4 sites plus the additional two sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage designations within the site.

Central Huntingdonshire Sustainability Appraisal

Summary of SA

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

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land had previously been used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works. These do have to be cleared though which offers some opportunities for the materials to be reused within a development scheme.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls outside is a WRA but the closest one is the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly is flood zone 1 with some risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	++	The site is classified as being previously developed land being formerly used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from Natural England's access to green space standards and has no or limited capacity for linkages to the strategic green infrastructure network..
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 3.5kms of the Portholme SAC but sufficiently remote from other nature conservation designations. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is detached from a main settlement and has a close relationship with the countryside. It is well served by the strategic road network which could support commercial development. Development is likely to be quite prominent on the local landscape and depending on the commercial uses proposed may not be compatible with the nearby Woodgreen Animal Shelter.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	To the south of the site is the A14 and to the west is the A1198 increasing the likelihood of noise, light and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 5km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket. The site is for non-residential/ employment use and therefore access to education facilities is not relevant. The site is beyond 800m from culture and leisure facilities within Godmanchester.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	The site promoter seeks to provide 5.24ha of employment land totalling some 14,461 sqm of floorspace. The site is within 3km of Cardinal Park and The Chord Business Park Established Employment Areas located on the edge of Godmanchester.
	Be in a location with high quality digital infrastructure?	++	

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is in the vicinity of the site.
SA12	Benefit from access to public transport infrastructure?	+	The site is approximately 5.4km of Huntingdon train station but is remote from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A pavement adjoins the site frontage on the A1198/A14 but this connection does not link the site all the way Godmanchester along the A1198.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no heritage designations within the site.

Central Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It Consists of land previously used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works so provides opportunities for regeneration. It is detached from the main built form of Godmanchester. It is not constrained by nature conservation or heritage designations. The site has very limited accessibility to services and facilities and very limited accessibility to public transport options. The site does not relate closely to Godmanchester and relates much more closely to the open countryside making its integration with an existing place and community very challenging. There is a footpath connection to the site, however this is not a continuous footpath form Godmanchester which makes accessibility further challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

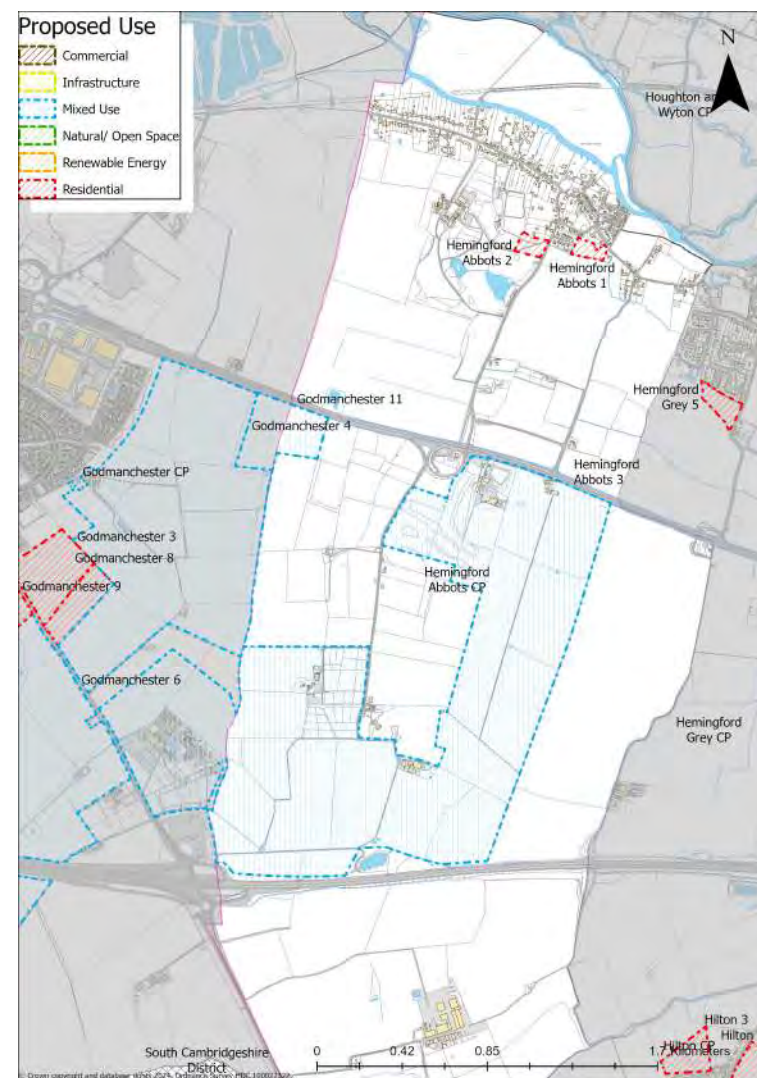
In response to the Spring 2025 consultation on additional sites, the site promoter submitted further evidence in support of their proposal including further detail on its land status. This has been taken into account and the site has been assessed with the view of its potential to reuse vacant land and therefore supporting regeneration. Following this, the assessment and sustainability appraisal have been updated with the site being considered potentially suitable for development and a capacity calculation undertaken. The site therefore scores very positively against SA4.

Central Huntingdonshire Sustainability Appraisal

Hemingford Abbots

5.25 A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots
- Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots
- Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198) - this site also partially falls within Godmanchester parish.



Central Huntingdonshire Sustainability Appraisal

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

5.26 As identified in the LAA, the entire site is covered with matured trees with Tree Preservation Order and is constrained by flooding. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and the very limited proportion of the site being located within a lower at risk zone and the protected trees on site, the site is considered unsuitable for development.

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

Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) covers about 82% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. More than 50% of the site is in flood zone 2 and has recorded risk of surface water flooding
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200 m of a 0.5 ha area of natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1 km from Godmanchester Eastside Common which is a Site of Special Scientific Interest.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within a Green Infrastructure Priority Area and has potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the southern edge of Hemingford Abbots and adjoins residential development to the north. It relates well to the existing built development but it is exposed to the open country side adjoining the site to the south. The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape because the site is within the conservation area and is in close proximity to a listing building (The Old Pavilion). The site promoter proposes residential uses of 9 homes which would not make an efficient use of land. Access to the site can potentially be achieved from Ridgeway road which adjoins the site to the east.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site promoter is seeking to develop the site for 9 market and/or affordable homes which will contribute to the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is Huntingdon which is in excess of 5km from the site. The nearest settlement is Hemingford Abbots but this does not have a local convenience shop. Hemingford Abbots does not have a primary school and the nearest primary school is in Hemingford Grey which is in excess of 1.5 km from the site The site is within 800 m from a place of worship, a public hall and a pub.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?		The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development. It benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is more than 5 km from Huntingdon railway station and is within 800 m of a bus service rated F. The site is within 500 m of a public right of way
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets that could be adversely impacted by the development

Summary of SA

The site is located in the southern edge of the village and can be effectively masterplanned to become part of the existing place and community. It is classified as grade 3 agricultural land and offers no opportunities to contribute to regeneration. Approximately 82% of the site is within flood zone 2 and would require an Exception Test through Level 2 SFRA. It is remote from educational, retail and employment destinations although it has reasonable access to local social facilities. It has limited public transport access but has good connectivity to the strategic transport network. The site is exposed to the open countryside, is within a conservation area and is in close proximity to a listed building. As such, the development would not contribute to protecting the form and character of the surrounding townscape and landscape. Also, the amount of development will not make an efficient use of land. Overall, the sustainability of the site is considered very poor for residential purposes.

Updates after initial appraisal

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Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The site promoter has advised of their aspiration to introduce a low carbon community heat network with both of the village areas having their own heat distribution hub providing decentralised locally sourced heating and hot water. Best practice is proposed in relation to construction techniques and materials. The site promoters are also advocating establishment of a sustainable transport corridor along a section of the A1307 to provide public transport and active travel connections towards Huntingdon. A green infrastructure network is proposed within the scheme integration biodiversity alongside facilities such as a country park. The Great Ouse green infrastructure priority area extends into the northern part of the site. Development of a green infrastructure network within the site could enhance this as well as supporting connections to Littlebury Meadows county wildlife site which lies just to the west of the site.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The risk of fluvial flooding even accounting for predicted climate change is very low on the site. The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
	Support habitats in adjusting to the impacts of the climate emergency?	++	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. The site promoter is exploring a joint venture arrangement with Anglian Water for foul water disposal to connect
	Minimise the risk of flooding from all sources?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			directly to Huntingdon waste water treatment works. Installation of pre-treatment plants is also proposed to reduce the need for additional discharge permits into the River Great Ouse. Whilst fluvial flood risk is very low surface water flood risk will require some mitigation. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?		The site is predominantly greenfield agricultural land so would have little impact on use of previously developed land. It is classified as grade 2 agricultural land.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?		
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The northern part of the site is within Natural England's access to natural greenspace standards for having a space of at least 20ha within 2kms. It is also generally within reasonable proximity of the open spaces along the Ouse Valley corridor. As much of the site is greenfield agricultural land it includes a series of established hedgerows and tree belts which could form the basis for opportunities for further provision. Current strategic blue and green infrastructure networks are not expected to be compromised by development of this site nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Great Ouse Valley river corridor and its associated flood meadows.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	Protect sites of designated biodiversity or geodiversity significance?	++	There are no designated sites of biodiversity or geodiversity value within the site. However, a county wildlife site, Littlebury Meadows, is situated just to the west of the site. Inclusion of a country park and green infrastructure network within the site may assist with connectivity to biodiversity assets within the Ouse Valley green infrastructure priority area. There are no tree preservation orders within the site.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The majority of the site lies within the South east Claylands landscape character area which is typified by a gently undulating landform of which the ridge running through the central part of this site is a typical feature. Established hedgerows are common in the character area of which there are many both within and surrounding the site. The layout of any future development could build on these as an established local feature contributing to provision of an established character within the new community. The northern edge of the site falls within the Ouse Valley landscape character area which focuses on the blue and green corridor associated with the river. The site is peripheral to this area and is cut off from it by the A1307. There are limited opportunities for the proposal to reinforce local distinctiveness as it has little relationship to existing settlements. The green infrastructure network could contribute to reinforcing the distinctive character of the wider Ouse Valley area and the open nature of the countryside of the south east claylands. As a new community the masterplan would need to create a sense of place and identity of its own.
	Reinforce local distinctiveness and a sense of place?		
SA8	Promote actions to reduce contributions to air pollution?	+	The proposed masterplan places a strong emphasis on promotion of active travel and public transport options connected by on-site mobility hubs to facilitate interchange between these modes. A potential

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		sustainable travel corridor along the route of the A1307 is also promoted. These would all have the potential to reduce contributions to air pollution relative to the scale of development proposed. The site is bounded by major highways to north and south so is already exposed to light and noise pollution. Development on the raised central portion of the site could lead to light pollution impacting on settlements further afield. The illustrative masterplan focuses development away from this area to reduce this impact.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site is located in close proximity to Huntingdon, St Ives and Godmanchester and development could contribute to meeting the needs of current and future residents and businesses in the local area. It is also accessible to the A1307 and A1198 routes which could offer access to Cambridge and other major employment locations although sustainable travel options are currently limited. In terms of market demand and meeting community needs the site is located within the Godmanchester and Hemingford Abbots ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the thirteenth most expensive of the 26 wards in the district indicating it is at the mid-point of market demand and average costs for people looking to purchase homes in the locality relative to the district as a whole. Rental data for October 2022 to October 2023 indicates this ward as the fifth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	Support and enhance the more deprived areas of the district?	N	The site is situated within the Godmanchester and Hemingford Abbots ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). This indicates that the area experiences little deprivation so although development has potential to assist through provision of additional employment, education, skills and training and reducing barriers of housing and services these are not a priority in the local area. Social and community facilities would be expected to be included on site as part of the development. However, the site is within 5 kms of Huntingdon town centre and 7 kms of St Ives town centre when measured by road from the central point of the frontage onto the A1307 and slightly closer to St Ives town centre by active travel routes offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	Contribute to regeneration activities?	++	The site would not contribute to regeneration activities being wholly greenfield land. The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. As with all major scale strategic sites development would also contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. there is no indication of the nature of employment proposed other than that it aims to contribute to a balanced and resilient economy.
	Enhance and diversify economic opportunities with the district?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	Several public rights of way skirt the site but currently offer limited practical linkages. Public transport services currently use the A1198 connecting Huntingdon to Cambourne and onto Cambridge and opportunities could be taken to divert and enhance these services. The site promoter's vision document places a strong emphasis on public transport and promotes a sustainable travel corridor along the A1307 although engagement would be needed with Cambridgeshire County council to demonstrate the feasibility of this.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. A strong emphasis is also placed on supporting home working. The scale of employment land would have potential to support retention and growth of indigenous companies. Sustainable tourism opportunities are unlikely.
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (5kms) and St Ives (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	Strengthen a local sense of place?	N	The land currently has a largely agricultural character with its sense of place being that of the open countryside situated between key elements of the highway network. Development would alter the local character of the site and any scheme would need to create a wholly new sense of place. Development would be visible in long distance views from parts of the Hemingfords; the design and layout of any scheme would need to balance impact on these with facilitating long distance views that help to connect it to the surrounding area.
	Retain the character of existing settlements?		
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There is only one listed property within the site which directly faces onto the A1307 which impacts on its setting. Given the frequency of archaeological finds in the wider area related to Roman roads in particular there is potential for additional archaeological discoveries which could enhance understanding of the area's historic value.

Summary of SA

The site is predominantly greenfield agricultural land at minimal risk of flooding. It has a distinctive landform typical of the character of the area with a central ridge of higher land influencing the character of the site and its relationship with the wider area. The proposed scheme is promoted with strong environmental credentials targeted at minimising the impact on climate change of any development scheme and promoting its resilience to unavoidable impacts. It is located with reasonable proximity to both Huntingdon and St Ives in an area of relatively strong market demand and low deprivation. The proposed mix of uses would contribute to provision of social and community facilities as well as housing. Employment provision, including that for home and co-working, is also included to reduce the need to travel. Strong active and public transport proposals are also promoted although their feasibility will need further exploration. Development would have some impact on landscape character but the site is bounded on three sides by existing highways which provide a degree of separation from the wider landscape at least at the local level. Any schemes would need to incorporate longer distance views into the layout to assist with integration into the surrounding area. The site has potential to link into the Ouse Valley green infrastructure priority area and promote additional habitat connectivity.

Updates after initial appraisal

Central Huntingdonshire Sustainability Appraisal

Huntingdon

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

- Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon
- Huntingdon 2: Land West of Scholars Avenue, Huntingdon
- Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)
- Huntingdon 4: Hinchingsbrooke Hospital site, Hinchingsbrooke Park Road, Huntingdon
- Huntingdon 5: Land at the former WATA Site, Hartford

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

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

parish so the site assessment has been included within Wyton-on-the-Hill parish of the Eastern Huntingdonshire LAA document.

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Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is within 200m of an air quality management area. The site is previously developed with existing structures on site meaning that there is the potential to reuse materials and/or buildings.
	Not contain, and be at least 200m from an air quality management area?	-	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1, there is some surface water flood risk within the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	++	The site is wholly classified as urban and is previously developed consisting of an expansive single storey building used for community uses.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is remote from any natural greenspace. It has limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located within a residential part of Huntingdon with built development on all sides with housing to the north, east and south and Hartford Junior School to the west. It is in a very sustainable location. The site currently consists of a large single storey building formerly used for community and educational uses. The site promoter is exploring other uses for the site including the redevelopment of the site for residential uses. They have not provided a capacity for the site. The redevelopment of the site could provide an opportunity for a minor scale regeneration project similar to others that have been completed within the Oxmoor Estate. As such, redevelopment could contribute to enhancing and reflecting the form and character of the surrounding townscape and landscape. There are a mix of single storey and two storey properties around the site so careful masterplanning would be required to ensure that contemporary development relates well and harmonises with the surrounding properties.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for market and/or affordable housing. The site is 0.35ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 1.4km from Huntingdon town centre. It is again 1.4km from Sainsburys superstore and 100m from a Nisa Local.
	Minimise the distance people need to travel to access education facilities?	++	The site is adjacent to Hartford Infant and Junior School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several local leisure and cultural facilities namely the Lord Protector Public House, Huntingdon Gymnastics Club and Riverside Park.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 2km of the St Peter's Road Industrial Area and also St Peter's Secondary School. It is also 1.4km from Huntingdon town centre. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is approximately 2.3km from Huntingdon railway station. The site is within 300m of bus stops along Butts Grove Way, these are rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by the Guided Busway which connects the site to Huntingdon bus station, St Ives and Cambridge. A pavement adjoins the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities. The existing community and educational uses have already ceased on site so the site is currently not in operation.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

This is a previously developed site located within Huntingdon. It was formerly used for community and educational uses but the site promoter is now exploring other options for the site. There is some surface water flood risk. It is not constrained by nature conservation or heritage designations. It has very good connectivity to local services, facilities, shops, primary education and employment opportunities. It is within walking distance to Huntingdon town centre and is within 300m of bus stops served by the Guided Bus. Redevelopment would have to be carefully masterplanned and engagement with the local community to ensure successful integration and an appropriate design and density for the site.

Updates after initial appraisal

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Huntingdon 2: Land West of Scholars Avenue, Huntingdon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. To the east immediately adjoining the site is an Air Quality Management Area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	-	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be over 50% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. About half of the site is at risk from fluvial flooding with the southern third of the site is at higher risk of flooding from Alconbury Brook with some of it falling within flood zone 3b. There is also increased risk from surface water flooding in the southern part of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as non-agricultural and is currently used as playing fields and open space.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is wholly within 200m of 0.5 ha (Doorstep Standard), 300m of 2 ha (Local Standard) and 1km of 10 ha (Neighbourhood Standard) of natural green space. It has direct capacity to link to the blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 0.5km of Portholme Meadows SSSI/ Special Area of Conservation. The railway line provides a key separator between the site and these designated sites. The site is within the Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site adjoins existing residential development at Scholars Avenue and is currently in use as playing fields. The site relates well to Huntingdon. Development on the site will significantly alter the character of the area including the setting of heritage assets due to the sloping land levels. It will urbanise the landscape which now following the removal of the A14 viaduct is now much more open meaning development will have a more significant impact.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site may be at risk from increased levels of air, noise and light pollution arising from its proximity to Brampton Road (the B1514).
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable homes. The site is over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 850m of Huntingdon town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1.2km from the Cromwell Park Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	Huntingdon has numerous leisure and cultural facilities but the site is just beyond 800m of many of these except for the existing playing fields on the site and the Sandford Public House. It is proposed to provide alternative playing facilities within the development.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 750m from Hinchingsbrooke Secondary School and is within 850m of Huntingdon town centre. It is also within 3km of St Peter's Road Industrial Area, Stukeley Meadows Industrial Estate and Hinchingsbrooke and Ermine Business Park. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 650m of Huntingdon train station. The site is within 800m of several bus stops, the closest is a bus stop along Brampton Road adjacent to the site rated D on the Place-based Carbon Calculator. The highest rated bus stop is rated B meaning there is a frequent service. This stop is served by the Guided Busway connecting Huntingdon to St Ives and Cambridge. There is a pavement to the east of the site which connects through Scholars Avenue.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail facilities but proposes to relocate the existing playing fields towards the south of the site and redeveloping the existing playing fields for housing.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The proposal could be integrated into the existing place and community, however, vehicular access to the site is a challenge as there is currently only a footpath connecting the site form Scholars Avenue. Additionally, the relocated playing fields are proposed to be placed within the southern part of the site where there is a higher risk of flood risk which means they not be useable at all times.
SA16	Impact on any heritage assets or their settings?	-	The site is located within a conservation area. Also, to the north west is the grade I listed Hinchingsbrooke House. The site's relationship to Hinchingsbrooke House and the setting which it forms is a key development constraint as it is prominent in longer distance views including those from the railway which is accentuated by the land sloping away to the south.

Summary of SA

The site is currently greenfield with playing fields. It is located adjoining existing residential development at Scholars Avenue located on the southern edge of Huntingdon along Brampton Road. There is risk from fluvial flooding particularly in the southern part of the site. It is in close proximity to nature conservation and heritage designations including Portholme Meadow and Hinchingsbrooke House. The site forms an important part of the setting of Hinchingsbrooke House and is prominent in longer distance views. It has very good connectivity to local services, facilities, shops, primary education and employment opportunities. It is within walking distance to Huntingdon town centre and is within 800m of bus stops served by the Guided Bus.

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Updates after initial appraisal

In response to the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal. These plans show an extended red line area than that original submitted (8.22ha compared to 4.68ha). The additional land is all at high risk from flooding. SA2 and SA3 have been updated as a result and result in a more negative score.

Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is within 200m of an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	-	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 7% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The majority of the land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a. Surface water flood risk is also greater along the western edge of the site, there is also an increased risk running through the centre of the site from Ermine Street to the A141.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. It is almost all classified as grade 3 agricultural land apart from its northern most corner closest to Ermine Street which is classified as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The majority of the site is within 1km of a 10 ha natural greenspace. The site also has capacity for approximately 1,000 dwellings and will provide natural greenspace within the site. It is proposed to provide some 21ha of natural green or open space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of the Great Stukeley Railway Cutting SSSI, it is just over 2km from the Portholme Meadow SSSI/ Special Area of Conservation. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has some potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located to the northwest of Huntingdon separated by the A141, it is also adjacent to the Ermine Business Park. It therefore has a close relationship with Huntingdon. It also has some relationship to Great Stukeley located to the north of the site. Due to the scale of the proposed development it can incorporate a mix of uses and largely be self contained with enough land used for landscaping. Development on the site will change the character of the area and extend the built form into the countryside, however, this impact can be mitigated by the capacity to integrate a comprehensive landscaping strategy.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed land uses and capacities follow those stated in the outline planning application on site and are also in line with the site's existing allocation status within Huntingdonshire's Local Plan to 2036 (site allocation HU1).
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is located along the strategic road network with the A141 to the south and Ermine Street to the east. There is therefore an increased risk of air, light and noise pollution. The proposal is also of a scale whereby it could increase these levels.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for 1,000 market and/or affordable homes and is of a scale to provide a mix of housing types and tenures. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 2km of Huntingdon town centre and about 2.5km from a Tesco superstore.
	Minimise the distance people need to travel to access education facilities?	++	The site has capacity for at some 1,000 dwellings and will include at least two primary schools.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	Huntingdon has numerous leisure and cultural facilities which the site is well connected to but is beyond 800m of. Equally, the site is beyond 800m of leisure and cultural facilities within Great Stukeley.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of multiple concentrations of employment. It is adjacent to Ermine Business Park. It is also within 1km of the Stukeley Meadows Industrial Estate and within 2km of St Peter's Road
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Industrial Area, St Peter's Secondary School and Hinchingsbrooke Business Park. It is also within 3km of Hinchingsbrooke Secondary School. Superfast broadband is available within the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is approximately 2.5km from Huntingdon train station. There is a bus stop located along the site's frontage along Ermine Street. This is rated as C- on the Place-based carbon calculator meaning there is a frequent service. This stop is served by a bus that connects from Huntingdon bus station to Peterborough via Alconbury Weald. There is a public right of way within the site. There is a pavement on the opposite side of the road from the site along Ermine Street.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal includes some 1,000 sqm of retail floorspace and the provision of at least two primary schools which will provide a modest amount of employment.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal includes some 1,000 sqm of retail floorspace which will largely serve the development but could also serve the needs of the wider community.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is of a scale whereby it can be comprehensively masterplanned so that it can become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby likely to be impacted by proposals.

Summary of SA

The site is greenfield and classified as grade 3 agricultural land. The site has few physical constraints other than flooding on the western edge, it is within 1km of a SSSI and just over 2km of Portholme Meadow. It has limited access to services and facilities but has good accessibility to employment opportunities and reasonable accessibility to public transport options. It is of a scale that can provide additional retail, social and employment uses alongside a mix of housing types, sizes and tenures. It is of a scale whereby it can be comprehensively masterplanned to become part of Huntingdon but also create its own sense of place and community.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is beyond 200m of an air quality management area. The site is previously developed with existing structures on site meaning that the redevelopment of the site can reuse materials and/or buildings and land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly within flood zone 1, there is some surface water flood risk within the site.
SA4	Prioritise development of previously developed land?	++	The site is wholly classified as non-agricultural and is previously developed consisting of a hospital, associated parking, accommodation and supporting infrastructure.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 1 km of a 10 ha area of natural green space, within 300 m of a 2 ha natural green space and is also within 200 m of a 0.5 ha area of greenspace. Due to the scale of the proposed development there may be greater opportunities for linkages to green infrastructure.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Portholme Special Area of Conservation and SSSI and is about 200m from Hinchingsbrooke Gravel Pits County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute to improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site provides an opportunity to rebuild the existing hospital and provide enhanced medical facilities, supporting infrastructure and accommodation in the same location. The site is in an accessible location and provides a significant amount of jobs. The future mix of uses and capacity will require detailed masterplanning and engagement with infrastructure providers and the NHS as will as depend on the funding that is available.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution but is of a scale that lead some increased levels of pollution locally.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The development will primarily provide new and enhanced medical facilities, there may be opportunities to integrate accommodation within proposals that can house medical professionals.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 2km of Huntingdon town centre and freestanding supermarkets.
	Minimise the distance people need to travel to access education facilities?	N	The site is for non-residential uses and therefore access to education facilities is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of the numerous leisure and cultural facilities within Huntingdon, considering the proposed uses on site this is considered to be less critical in assessing the proposal.
SA11	Facilitate access to a range of employment opportunities?	++	The proposal is for a new and modernised hospital and associated health uses on a site over 5ha in size. The redevelopment of the hospital site will provide enhanced facilities and could result in further job creation on site.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available within the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 1.5km of Huntingdon train station and there are several bus stops along Hinchingsbrooke Park Road with a very good level of service. There is an existing footpath along Hinchingsbrooke Park Road that serves the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The proposal is for a new and modernised hospital and associated health uses which could result in further job creation on site.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal is for a new and modernised hospital and associated health uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The site partially falls within a conservation area, its redevelopment may impact it but considering that the site is already developed this impact is considered to be small. The site is also nearby to the grade I listed Hinchingsbrooke House and walls also listed at grade I, part of the wall listed at grade II* and a further five grade II associated listed buildings to the south. It is noted that the historic character of

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the area has significantly evolved overtime and the site is previously developed but there may still a degree of heirtage impact arising from the further erosion of the historic parkland setting.

Summary of SA

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

Updates after initial appraisal

Update to SA16 to identify the site's relationship to listed buildings including the listed Hinchingsbrooke House and its historic parkland setting.

Huntingdon 5: Land at the former WATA Site, Hartford

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is beyond 200m of an air quality management area. The site is previously developed with existing structures on site meaning that the redevelopment of the site can reuse materials and/or buildings and land.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is likely to be some risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	The site is wholly within flood zone 2, there is significant risk from surface water flooding.
SA4	Prioritise development of previously developed land?	++	The site is wholly classified as urban land and is previously developed consisting of several large buildings with associated car parking previously used by the West Anglian Training Association.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space and there are opportunities for linkages to green infrastructure.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation designations.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute to improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site provides an opportunity to redevelop a site that is now no longer in use as a training facility. It is largely obscured from public view due to the extensive established trees and vegetation along its boundaries. The site is in an accessible location and relates well to the settlement. It is however wholly within flood zone 2, making it less

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			desirable for residential development. The proposed capacity is fairly low for a site of almost 2ha which provides opportunities for drainage to potentially mitigate this risk, however further engagement will be required with flood risk specialists.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is in close proximity to the A1123 so there may be enhanced risk of pollution but it is of a scale that is unlikely to lead to increased levels of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	It is proposed that the site could provide additional market and affordable homes, the site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is about 3km of Huntingdon town centre and freestanding supermarkets including Tesco Extra off Huntingdon Road.
	Minimise the distance people need to travel to access education facilities?	N	The site is within 1.5km of Hartford Community Infant School and 1.8km from Thongsley Fields Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Barley Mow pub, All Saints Parish Council, King George V playing field and Hartford Village Hall.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of several areas of employment including Huntingdon town centre and St Peter's Industrial Area. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is within 3.5km of Huntingdon train station and is within several bus stops along Main Street a very good level of service. There is an existing footpath opposite form the site along Old Houghton Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development redeveloping the former West Anglia Training Association buildings which are now permanently closed. The proposal will result in the loss of buildings formerly used for training purposes, it is unclear from the information provided whether there has been work to market the site to retain the uses before redeveloping it residential uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	The site adjoins a conservation area, its redevelopment may impact it but considering that the site is already developed and the established trees this impact is considered to be small.

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Summary of SA

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

Updates after initial appraisal

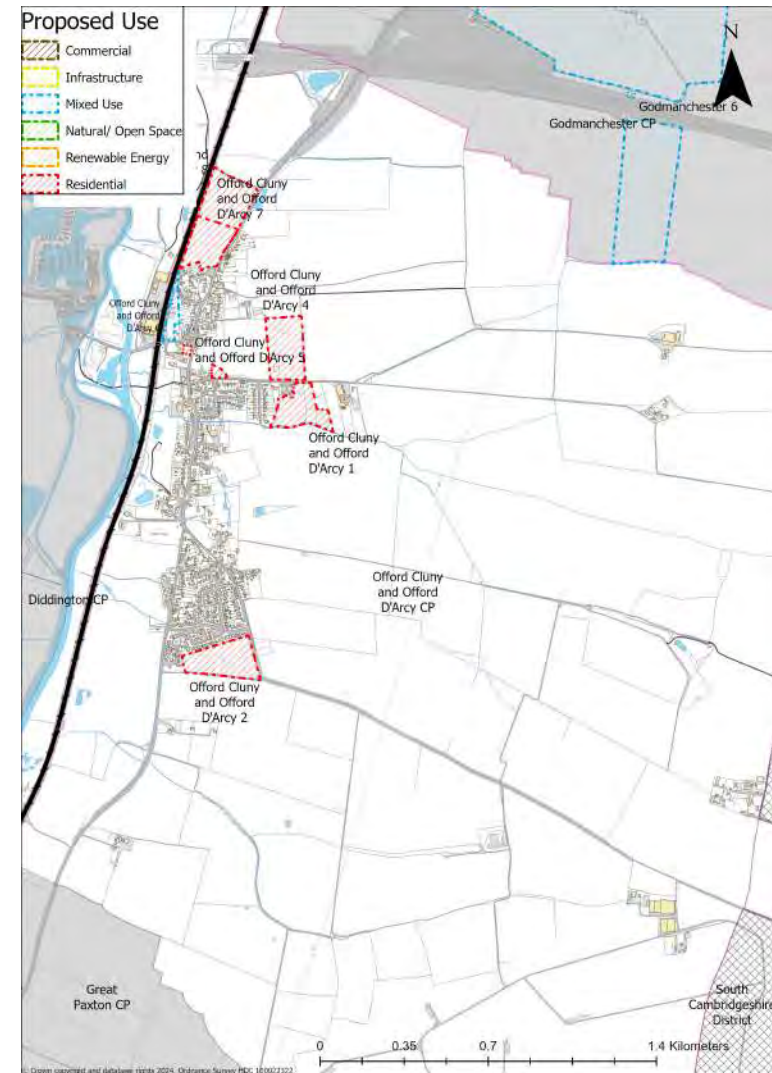
The site promoter submitted further documentation but this does not change the outcomes of the SA.

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Offord Cluny and Offord D'Arcy

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

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



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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is wholly within flood zone 1, approximately 47% of the site is at medium risk of surface water flood risk focussed predominantly in the southern half of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The western side of the site is within 200m of 0.5 ha of natural green space (Doorstep standard) and a small area in the south western corner is within 300m of 2 ha of green space (Local Standard), the rest is not. There is limited capacity for integration into the existing blue or green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets so it is unlikely it will have an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is approximately 300m from Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute towards improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is to the east of Offord Cluny on New Road. The site is situated in a location where residential uses cease and the area transitions to a countryside setting with views of open fields, this is also reflected in the narrowing of the road. The site is bounded to the west by a small residential site (the Glebe) and equestrian related units to the east, which are in keeping with the countryside setting. Mature trees and hedgerow bound the northern edge of the site screening it from passers-by. The site relates more to its countryside setting than the residential areas to the west. The density proposed reflects its edge of settlement location.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. It is within 800m of a local convenience store within Offord Cluny.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Offord Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of Offord Village Hall, The Horseshoe Inn pub, All Saints Church, playing fields and Offord Recreation ground measuring from the site frontage onto New Road.
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. A footpath along the site frontage onto New Road will need to be created to join the site with a nearby pavement.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site has the opportunity through masterplanning to be integrated with residential development to the west however there may be issues relating to safety of pedestrians from the proposed development and those using New Road for active travel opportunities due to a lack of footpaths, the narrowness of the road and its setting within the wider countryside.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site and the listed buildings to the west in Offord Cluny will unlikely be impacted by the development. However, there is a conservation area approximately 100m north west of the site which could be impacted by the development.

Summary of SA

The site is constrained by fluvial flood risk on 5% of the site, the greatest restriction is surface water flood risk which affects the southern half of the site. The site is grade 2 agricultural best and most versatile land, is wholly greenfield and in use as an equestrian paddock.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. Some of the site has access to natural green space. Landscape impact would be minimal and no heritage designations are affected.

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The site is of a size that could contribute to the housing needs of the district. Its relationship with the countryside and the nearby conservation area could pose challenges to the comprehensive integration of the site with the village and nearby residential development.

Updates after initial appraisal

In response to the Autumn 2024 consultation, the site promoter stated the site is wholly within flood zone 1. The EA flood maps show that this is the case but there is surface water flood risk. SA3 has been updated to reflect this but the score remains unchanged due to the significant surface water flood risk present.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is entirely within flood zone 1, with minimal medium surface water flood risk from surface water on approximately 5% of the site in association with field boundaries and drainage.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' but has capacity for 1.34 ha of natural, green or open spaces to be included within the site. It has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing settlement sitting immediately south of residential properties within Offord D'Arcy, the site is screened by existing trees and hedgerow from the open countryside to the south, creating a natural barrier meaning landscape impact would be limited if they were retained. The density proposed reflects its edge of settlement location.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km from a freestanding supermarket and approximately 1.1 km from a local convenience store measuring from the site frontage onto Gravely Road.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km of Offord Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of playing fields, The Horseshoe Inn pub, and St Peters Church
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. There is a pavement that runs along the site frontage directly opposite the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site sits immediately south of residential development and has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site. The listed buildings north of the site are separated by an existing built up area and therefore it is unlikely the development would negatively impact their setting.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2. The site is wholly greenfield agricultural land.

The site is beyond 5km of a town centre, access to a local convenience store is within 1.1km and a primary school 1km, the site is within 800m of a pub, church and recreation ground meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity. Landscape impact would be minimal and no heritage designations are affected.

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The site is of a size that could contribute to the housing needs of the district. The site has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

5.31 As identified in the LAA the site is not suitable for development due to its impact on the setting of a Grade II heritage asset, the removal of established trees and establishment of residential properties would fundamentally impact the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site. As such a sustainability appraisal of the site has not been undertaken.

Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is entirely within flood zone 1, with risk from medium surface water covering just under 20% of the site predominantly along the western side.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is wholly grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets and it is unlikely there will be an impact. The site is approximately 0.5km from the Natural Cambridgeshire's Green Infrastructure Priority Area and has limited capacity to contribute to improvements in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the east of Offord Cluny. Although lower density residential development is present to the south/south west of the site, the proposed site relates more to the open countryside by being exposed within the wider rural landscape with little connection to the residential development of Offord Cluny. The site promoter proposes

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			50 market and/or affordable homes and 40 self and custom-build plots creating significant residential expansion which has the potential to detrimentally impact on the landscape setting and is disproportionate in nature to the current character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. It is within 800m of a local convenience store within Offord Cluny.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Offord Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of Offord Village Hall, The Horseshoe Inn pub, All Saints Church, playing fields and Offord Recreation ground measuring from the site frontage onto New Road.
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. A footpath along the site frontage onto New Road will need to be created to join the site with a nearby pavement.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is wholly greenfield land and offers no opportunity for regeneration. The site is removed from substantial residential development, its prominence within the wider countryside setting provides significant challenges in effectively masterplanning a large residential expansion to become part of the existing community. There may be issues relating to safety of pedestrians from the proposed development and those using New Road for active travel opportunities due to a lack of footpaths, the narrowness of the road and its setting within the wider countryside. The transport impacts on this location due to increased population would require assessment to ensure safety.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings to the west which could be impacted by the development. The western boundary of the site is immediately adjacent to the conservation area and the setting of Manor House - a Grade II listed building, which has a distinct relationship with its edge of settlement location. Impact on the setting of the listed building and removal of established trees may significantly impact the character, setting and biodiversity and ecological value of the site.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly greenfield grade 2 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has limited capacity for linkages to the existing green or blue infrastructure network. The site relates strongly to the open countryside meaning landscape impact would be significant especially in the context of the scale of the site, it would require careful landscape mitigation and is disproportionate in nature to the current character of the area. The site adjoins to a conservation area and development could significantly impact on the setting of the Grade II listed building immediately west of the site.

The site is of a size that could contribute to the housing needs of the district. The site is wholly greenfield land and offers no opportunity for regeneration. The site is removed from substantial residential development, its prominence within the wider countryside setting provides significant challenges in effectively masterplanning a large residential expansion to become part of the existing community. The transport impacts on this location due to increased population would require assessment to ensure safety.

Updates after initial appraisal

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

5.32 As identified in the LAA, the site is 0.12ha, which is under the threshold for assessment in the LAA. As such, a sustainability appraisal for the site has also not been undertaken.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part previously developed land and part greenfield meaning there are some opportunities to reuse an existing site, the site has been intermittently used for storage, it is not expected that reuse of buildings would be possible.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 65% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. Approximately 35% of the site is within flood zone 1 and approximately 63% of the site is within flood zone 3. There is significant risk from medium surface water covering approximately 72% of the site predominantly along the western side.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	+	The site is part previously developed land and part greenfield land with historic use as a railway sidings, although an element of regrowth has occurred and the site. The site promoter notes that the site has been vacant for several years with intermittent use by Network Rail for yard and storage purposes on licence arrangements. Part of the site is agricultural land which is classified as grade 3 and 4 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The southern part of the site is within 200m of 0.5 ha and 300m of 2ha of natural green space, the rest is not. It has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets so it is unlikely there will be an impact. The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated from the River Great Ouse by a railway line to the west and being located on the edge of a built up area.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site has little value in relation to the form and character of the local area, the site is a disused railway sidings which has seen an element of regrowth of vegetation. The site is well related to existing development, however it is unclear if the site could achieve an efficient use of land due to the mitigation required from the EastCoast Mainline railway line and the unusual shape of the site which sees it taper to a point in the north and is a maximum of approximately 60m at its widest point.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's historic use as railway sidings and intermitted use by Network Rail for yard and storage purposes mean that there is a distinct possibility of on-site contamination. Previous permissions from the 1970s referenced by the site promoter also include a motor vehicle maintenance workshop. The site abuts the East Coast Mainline railway meaning future occupants of the site will also be subject to significant light, noise, air and vibrational pollution due to the size of the site available.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1 hectare and as such could contribute to the government's aspiration to promote sites suitable for SME builders; five to six homes are proposed.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Offord Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	Measuring from the site frontage onto Station Lane, the site is within 800m of multiple culture and leisure facilities, including, Offord Village hall, All Saints Church, Offord Recreation ground, The Horseshoe Inn pub and playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment. It has capacity for 1.6 ha of employment land and is opposite greenewable park which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. There is a pavement that adjoins the site frontage on Station Road but there may be accessibility and safety issues due to being close to a railway crossing.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes approximately 16,000sqm of employment land on the site which could support small scale employment opportunities/ office accommodation.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Development of the site provides the opportunity to enhance the setting of this area if development were sensitively designed. However there are significant challenges to effectively masterplanning the site so that it can be effectively integrated with the existing community. Challenges include access, which if taken from Station Lane to the south of the site would mean traffic immediately exiting in extreme proximity to a railway crossing, causing potential for significant safety issues. Mitigation from noise, air, light and vibrational impact from the railway line may also limit the scale and layout of development, as would the unusual size and shape of the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings to the east which could be impacted by the development.

Summary of SA

There is significant fluvial and surface water flood risk on the site which will be exacerbated by the impact of climate change. Although the site is classified as part grade 3 and 4 agricultural it is part previously developed land and part greenfield land with historic use as a railway sidings meaning it presents an opportunity for regeneration. The site has little value in relation to the form and character of the local area and relates well to existing development.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is opposite Greenewable park and proposes employment land providing employment opportunities. Public transport options are limited at best. The site is remote from the designated nature assets, but close to natural green space. It has limited capacity for linkages to the existing green or blue infrastructure network.

The site is less than 1 hectare and as such could contribute to the government's aspiration to promote sites suitable for SME builders. five to six homes are proposed.

The site proposal provides the opportunity to enhance the setting of this area if development were sensitively designed. However there are significant challenges to effectively masterplanning the site, challenges include access, safety, proximity to a railway crossing, mitigation from noise, air, light and vibrational impact from the railway line and contamination. At this time it is unclear whether flood risk could be mitigated.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is not constrained by flood risk, approximately 10% of the site is at medium risk of surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site adjoins Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated by the railway line.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	Residential ribbon development sits to the east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village, with the northern edge commencing at the entrance to the village, 30 mile speed limit and traffic calming measures. The the A14 can be clearly seen in the distance, but transitions into the landscape through landscape interventions. The site proposes low density development would be in keeping with the village character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site abuts the East Coast Mainline railway on its western edge meaning future occupants of the site will be subject to light, noise, air and vibrational pollution, this will influence the layout of the site and mitigation measures would be required.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Offord Primary School. Measuring from the site frontage onto High Street, the site is within 800m of culture and leisure facilities, including, Offord Village hall and All Saints Church.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. The site benefits from a public footpath directly opposite the site frontage on High Street Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site's location within the gateway to the village and the presence of residential development to the south and east imply that there is opportunity for the site to be effectively masterplanned to become part of the existing place and community. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly grade 3 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall and church meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best.

The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has no capacity for linkages to the existing green or blue infrastructure network. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village. The site is of a size that could contribute to the housing needs of the district.

The site would require careful masterplanning to integrate development with the existing village and avoid detrimental impact to the setting of the conservation area and nearby listed buildings. Low density development would be required to compliment the character of the village. The transport impacts on the village due to increased population would require assessment to ensure safety and strategic landscaping would be required to transition to the open countryside. Impacts on residents as a result of the railway line would require mitigation.

Updates after initial appraisal

Central Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is not constrained by flood risk, approximately 5% of the site is at medium risk of surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is wholly grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site adjoins Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated by the railway line.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		Residential ribbon development sits to the south east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside due to its overall size. However the southern half has a close relationship with the residential element of the village. The the A14 can be clearly seen in the distance, but transitions into the landscape through landscape interventions. The site proposes low density development would be in keeping with the village character, however the scale of development proposed (130 homes) would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site abuts the East Coast Mainline railway on its western edge meaning future occupants of the site will be subject to light, noise, air and vibrational pollution, this will influence the layout of the site and mitigation measures would be required.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is likely to support over 100 new homes which could include a wide range of types and tenures.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Offord Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	Measuring from the site frontage onto High Street, the site is within 800m of culture and leisure facilities, including, Offord Village hall and All Saints Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a public footpath on the B1043 that runs half way up the eastern boundary of the site. A new public footpath may need to be created to join up with the existing infrastructure.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

Central Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The sites proposes substantial residential development, its prominence within the wider countryside due to its scale provides challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly grade 3 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall and church meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best.

The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has no capacity for linkages to the existing green or blue infrastructure network. Residential ribbon development sits to the south east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside due to its overall size. However the southern half has a close relationship with the residential element of the village. The site is likely to support over 100 new homes which could include a wide range of types and tenures, however the scale of development proposed (130 homes) would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.

Central Huntingdonshire Sustainability Appraisal

The site would require careful masterplanning to integrate development with the existing village and avoid detrimental impact to the setting of the conservation area and nearby listed buildings. Low density development would be required to compliment the character of the village. The transport impacts on the village due to increased population would require assessment to ensure safety and strategic landscaping would be required to transition to the open countryside. Impacts on residents as a result of the railway line would require mitigation.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Eastern Huntingdonshire Sustainability Appraisal

Eastern Huntingdonshire

6.1 This sets out the sustainability appraisals for the sites located within 'Eastern Huntingdonshire'. This grouping consists of Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needlingworth; and St Ives wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

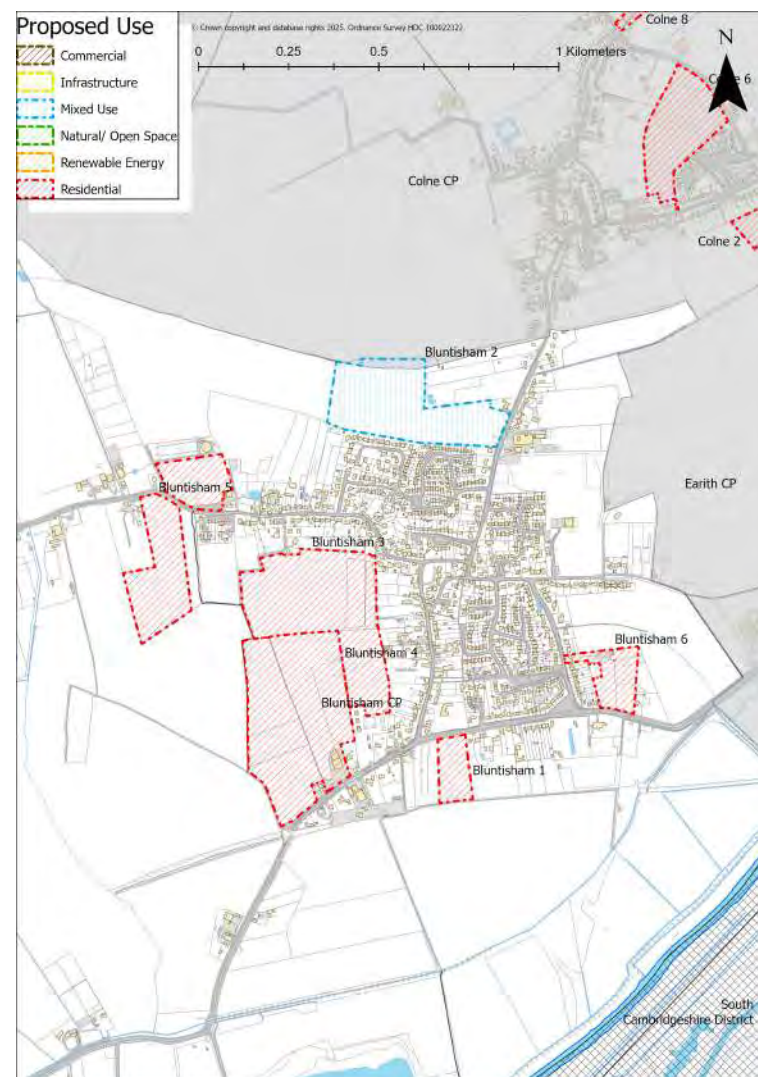
- Bluntisham - 6 sites
- Colne - 8 sites
- Earith - 2 sites
- Fenstanton - 4 sites
- Hemingford Grey - 14 sites
- Hilton - 4 sites
- Holywell-cum-Needlingworth - 11 sites
- Houghton and Wyton - 7 sites
- St Ives - 8 sites
- Wyton on the Hill - 5 sites

Eastern Huntingdonshire Sustainability Appraisal

Bluntisham

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

- Bluntisham 1: Land to the South of Rectory Close, Bluntisham
- Bluntisham 2: Land West of Colne Road, Bluntisham
- Bluntisham 3: Land West of Bluntisham
- Bluntisham 4: Land North of Station Road, Bluntisham
- Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham
- Bluntisham 6: Land off 18 Holliday's Road, Bluntisham



Eastern Huntingdonshire Sustainability Appraisal

Bluntisham 1: Land to the South of Rectory Close, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but the southern quarter of the site is constrained by medium surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the settlement being located on the southern edge of Bluntisham in close proximity to key village services. The site adds to the generally more rural nature of the settlement along Rectory Road. The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the village within its immediate vicinity. The site is however located in a sensitive location and development could have landscape impacts. In depth development along Rectory Road is not characteristic for this part of the settlement so frontage development or a close development focused within the northern half of the site may be more appropriate.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre and is approximately within 250m of Budgens located at the Bluntisham Service Station.
	Minimise the distance people need to travel to access education facilities?	+	The site is just beyond 800m from St Helens Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Church, St Marys Church, the White Swan Public House, Bluntisham service station, Bluntisham Village Hall and playing pitches.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator. There is a pavement across the road from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site can be effectively masterplanned so that development can be integrated into the existing place and community. This will require effective landscaping, sustainable drainage and sensitive design reflecting its proximity to heritage assets. In depth development up to the southern boundary of the site would not be characteristic so to ensure greater integration a frontage development along Rectory Road or close type development within the northern half of the site could be pursued.
SA16	Impact on any heritage assets or their settings?	-	The site is adjacent to a conservation area and the grade II* Bluntisham House.

Summary of SA

This site is greenfield and classified as grade 3 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations nearby to the site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is adjacent to a conservation area and the grade II* Bluntisham House. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Bluntisham 2: Land West of Colne Road, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but there is recorded risk from surface water flooding along the site's frontage along Colne Road and along the southern edge of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI. Development may require assessment on recreational impact on nearby SSSI
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the northern edge of Bluntisham and therefore relates well to the settlement. The proposed capacity for the site is low and includes land for car parking to be used by staff from St Helens Primary School and large amounts of open space. The location of the open space provides a soft landscape edge and a transition from residential development into the countryside. This will help to reinforce the landscape and townscape character of the settlement.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km from a town centre and is approximately 1,200m of Budgens located at the Bluntisham Service Station.
	Minimise the distance people need to travel to access education facilities?	++	The site opposite to St Helens Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Bluntisham Village Hall and playing pitches, the Baptist Church, the White Swan Public House. It is just beyond 800m from other facilities such as St Marys Church and Bluntisham service station.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator. There is a pavement along the site's frontage on Colne Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site could be masterplanned so that it could become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations or heritage assets within the site's immediate vicinity. Development may require assessment on recreational impact on nearby SSSI. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. The site relates very well to the existing settlement being located on its northern edge with direct links to Colne Road.

Updates after initial appraisal

Bluntisham 3: Land West of Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
			The site is not impacted by an air quality management area.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding within the eastern side of the site.
SA4	Prioritise development of previously developed land?		The site is greenfield and wholly classified as grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 1km from Berry Fen SSSI.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the western edge of Bluntisham and extends into the open countryside, substantial landscaping would be required. The southern most part of the site has a TPO protection on it which is a clear development constraint. The site adjoins a conservation area on its eastern edge and is also adjacent to the back gardens of several listed buildings, mitigation may be required to minimise the impact on the setting of these assets. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 3ha is proposed for biodiversity net gain opportunities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre and is approximately within 250m of Budgens located at the Bluntisham Service Station.
	Minimise the distance people need to travel to access education facilities?	+	The site is just beyond 800m from St Helens Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Church, the White Swan Public House and Bluntisham service station. It is just beyond 800m from St Marys Church, Bluntisham Village Hall and playing pitches.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator. It is intended to provide an access to the site via the permitted development on land immediately adjoining the southern most point of this site (approved under 21/02690/REM), additionally points of access are proposed from Nobles Lane and Meridian Close.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located to the west of the main built form of Bluntisham extending into the countryside. There are challenges to successfully integrating development into the existing place and community due to restrictions in access. Access from a permitted development on land immediately adjoining the southernmost point of the site would

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			require removal of trees within a preservation area and therefore be a fundamental constraint, to development, impacting also the ecology and biodiversity of the area. Additional points of access are proposed from Nobles Lane and Meridian Close narrow roads running between residential properties. These have the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale. The latter also presenting a current constraint with the potential for ransom strips. As such is considered that the site cannot be effectively integrated to become part of the existing community.
SA16	Impact on any heritage assets or their settings?	-	The site does adjoin a conservation on its eastern edge and is also adjacent to several listed buildings.

Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations nearby to the site but it is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area. The site is adjacent to a conservation area and several listed buildings. The site has a good level of provision in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. However, the site being located to the west of the main built form of Bluntisham and it extending into the countryside means it is in a sensitive location, the presence of heritage assets nearby and TPOs on site are also development constraints as well as the provision of access through existing and committed residential areas.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Bluntisham 4: Land North of Station Road, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	Within the vision document submitted to support the call for site submission, the housebuilder involved with the site, Barratt David Wilson, have detailed their Zed House which is proposed as part of any future development of the site. The Zed House uses the most modern sustainable housing technology including an air source heat pump, infrared panels, plaster that eliminates pollutants, a fridge which keeps food fresh for longer, heated skirting boards, air-powered showers, electric vehicle charging points, PV solar panels and battery storage. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but is constrained by surface water flood risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and the majority of the site classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. There are no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located to the west of the main built form of Bluntisham so does not relate well to the existing settlement. The site therefore relates more closely to the countryside and is located in a very sensitive location. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards represent significant value in terms of the history of these settlements and their identity. The Landscape Townscape Assessment SPD 2022 noted that the retention, revitalisation and protection of these orchards are of importance to the character of these areas. The proposed capacity for the site is very low which provides opportunities for enhanced landscaping and sustainable drainage to mitigate against surface water flooding and provide a softer development edge. Despite this development would have significant impacts on the landscape and townscape character of Bluntisham

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre and is approximately within 200m of Budgens located at the Bluntisham Service Station.
	Minimise the distance people need to travel to access education facilities?	+	The site is beyond 800m from St Helens Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Church, the White Swan Public House and Bluntisham service station. It is just beyond 800m of St Marys Church, Bluntisham Village Hall and playing pitches.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement across the road from the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located to the west of the main built form of Bluntisham, but close to local services. The extensive presence of orchards means that the site relates more to the countryside and general character of the area than to the built area of Bluntisham. Safety of access to and from the site due to the proposed scale may present safety issues and would require further assessment.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

This site is greenfield and mostly consists of land classified as grade 2 agricultural land. It is within flood zone 1 but is constrained by surface water flood risk. There are no nature conservation or heritage designations nearby to the site but is adjacent to the Great Ouse Valley Green Infrastructure Priority Area. The site has a good level of provision to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards represent significant value in terms of the history of these settlements and their identity. The site is located to the west of the main built form of Bluntisham means it relates more closely to the countryside and development would likely result in significant landscape impacts and detrimentally harm the character of the settlement.

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Updates after initial appraisal

The site promoter resubmitted the site to the Ongoing Call for Sites (see CfS23-24302), it was resubmitted with a Transport Technical Note (November 2024) to outline how access into and from the site will be achieved and the potential impact on the road network. The resubmission also reduced the capacity of the site to 100 supported by a Vision Document. This would allow more land for landscaping. There are still concerns regarding the site's impact on the character of Bluntisham and the impact on landscape and historic character including loss of valuable orchard land and as such the site still performs negatively against SA 7 and SA15.

Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is partially within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with some minimal risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is approximately 200m from the Heath Fruit Farm County Wildlife Site but is sufficiently remote from other designated nature sites so it is unlikely there will be an impact. The site is located outside of the Great Ouse Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site consists of two parcels of land, one north of Wood End and the other south of Wood End to the west of Bluntisham. The site is located to the west of the main built form of Bluntisham so does not relate well to the existing settlement and a pavement doesn't extend this far along Bluntisham Heath Road/ Wood End so access to existing services and facilities is more challenging. The site therefore relates more closely to the countryside and is located in a very sensitive location. The northern parcel of the site consists of orchard land which is becoming increasingly rare across the district. Orchard land in this part of the district is a key characteristic of its landscape character. As such, its development would further erode this landscape character.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity is for 100 homes across above parcels, the site promoter has not provided a more detailed breakdown on how many homes could be provided on each parcel. Development would have significant impacts on the landscape and townscape character of Bluntisham.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km from a town centre and is beyond 800m of Budgens located at the Bluntisham Service Station.
	Minimise the distance people need to travel to access education facilities?	+	The site is beyond 800m from St Helens Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of the Baptist Church, the White Swan Public House, Bluntisham service station, St Marys Church, Bluntisham Village Hall and playing pitches.
SA11	Facilitate access to a range of employment opportunities?		The site is about 4km of the Earith Business Park and about 6km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is just over 800m of two bus stops along High Street, the highest rated is D on the Place Based Carbon Calculator. There is no pavement along the site's frontage along Bluntisham Heath Road/Wood End, it is within 150m from a footpath along Wood End.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located to the west of the main built form of Bluntisham and so therefore would be less successful in being fully integrated and part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets on site but the south eastern corner of the northern parcel of the site is adjacent to a grade II listed building.

Summary of SA

This site is greenfield and consists of land classified as grade 2 agricultural land. It is within flood zone 1 with minimal surface water flood risk. There are no nature conservation or heritage designations on site but it is within 200m of the Heath Fruit Farm CWS and within the setting of a grade II listed building. The site is somewhat remote from local services and facilities and primary education within Bluntisham and also from employment opportunities within Earith and St Ives. It is remote from

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natural greenspace. The site consists of two parcels of land, one north of Bluntisham Heath Road/ Wood End and the other south of it. The northern parcel consists of orchard land. The site is located to the west of the main built form of Bluntisham means it relates more closely to the countryside and development would likely resulting significant landscape impacts and detrimentally harm the character of the settlement.

Updates after initial appraisal

During the Autumn 2024 consultation, the site promoter provided a Vision document to support their proposal. They also reduced the proposal to just include parcel 1 for 2.34 ha removing the southern land parcel (parcel 2) and thus reducing the potential site promoter's capacity to 40-65 homes and also a an additional community building. The Vision Documents states that parcel 1 forms the focus of delivering development but parcel 2 is still available for residential development, open space and BNG. They state the existing access will be retained and used to provide the single point of vehicular access to the development and a new section of footpath will also be provided, linking to the existing footpath to the east along Wood End. As the promoter wishes to keep options open on both parcels the SA has been unchanged, however it is noted that if only parcel 1 were to come forward then SA7 would have a less negative score but this would still result in further development along Wood End which is extending away from the main built form of the Bluntisham.

Since the assessment of the site was undertaken, it has come to the Council's attention that the orchard has since been felled. While not a protected nature conservation feature, these orchards are characterful of the area and contributes to biodiversity and the rural edge of the village and their loss will have a detrimental impact on the character and history of the village.

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document (dated December 2025) in support of development on the originally submitted southern parcel south of Wood End. This had previously been discounted. Development on this parcel is considered inappropriate due to its landscape impact, extending away form the main built form of the village posing integration challenges. More sustainably located sites have been selected as allocations. As the promoter wishes to keep options open on both parcels the SA has been unchanged.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	Not contain, and be at least 200m from an air quality management area?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	The site is partly greenfield and partly previously developed. There is an existing property and equestrian structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely not to be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is partially within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with some surface water flood risk in the north eastern part of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is partly greenfield and partly previously developed land. Approximately two thirds of the site is classed as grade 3 agricultural land, however the north-western third of the site is classed as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is just beyond 200m of a 0.5ha area of natural open space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The is within 250m of Berry Fen SSSI and within 2km of the Ouse Washes SPA/ SSSI. The scale of potential development is unlikely to result in significant impact on these sites. The site is partially located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the settlement being located on the eastern edge of Bluntisham in close proximity to key village services. The site adds to the generally more rural nature of the settlement along Rectory Road, this is extenuated by its current equestrian use. The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the village within its immediate vicinity. The site is however located in a sensitive location and development could have landscape impacts as well as impact the setting of a heritage asset. Its southern edge has established trees running along it and a fence line defines its western edge. It is more open on its eastern and northern edge, as such development would be visible from public rights of way to the north and east of the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre and is approximately within 800m of Budgens located at the Bluntisham Service Station.
	Minimise the distance people need to travel to access education facilities?	+	The site is just beyond 800m from St Helens Primary School.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Church, St Marys Church, the White Swan Public House, Bluntisham service station, Bluntisham Village Hall and playing pitches.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site's frontage onto Holliday's Road is adjacent to a bus stop which is rated D- on the Place Based Carbon Calculator. Pavements run adjacent to the site along Holliday's Road and Rectory Road (AA123).
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	Provide high quality development sensitive to the character of the local environment?	+	The site can be effectively masterplanned so that development can be integrated into the existing place and community. This will require effective landscaping, sustainable drainage and sensitive design

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		reflecting its proximity to heritage assets. Development may require the demolition of the existing property on Holliday's Road to enable a sufficient access to the site.
SA16	Impact on any heritage assets or their settings?	-	The Grade I Listed St Mary's Church is located approximately 50m south of the site. Development could negatively impact on the setting of St Mary's Church given the proximity between the site and this heritage asset.

Summary of SA

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

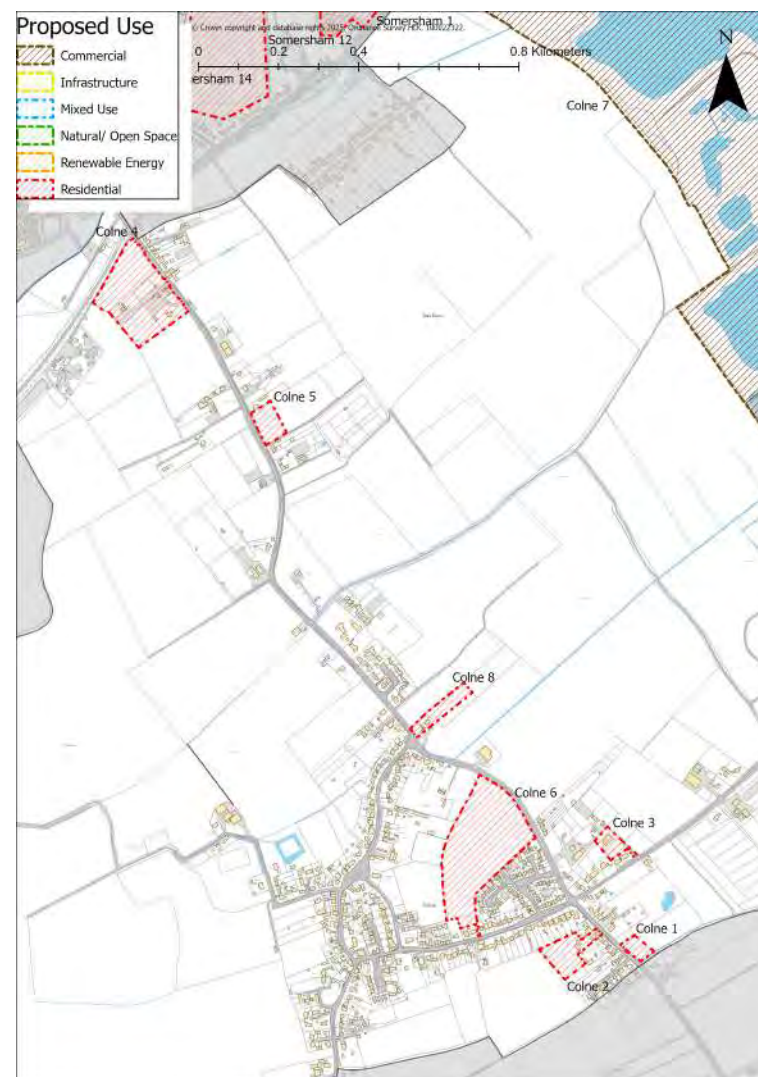
Updates after initial appraisal

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Colne

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

- Colne 1: Land North of The Meadows, Earith Road, Colne
- Colne 2: Land at Ramadie, Earith Road, Colne
- Colne 3: Land North West of Holme Fen Drove, Colne
- Colne 4: Land at Cranbrook Plants, Colne Road, Somersham (Colne)
- Colne 5: Land at Colne Road, Somersham (Colne)
- Colne 6: Land West of the B1050, Earith Road, Colne
- Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne) - this site partially falls within Earith parish. As the majority of the site falls within Colne parish, the site has been assessed here instead.
- Colne 8: Pound Ground, Colne High Street, Somersham Road, Colne



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Colne 1: Land North of The Meadows, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but the most of the site is at risk from medium surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has very limited capacity for linkages to the strategic green or blue infrastructure network.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/SPA/SAC.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	This is a small site consisting of orchard land which is becoming increasingly rare. Orchard land in this part of the district is a key characteristic of its landscape character. As such, its development would further erode this landscape character although in their submission, the site promoter states that the site is 'formerly an orchard, the trees have since been grubbed up and the site lies unused.' The site is located within the built form of Colne in close proximity to village services and facilities, as such development would relate well to the settlement. The proposed capacity of 5 homes would represent a reasonable use of land, the schematic block plan submitted shows that it is proposed to develop the site for 5 large detached homes which would be reflective of the generally detached and more spacious plot sizes found in this part of the village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is promoted for five market and/or affordable homes or five self and custom build plots.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site. The site is approximately 1.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site. The site is within 800m of a village hall, St Helens Church and Green Man public house.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.8km from Earith Business Park and 3.7km from West Newlands Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a train station. It is within 800m of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service. The site benefits from a pavement that runs along the site frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community although it would result in the loss of orchard land.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

Summary of SA

The site is located towards the southern end of Colne. It consists of orchard land, an increasingly scarce resource across the district. The site is therefore wholly greenfield and is wholly classified as grade 2 agricultural land. It is remote from natural greenspace. The site is constrained by surface water flooding but not fluvial flood risk. It is not constrained by heritage designations but is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Colne 2: Land at Ramadie, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is partly previously developed / partly greenfield land with existing structures including a dwelling and agricultural structures on site meaning that development could reuse materials and/or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1 and has no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The site is classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has very limited capacity for linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The site is bounded by residential development on its northern and eastern sides but projects beyond the rear boundary of the residential properties south of the site. The paddock itself is well-contained on its western boundary by an existing hedgerow. Development of the site would consist of in depth development which is not characteristic. The proposed capacity put forward by the site promoter is very low so would not make the most efficient use of land either.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site. The site is approximately 1.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site. The site is within 800m of a village hall, St Helens Church and Green Man public house.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.8km from Earith Business Park and 3.7km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a train station. It is within 800m of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service. The site benefits from a pavement that runs along the site frontage on Colne Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, it would however provide in depth development which is less characteristic, therefore sensitive design will need to be required to ensure successful integration and minimise townscape impacts. Additionally it would need to retain existing hedgerows to minimise landscape impact and retain the contained nature of the existing paddock land.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site or in the immediate vicinity of the site

Summary of SA

The site is located to the south east of the centre of Colne. It consists of a mix of greenfield and previously developed land with an existing dwelling, 'Ramadie' on site as well as various agricultural structures. The site is wholly classified as grade 2 agricultural land. It is remote from natural greenspace. The site is not constrained by flooding or by heritage designations but is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The potential for in depth development on site is less characteristic and its location on the edge of Colne will require sensitive design and landscaping.

Updates after initial appraisal

In the Autumn of 2024, the site promoter commented that they are now seeking an allocation status for the site. THIS does not change the outcomes of the SA.

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Colne 3: Land North West of Holme Fen Drove, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with some surface water flood risk
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	There is an existing large agricultural building on site. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace. It has very limited capacity for linkages to the strategic green or blue infrastructure network

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC. The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the eastern edge of Colne along Holme Fen Drove. It is proposed to develop the site for up to 5 homes on land to the rear of two existing bungalows: The Orchards and Scotia House. Holme Fen Drove has consists of ribbon type development, therefore in depth development is not characteristic but the site does not extend further than the adjoining residential curtilages of the neighbouring properties. There is open countryside to the east, the site benefits from existing established vegetated boundaries which help to minimise landscape impact. The proposed capacity is very low but this does allow for greater amounts of landscaping to retain a sense of separation between neighbouring properties and reduce amenity impacts on the bungalows. To reduce this impact further, it may be possible to pursue a scheme that only includes single storey properties.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site. The site is approximately 2km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site. The site is within 800m of a village hall, St Helens Church and Green Man public house.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site fronts onto Holme Fen Drove and is within 5km of multiple concentrations of employment. It is approximately, 2km from Earith Business Park and 3.7km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate. The site benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a train station. It is within 800 meters of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service. The site fronts onto Holmes Fen Drove where there is not a designated pavement but is within 500m from a pavement on Earith Road.
	Benefit from access to active travel infrastructure for practical and social activities?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, it would however require sensitive design and landscaping to minimise any landscape impact. Additionally sensitive design will be required to reduce any amenity impacts on neighbouring properties, particularly any single storey dwellings.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or nearby to the site.

Summary of SA

The site is located on the eastern edge of Colne. It consists of greenfield land classified as grade 2 agricultural land but it does contain a large agricultural structure on site. It is remote from natural greenspace. The site is constrained by surface water flooding but not fluvial flood risk. It is not constrained by heritage designations but it is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The site is in a sensitive location with the open countryside to the east and north but existing established vegetated boundaries form a natural buffer which could be reinforced in a future development. It would provide in depth development which is less characteristic of the area so sensitive design will also be required to minimise the amenity impacts of development on the adjoining single storey properties.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Colne 4: Land at Cranbrook Plants, Colne Road, Somersham, (Colne)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is partly greenfield land and partly previously developed with buildings and agricultural structures on site meaning that there is some potential for the reuse materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding within the northern corner of the site (this is at medium risk).
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	+	The site is partly greenfield and partly previously developed land being occupied by an operational garden centre known as Cranbrook Plants with a separate residential property. It is wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern edge of the site is within 300m of a 2ha natural greenspace. It has very limited capacity for linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 60m of the St Ives - March Disused Railway (The Parks North) County Wildlife Site. It is more than 1km from a SSSI and more than 2km away from the Ouse Washes Ramsar/ SPA/SAC. The site is approximately 1.8km from the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located within Colne parish, however functionally relates much more closely with Somersham. It is in a transitional location where the village starts to transition into the countryside that separates it from Colne. It is separated from the main built form by an undeveloped parcel of land to the north of the site. The site has been occupied by a garden centre known as Cranbrook Plants with a separate residential property on site. The redevelopment of the site could provide betterment through the clearance of structures and greenhouses. There is extensive tree planting along all of its boundaries which adds to the rural feel of the site. The proposed site plan shows that there will be a significant landscape buffer on its southern edge with trees and vegetation retained here and also along its remaining boundaries. The landscaping encloses the site which may make integration with the wider village more challenging.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity for the site and the inclusion of landscaping and sustainable drainage would make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is within 400m from the Somersham Water Recycling Centre. The south western boundary of the site lies within 75m of the sewage works and is directly downwind of the prevailing south westerly winds. Therefore the site is considered to be very vulnerable to detrimental impacts such as odours and flies. Considerable mitigation will be required to overcome these issues and provide a high quality living environment.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes with the site promoter identifying that up to 58 units could be affordable housing. There will also be a number of specialist homes and custom and self build plots but the quantity of these have not been confirmed. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The closest town centre is St Ives which is in excess of 5km from the site, it is within 800m of a local convenience store and also beyond 2.5km of a freestanding supermarket.
	Minimise the distance people need to travel to access education facilities?	+	The site beyond is 800m Somersham Primary School, however there is a primary school within the village that could be accessed.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of a Somersham Bowls Club, Baptist Church, and Rose and Crown Public House.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.6km from West Newlands Industrial Estate and 3.2km from Earith Business Park. It is beyond 1.5km of a town centre, secondary school and an industrial estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a train station. It is within 800 meters of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service. The site benefits from a pavement that runs along the opposite side of Colne Road adjacent to the site's frontage.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not result in the loss of retail or social facilities or the retention or modernisation of existing facilities. The site promoter has stated that there is potential to provide a community building on site but this has not been included on the site proposal plan.
SA15	Provide high quality development sensitive to the character of the local environment?	-	The site is located such that it will be challenging to effectively masterplan the site to become part of the existing place and community due to its edge of village location separated by

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		undeveloped land. Integration and high quality environment will also be subject to the integration of landscaping to overcome odour and amenity impacts of its proximity to the water recycling centre.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets within the site or in close proximity to the site that would be impacted by the proposal.

Summary of SA

The site is located within Colne parish, however functionally relates much more closely with Somersham. It consists of a mix of greenfield and previously developed land and classified as grade 3 agricultural land. It is accessible to natural greenspace. The site is not significantly constrained by flood risk. It is not constrained by heritage assets. 60m of the St Ives - March Disused Railway (The Parks North) County Wildlife Site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Somersham including primary education. The site is in a transitional location with the open countryside to the south making integration more challenging. The site is within 400m from the Somersham Water Recycling Centre and considerable mitigation will be required to overcome these issues and provide a high quality living environment.

Updates after initial appraisal

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Colne 5: Land at Colne Road, Somersham, (Colne)

- 6.4** As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Eastern Huntingdonshire Sustainability Appraisal

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

Colne 6: Land West of the B1050, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding within the southern part of the site (this is at very low risk) and the northern part of the site (this is at higher risk).
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has very limited capacity for linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	This is a large centrally located site within Colne, it therefore relates very well to the settlement. It being undeveloped provides a sense of openness in this part of the village. Its development would therefore result in a large infill and erode this sense of openness. The site gently slopes to the north and is particularly open to the east from Earith Road. The indicative site plan submitted in the vision document shows that the northern part of the site is proposed for landscaping and sustainable drainage to overcome these constraints with development being focused in the southern half of the site where it would adjoin existing residential development. This will also assist in the integration of the site into the existing place and community and minimise the erosion of the open character of the settlement here. The proposed capacity for the site and the mix of natural space for landscaping and sustainable drainage would make an efficient use of land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes including a number of specialist homes and custom and self build plots but the quantity of these have not been confirmed. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site. The site is approximately 2km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site. The site is within 800m of a village hall, St Helens Church and Green Man public house.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site fronts onto Earith Road and is within 5km of multiple concentrations of employment. It is approximately, 2km from Earith Business Park and 3.2km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a train station. It is within 800 meters of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service. The site benefits from a pavement that runs along the site frontage on Colne Road
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to the integration of sustainable drainage and landscaping.
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, it is approximately 150m east of St Helens Church, a Grade II listed building, which could be adversely impacted by the development.

Summary of SA

The site is centrally located within Colne. It consists of greenfield land classified as grade 2 agricultural land. It is remote from natural greenspace. The site is constrained by surface water flooding particularly on its northern half but also to a lower degree in its southern half but not fluvial flood risk. There is a listed building that could be impacted by development and it is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable

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accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The site is in a sensitive location with the open countryside to the north and east where views into and from the site are very open but adjoins residential development to the south. The southern part of the site is where it is proposed to concentrate new built development.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Colne 7: Colne Fen Farm and Fishery, south of Chatteris Road, Somersham (Colne)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is mostly promoted for biodiversity net gain and nature uses with some commercial leisure uses including holiday accommodation. No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 29% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is near to the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	About 70% of the site is within flood zone 1, some 24% of the site is within flood zone 3b. There is some surface water flood risk across the site. The Cranbrook Drain flows adjacent to the northern and eastern site boundaries. The drain rises on locally high ground near Woodhurst, some 6.5 km to the west of the site. Some 2 km southeast of the site the Cranbrook Drain joins the Old Bedford River. There are a number of other smaller drains in the vicinity of the site, all of which generally flow north-eastwards to the Cranbrook Drain. There are numerous waterbodies associated with areas of former mineral extraction in the vicinity of the site, some of which have or will be infilled as part of the restoration works ongoing on site.
SA4	Prioritise development of previously developed land?		This is a large greenfield site that consists of some 165ha of land formerly used for quarrying of sand and gravel since the 1940s but by 2013 the bulk excavation of minerals had ceased.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The majority of the site is classified as grade 3 agricultural land, there is some land classified as grade 2 on the northern edge and southern edge of the site which corresponds with the Earith Gravel Pits County Wildlife Site designation. The indicative masterplan submitted shows the broad location of development, it is unclear at this stage the quantity of lodges or what other associated facilities will be proposed as alongside them. It appears that the main use for the site will be for natural, green or open spaces and biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It some capacity for linkages to the strategic green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	Part of the Earith Gravel Pits County Wildlife Site falls within the southern most part of the site. The site is more than 1km from a SSSI and 200m from a LGS. However, it is less than 2km away from the Ouse Washes Ramsar/SPA/SAC when measured along the site's frontage along Holme Drove The southern part of the site, approximately 0.25 sq km is inside of the Great Ouse Valley Green Infrastructure Priority Area and has some potential to contribute to improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is detached from the settlements of Earith and Colne. It consist of former gravel extraction and quarry works. It is undergoing restoration and is also used for fishing. As such it relates much more closely to the countryside than to either settlement. It is proposed to continue the nature conservation and environmental restoration works on site and in the longer term provide some commercial leisure development within the site. It is unclear how many holiday lodges and if any associated facilities will be provided in a future scheme, therefore this is difficult to assess at this time and the extend to which this will compliment the nature and open space uses on site without being an over development of the site and potentially undermining conservation efforts. Further information and a potential business plan may be necessary to ascertain the viability and desirability of a tourist destination in this location.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The proposed uses for the site do not include residential development, therefore will not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store from the front of the site at the northern boundary is in Somersham which is beyond 800m and a freestanding supermarket in St Ives is beyond 2.5km from the site. The site proposal is for non-residential and biodiversity use and therefore access to education facilities is not relevant. The site is proposed for biodiversity net gain and also commercial leisure use in the form of holiday lodges. It is beyond 800m from Colne from the southern boundary and Somersham from the northern boundary where there are cultural and leisure facilities.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is proposed for non-residential and biodiversity net gain purposes and therefore access to concentrations of employment is not relevant. The proposed holiday lodges and leisure facilities provide the scope for limited employment opportunities on site. Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 800m from any bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	-	The site fronts onto Holmes Drove from the southern boundary where there is not a designated pavement but is within 1km from a pavement on Earith Road. It is also within 1km from a pavement on Chatteris Road measuring from the northern boundary.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposed holiday lodges and related tourism uses would support use of the restored quarry site and extensive resultant lakes. They would provide the scope for limited employment opportunities on site.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is remote from Colne and Earith villages and is undergoing restoration following its previous use as a gravel extraction site. As such as the site and its associated leisure uses will relate much more closely to the countryside than to either settlement, therefore integration with them is not necessary, however the leisure uses could provide a complimentary development that could assist in the longer term management and enjoyment of the site.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

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Summary of SA

The site is detached from a settlement and relates much more closely to the open countryside than either Somersham or Colne. It is remote from public or active travel. It consists of a former gravel extraction and quarrying works which has been undergoing conservation and restoration for several years with works to complete in 5 years. The site is also used for fishing. The site promoter's longer term ambition for the site is to provide some additional commercial leisure uses consisting of holiday lodges, associated water related leisure uses and biodiversity net gain. The impact of intensifying the leisure uses on site would need detailed assessment particularly in terms of its potential impact on the Earith Gravel Pits CWS and the Ouse Washes Ramsar/SPA/SAC.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with some agricultural structures on site meaning that there is very limited opportunity for the reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?		The site is greenfield and wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has very limited capacity for linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 25m from Pound Lane Orchard CWS but is sufficiently remote from other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside of the Great Ouse Valley Green Infrastructure Priority Area and limited potential to contribute strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	This site is located to the north of the main built form of Colne. It is a long rectangular piece of land in agricultural use with substantial vegetation across the site. It extends into the countryside and development along Somersham Road is typically facing directly onto Somersham Road or within a very small close which does not extend as far as the site does. Also, there is no built development immediately adjoining the site, therefore built development across the whole of

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the site would not reflect local character and would impact the countryside as well as see the removal of trees that contribute to the rural nature and character here.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes and/or self and custom build housing. The site is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is approximately 2.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site. The site is about 800m of a village hall, St Helens Church and Green Man public house.
SA11	Facilitate access to a range of employment opportunities?	+	The site fronts onto Somersham Road and is within 5km of multiple concentrations of employment. It is approximately, 2.5km from Earith Business Park and 3km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a train station. It is within 100 meters of two bus stops on High Street, the highest is rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service. The site benefits from a pavement that runs on the opposite side of Somersham Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it may integrated with the existing place and community by virtue of its proximity to nearby development and if development were focused on a much smaller area closer to Somersham Road. However its detached location from whereby it is not adjoining any built development makes it more challenging to successfully integrate. Also, development across the whole of the site would adversely impact trees and the character of the countryside.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

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

Updates after initial appraisal

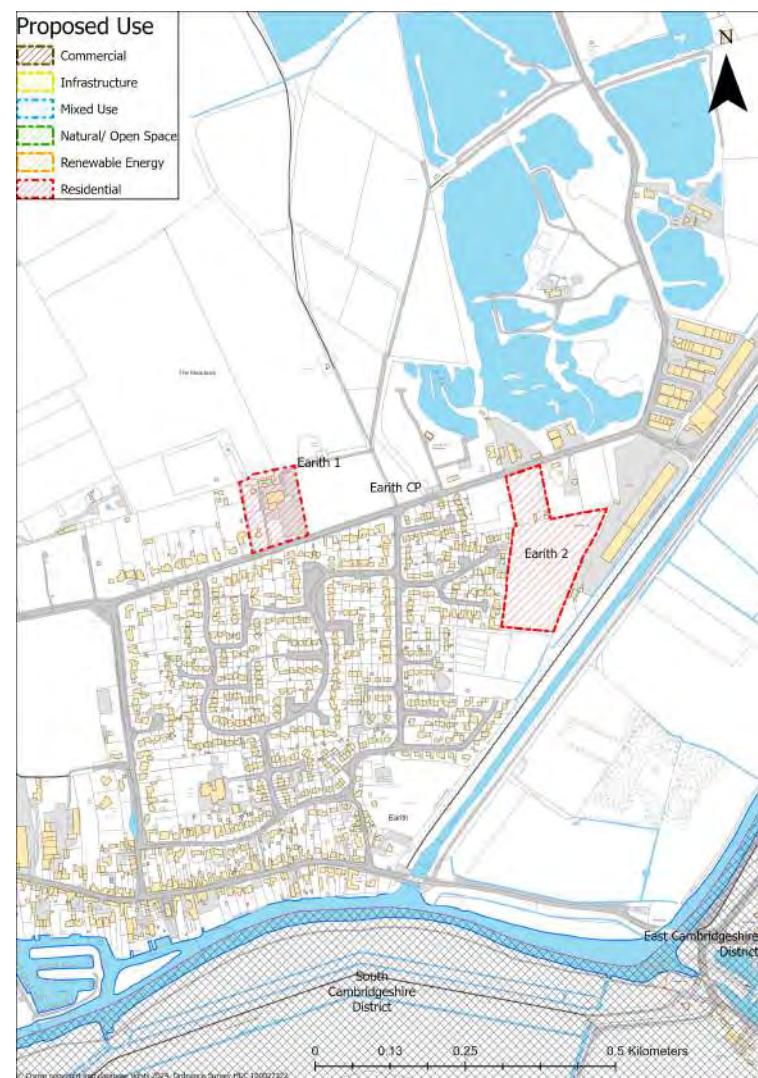
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Earith

6.6 Two sites have been identified/ put forward through the desktop review or Call for Sites process. This is:

- Earith 1: New Farm, Meadow Lane, Earith
- Earith 2: Land On The South Side Of Meadow Drive, Earith

6.7 Please note that Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne) also partially falls within Earith parish, but it has been included under Colne as most of the site lies within that parish area.



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Earith 1: New Farm, Meadow Lane, Earith

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly previously developed / partly greenfield land with existing structures including a dwelling and structures and hardstanding relating to the site's current equestrian use on site meaning that development could reuse materials and/or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1 but there is some surface water flood risk recorded across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is classified as being grade 2 agricultural land. The site contains several structures and hardstanding relating to the current equestrian use of the site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is within 200m of the Earith Gravel Pits County Wildlife Site, is within 1km of Berry Fen SSSI and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI site. The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the northern edge of Earith with residential development on two sides, it therefore relates to the existing settlement. The site is currently used as an equestrian centre. The proposed capacity of the site would represent very low density development even when incorporating land for sustainable drainage and landscaping, this may not make the most efficient use of land but would be in keeping with surrounding residential development. It therefore will contribute towards retaining the existing character of the settlement.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km from a town centre and is just over 800m from Bridge End Stores located on the High Street.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Earith Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is approximately 800m from the Crown Inn and Rectors Hall.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 700m of the Earith Business Park and about a kilometre from a concentration of businesses located at 101 High Street . Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Greenfields and Parrens Road, these are rated E- on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement across the road from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to the integration of sustainable drainage and landscaping.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located on the northern edge of Earith and relates well to the existing settlement, it is currently used as an equestrian centre so its redevelopment would utilise land that is partially previously developed. It is not constrained by fluvial flooding but does have surface water flood risk. It is located in a sensitive location on the northern edge of the settlement with the countryside on two sides. It is located within the Great Ouse Valley Green Infrastructure Priority Area and nearby to several nature conservation sites including the Ouse Washes. It is not constrained by heritage assets. It is in good proximity to several services and facilities such as a primary school, shop, public house, bus stops and employment opportunities.

Updates after initial appraisal

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Earith 2: Land On The South Side Of Meadow Drive, Earith

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with a few agricultural structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1 but there is some surface water flood risk recorded across the centre of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land classified as being grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within within 200m of 0.5ha natural green space and is also within 300m of 2ha natural greenspace. It has direct capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is within 50m of the Earith Gravel Pits County Wildlife Site and is within 50m of the Ouse Washes Ramsar/SPA/SSSI site. It is also about 1km from Berry Fen SSSI. The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?		
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located on the eastern edge of Earith with residential development along most of its western edge and the Earith Business Park to the east. The site therefore relates to the existing settlement. Access is possible from Meadow Drove, there is no footpath along here. While development will adjoin existing residential development, it will face onto the back of properties along Hermitage Road and Meadow Way which reduces the likelihood of successful integration with the existing place and community. It will see the development of paddock land that provides a green edge to the village between it and the business park and would see the built form extend further towards protected nature conservation sites.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km from a town centre and is just over 800m from Bridge End Stores located on the High Street.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	+	The site is within 800m of Earith Primary School. The site is over 800m from the Crown Inn and Rectors Hall.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 250m of the Earith Business Park and about 1.2km from a concentration of businesses located at 101 High Street. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Parrens Road, these are rated E- on the Place Based Carbon Calculator meaning there is an infrequent service. There is no pavement located along the site's frontage, it is within 500m of a public right of way but this extends away from the village into the CWS so does not help to improve the accessibility of the site to practical and social activities within the village itself.
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it effectively masterplanning it to become part of the existing place and community is challenging as while development will adjoin existing residential development, it will face onto the back of properties along Hermitage Road and Meadow Way which reduces the likelihood of successful integration with the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it is some 50m from a conservation area, the setting of which could be impacted by proposals.

Summary of SA

The site is located on the eastern edge of Earith and relates to the existing settlement, it is greenfield and classified as grade 3 agricultural land. It is not constrained by fluvial flooding but does have surface water flood risk. It is located in a sensitive location on the eastern edge of the settlement, it adjoins some built development but it is within the Great Ouse Valley Green Infrastructure Priority Area and in close proximity to several nature conservation sites including the Ouse Washes. It is not somewhat constrained by heritage assets with the site being within the setting of a conservation area. It does not benefit from footpath connectivity making integration with the existing place and community more challenging and it is a somewhat distant from services and facilities such as a primary school, shop and public house within the village. It has good accessibility to employment opportunities being located adjacent to the Earith Business Park.

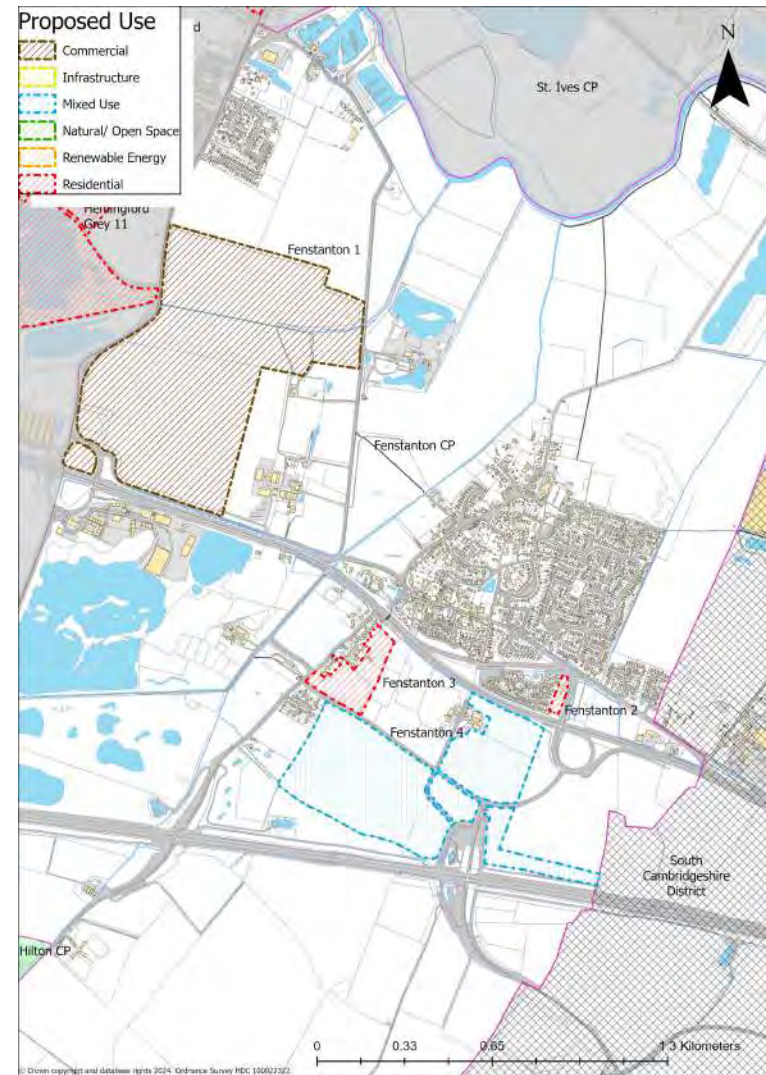
Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Fenstanton

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

- Fenstanton 1: Galley Hill, Fenstanton
- Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton
- Fenstanton 3: Land East of Hilton Road, Fenstanton
- Fenstanton 4: Land of Conington Road, Fenstanton



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Fenstanton 1: Galley Hill, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	Limited information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter states that the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels. There are no air quality management areas within the site but it is within 200m of several parcels of land included within the A14 Fenstanton Air Quality Management Area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	-	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 59% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. About 40% of the site is within flood zone 1, with 56% of the site being in flood zone 3b (this consists of the northern half of the site) and the rest in flood zone 2. There is some surface water flood risk across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land. Over a third of the site is classified as grade 2 agricultural land, another third is classified as grade 3 and the south western edge of the site is classified as non-agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The Low Road Meadows (West) County Wildlife Site partially falls within the site. This CWS is within the part of the site not proposed for built development. The Marsh Lane Gravel Pits CWS and Fenstanton Pits (West End Pits) CWS are within 200m of the site. The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is physically detached from Fenstanton village and is located on the opposite side of the A1307 from the Lakes Business Park. While it is located within the countryside, the proposed employment uses are complimentary to those adjacent in the Lakes Business Park. The proposed site plan shows that only approximately half of the site is proposed for built development so that land at high risk from flooding is excluded, this does however mean that built development is concentrated on land of higher agricultural value. The overall sites area is approximately 61ha but development is proposed on only

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			25ha, this makes a more efficient use of land keeping development out of at risk areas from flooding. The site is broadly flat but is bounded by the strategic road network on its western and southern edges, also considering that development would be concentrated on the southern half of the site closest to the road network, the landscape impact is somewhat mitigated but it is inevitable that development at this scale would result in a continuing change to the landscape character of the area inline with that which has been underway with the development of the Lakes Business Park to the south. The area of land north of the proposed built development can be used to provide landscaping as well as flood mitigation to help address this.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its southern boundary by the A1307 increasing the likelihood of noise, light and visual pollution. It is also of a scale which could increase pollution locally.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km from St Ives town centre but it is beyond 800m from a local convenience store and beyond 2.5km of a freestanding supermarket. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is beyond 800m from leisure and cultural facilities within Fenstanton, St Ives and Hemingford Grey.
SA11	Facilitate access to a range of employment opportunities?	++	The proposal seeks over 5ha of new employment development consisting of a mix of offices, warehousing and industrial uses. It is also on the opposite side of the A1307 from the Lakes Business Park. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	--	The site is over 5km from a railway station. The site's proposed access from the roundabout between the A1307 and A1096, the site is beyond 800m from a bus stop. There is no pavement along the site's frontage but there is a public right of way runs across the northern half of the site, this runs alongside Lake Brook.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The proposal seeks new employment development consisting of a mix of offices, warehousing and industrial uses. The Economics Benefits Assessment submitted alongside the site submission states that some 2,648 jobs could be created from the development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is physically detached from any settlement. It is also detached from the Lakes Business Park being separated by the A1307, however, the proposed employment uses would be complimentary to it. It may be possible to successfully integrate development with its surrounding context.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but there is a cluster of listed farmhouses and barns to the east of the site including Hall Green Farm and Manor Farm.

Summary of SA

The site is physically detached from Fenstanton but is located adjacent to the Lakes Business Park on the other side of the A1307. The northern half of the site is heavily constrained by flooding, there is also a CWS partially located within the site and it is located within the Great Ouse Valley Green Infrastructure Priority Area. It is adjacent to several designated heritage assets. About a third of the site is classified as grade 2 agricultural land with another third at grade 3 and another as being non-agricultural. The site is not well served via public transport options. It proposes over 5ha of employment land which could compliment the adjacent Lakes Business Park.

Updates after initial appraisal

Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
			The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly within flood zone 1 with some surface water flood risk on its northern edge where the site adjoins Cambridge Road.
SA4	Prioritise development of previously developed land?		The site is greenfield and appears to have been as storage. The northern half of the site is classified as grade 3 agricultural land, the southern half is classified as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. There are TPO protected trees on site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located within the southern edge of the built form of Fenstanton. It adjoins existing residential development on its western edge but there is no connectivity through to it from the site. The site is narrow and accessed via Cambridge Road/ Huntingdon Road but there is no pedestrian access making the site very detached in terms of integrating and connecting it to existing services. The site has TPO protected trees in addition to its proximity to the A1307 and gas mains, means it is highly constrained in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village and would not protect or reinforce the character of the village.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. A gas mains runs through the site.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre and is about 600m from a Nisa Local located along the High Street.
	Minimise the distance people need to travel to access education facilities?	+	The site is just over 800m from Fenstanton and Hilton Primary School.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of the Duchess Public House and the Crown And Pipes Public House. The site is just beyond 800m from playing pitches, St Peter And St Pauls Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2km from the Lakeside Business Park.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is over 5km from a railway station. The site is within 800m of several bus stops located along the High Street, the highest rated one is rated D+ on the Place Based Carbon Calculator. The site is not easily accessible on foot or bicycle as it does not benefit from a pavement along its frontage or across the road from the site. There are rights of way within 500m from the site but are located across the A1307.
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is narrow and the presence of extensive TPO protected trees, the A1307 and gas mains, means it is highly constrained in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is equally grade 2 and grade 3 agricultural land located at a junction between Cambridge Road and Huntingdon Road on the approach to the A1307 flyover. It is constrained by some surface water flood risk, TPO protected trees and potentially greater levels of noise, light and visual pollution arising from its proximity to the A1307. It is not constrained by nature conservation or heritage designations. The site has good access to local services and facilities, primary education and employment opportunities. It is however functionally detached from the settlement in terms of pedestrian accessibility and its development would give rise to design challenges.

Updates after initial appraisal

Fenstanton 3: Land East of Hilton Road, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	-	
			The northern most part of the site adjoins an Air Quality Management Area associated with the former A14 (now A1307) works.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The vast majority of the site is within flood zone 1 but a very small area of the land abutting Hilton Road is classed as flood zone 3a. Across the site there are pockets of land at risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?		The site is greenfield grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located to the south of the A1307 and is adjacent to development at Hilton Road, it is physically detached from the main built form of Fenstanton. As such it does not relate well to the settlement. While the proposed scale of development would be an efficient use of land, development in this location at scale is likely to alter the mainly rural character of this location and give rise to significant landscape impact as well as harm various designated heritage assets.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is approximately 5km of St Ives town centre and is over 800m from a Nisa Local located along the High Street.
	Minimise the distance people need to travel to access education facilities?		The site is beyond 800m from Fenstanton and Hilton Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?		The site is beyond 800m of services and facilities within Fenstanton.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2.5km from the Lakeside Business Park.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of a bus stop located at Pear Tree Close, this is rated F on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a footpath located across the road from the site which provides a connection via an underpass to services within Fenstanton.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement being located on the other side of the A1307. It would also give rise to significant landscape impacts disrupting the character of the area.
SA16	Impact on any heritage assets or their settings?	-	The site is adjacent to several listed buildings: The Gables (Grade II Listed), the Barn to the east/south-east of The Gables Farmhouse (Grade II Listed) and the Barn to the south east of The Gables Farmhouse (Grade II Listed). Given the current undeveloped nature

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the site and the proximity of the adjacent listed buildings, development of the site could have a detrimental impact upon the settings of heritage assets.

Summary of SA

The site is somewhat constrained by flooding, it is not constrained by nature conservation designations but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is adjacent to several designated heritage assets. The site is physically detached from the main built form of Fenstanton being located on the other side of the A1307, it adjoins residential development along Hilton Road but the character of the area is very rural, as such development on this site would disrupt the character of the area. The site is distant from community services and facilities located within Fenstanton and from primary education. It has reasonable connectivity to employment opportunities at Lakeside Business Park but is not well served by public transport.

Updates after initial appraisal

Fenstanton 4: Land off Conington Road, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	Within the Vision document submitted alongside the call for site submission, it is stated that design measures to increase sustainability and provide zero carbon technologies may be included but it is unclear if this will be above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 0.5% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is within flood zone 1, however a very small portion of the south western corner of parcel B is at a higher risk of flooding. This is associated with existing watercourses located beyond the site boundaries to the west and east of the site. There is recorded risk from surface water flooding along the south-west boundary and within the central parts of the site.
SA4	Prioritise development of previously developed land?		The site is greenfield grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		Parcel A is wholly classified as grade 2 agricultural land, Parcel B is mainly grade 3 with only a small portion of its north eastern corner being grade 2, Parcel C is half grade 2 and half grade 3, and Parcel D is mainly grade 3 agricultural land with only some of its northern edge being grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace and is of a scale to provide green space throughout the development. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site has four distinct land parcels currently used for agricultural purposes. The Transport Technical Note submitted as part of this call for sites submission have identified them as parcels A-D (for ease, these will be used in this site assessment): - Parcel A lies on land to the south of the A1307 (Cambridge Road) and north of Conington Road. - Parcels B-D are all on land to the south of Conington Road. Parcels B (the most westerly of the parcels south of Conington Road) and C (the central of the parcels south of Conington Road) are bisected by an existing agricultural access road, the former Conington Road routeing. Parcels C and D (the most easterly of the parcels south of Conington Road) are bisected by the southerly spur of the realigned Conington Road. They are located to the south of the A1307 physically detached from the main built form of Fenstanton by vehicle with a pedestrian underpass linking to Fenstanton. The proposed scale of development and mix of uses may be an efficient use of land, but even with significant levels of green infrastructure and landscaping, development in this location is still likely to substantially impact the rural nature of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is approximately 5km of St Ives town centre and is over 800m from a Nisa Local located along the High Street.
	Minimise the distance people need to travel to access education facilities?		The site is beyond 800m from Fenstanton and Hilton Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?		The site is beyond 800m of services and facilities within Fenstanton.
SA11	Facilitate access to a range of employment opportunities?		The site is approximately 2.5km from the Lakeside Business Park.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is just beyond 800m of a bus stop located along the High Street.
	Benefit from access to active travel infrastructure for practical and social activities?	-	There are no footpaths connecting the site to Fenstanton. There are public rights of way running along the northern and eastern edges of Parcel A which extend out into the open countryside and also run through the eastern half of Parcel D but they do not provide a direct link into the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter proposes to include a small local centre within the scheme and 5.5ha of employment land. It is unclear at this time the number of jobs that could be created from these.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal seeks to include a small local centre.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement being located on the other side of the A1307. A pedestrian route is available via an underpass, however this may present safety concerns which would require assessment. The proposed scale is not of a scale where it would completely self serve, as such it would very much rely on Fenstanton for key services. Its development would also give rise to significant landscape impacts disrupting the character of the area.
SA16	Impact on any heritage assets or their settings?	-	There are three grade II listed buildings along Hilton Road (The Gables, Barn and Former Barn) located to the north of Parcel B whose setting could be impacted by development.

Summary of SA

The site is somewhat constrained by flooding, it is not constrained by nature conservation designations but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is nearby to several designated heritage assets. The site is physically detached from the main built form of Fenstanton being located on the other side of the A1307, the character of the area is very rural, as such development on this site would disrupt the character of the area. The site is distant from community services and facilities located within Fenstanton, primary education and public transport. It is not served by a footpath making it additionally challenging to access these services

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via sustainable modes of transport. It has reasonable connectivity to employment opportunities at Lakeside Business Park. The proposed mix and scale of development will to some extent self serve, however will not be of a scale large enough to be a 'freestanding community'. Its potential harm on the landscape and character of the area is considered to be very significant.

Updates after initial appraisal

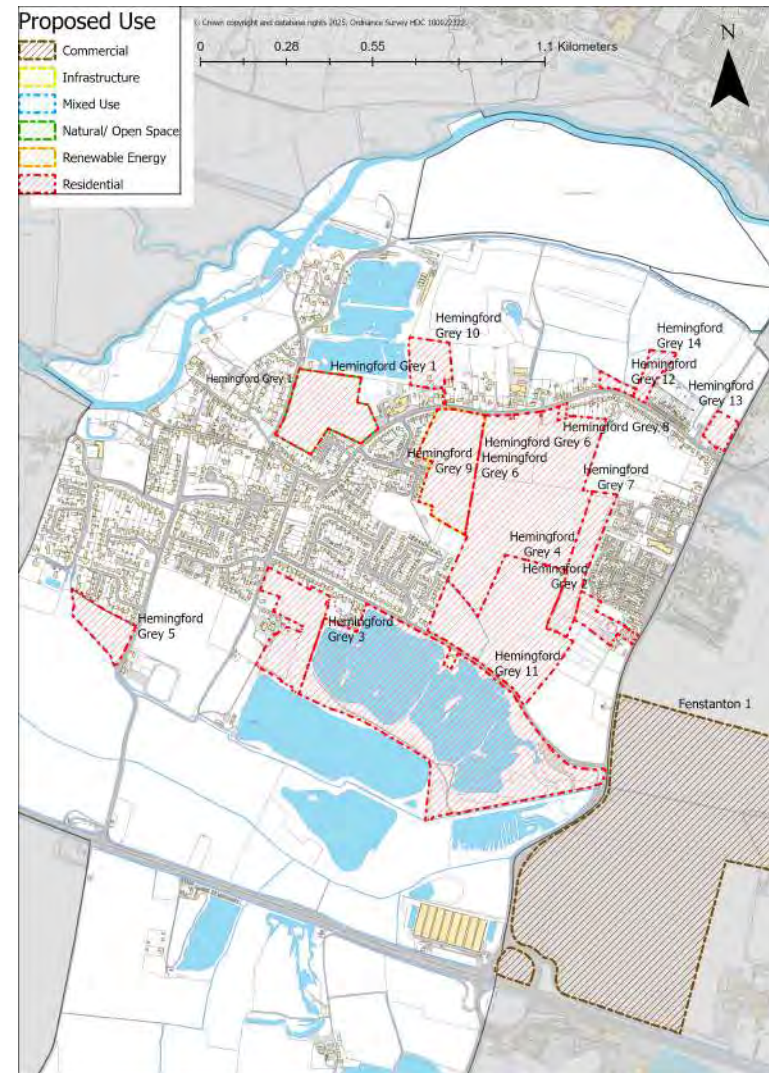
The site promoter submitted further documentation but this does not change the outcomes of the SA.

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Hemingford Grey

6.9 A total of 14 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Grey 1: Mill Lane Field, Hemingford Grey
- Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey
- Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey
- Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey
- Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey
- Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey
- Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, Hemingford Grey
- Hemingford Grey 8: Garden at 1 Hemingford Road, St Ives (Hemingford Grey)
- Hemingford Grey 9: Land South of Hemingford road, Hemingford Grey
- Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey
- Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey
- Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey
- Hemingford Grey 13: Land West of London Road, Hemingford Grey
- Hemingford Grey 14: Land West of 38 Hemingford Road, Hemingford Grey



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Hemingford Grey 1: Mill Lane Field, Hemingford Grey

6.10 Note: This site has been submitted twice for differing uses:

- CfS:29 for open space uses (natural, green or open space uses, and biodiversity net gain opportunities) and land for a cemetery. This was submitted by Hemingford Grey Parish Council.
- CfS:336 for residential development by Cambridgeshire County Council (the landowners).

6.11 As set out in the LAA, the residential uses submitted under CfS:336 are unsuitable due to the substantial risk of flooding on the site, this submission is therefore not appraised below. Additionally, the potential cemetery use submitted under CfS:29 is also considered unsuitable due to the risk of flooding. Therefore, only the potential open space and biodiversity net gain uses are appraised below as these are potentially suitable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is for open space uses and biodiversity net gain opportunities.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 90% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2. There is also risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	N	The site is wholly greenfield. The majority of the site is classified as grade 3 agricultural land with the northern quarter being classified as grade 4.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	Only the very south eastern edge of the site where it adjoins St Ives Road is within 200m of a 0.5 ha area of greenspace, but the site is proposing additional open space uses. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the north.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Open space uses and biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the high flood risk across the site. Enhancing the site with open space uses integrating biodiversity net gain would help to reinforce the character of the area and compliment neighbouring land uses. It would also assist in providing linkages within the green infrastructure priority area and could provide linkages to the adjoining County Wildlife Site. Although it should be noted that the flood risk on the site could also constrain and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is proposed solely for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is proposed solely for biodiversity net gain opportunities.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service. There is a footpath along the site's frontage along St Ives Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is proposed solely for biodiversity net gain opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is proposed solely for biodiversity net gain opportunities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed open space uses and biodiversity net gain opportunities would compliment the neighbouring residential uses and primary school.
SA16	Impact on any heritage assets or their settings?	+	The site is wholly located within a conservation area and there is a grade II listed building (Oak Cottage) abutting the southwestern edge of the site. The proposed open space uses and biodiversity net gain opportunities would not deliver built development so impact on these designated heritage assets is minimal.

Summary of SA

The site is heavily constrained by fluvial flood risk meaning the potential land uses for the site are limited. Built development is not suitable but open space uses and biodiversity net gain could be brought forward. This would compliment the neighbouring land uses and could be successfully integrated into the existing place and community as well as provide opportunities to reinforce the character of the area and the Great Ouse Valley Green Infrastructure Priority Area. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath along the site's frontage along St Ives Road.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey

- 6.12** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.13** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey

- 6.14** As identified in the LAA, the majority of the site is within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.15** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey

- 6.16** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.17** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey

- 6.18** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.19** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey

- 6.20** Note: This site has been submitted twice for differing uses:

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- CfS:105 for residential development by an agent working on behalf of the landowner
- CfS:170 for infrastructure (transport/parking), open space uses (natural, green or open space, and biodiversity net gain opportunities) and a cemetery by Hemingford Grey Parish Council.

6.21 As set out in the LAA, the residential uses submitted under CfS:105 are unsuitable due to the substantial risk of flooding on the site, this submission is therefore not appraised below. Additionally, the potential cemetery and parking uses submitted under CfS:170 is also considered unsuitable due to the risk of flooding. Therefore, only the potential open space and biodiversity net gain uses are appraised below as these are potentially suitable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is for open space uses and biodiversity net gain opportunities.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 75% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2. There is also risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	• Prioritise development of previously developed land?	N	The site is wholly greenfield. The majority of the site is classified as grade 3 agricultural land with the northern edge being classified as grade 4.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha area of greenspace, but the site is proposing additional open space uses. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Open space uses and biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the high flood risk across the site. Enhancing the site with open space uses integrating biodiversity net gain would help to reinforce the character of the area and compliment the neighbouring residential, allotment and play space land uses. It would also assist in providing linkages within the green infrastructure priority area and could provide linkages to the adjoining County Wildlife Site. Although it should be noted that the flood risk on the site could also constrain and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is proposed solely for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is proposed solely for biodiversity net gain opportunities.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service. There is a footpath along the site's frontage along St Ives Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site is proposed solely for biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is proposed solely for biodiversity net gain opportunities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed open space uses and biodiversity net gain opportunities would compliment the neighbouring residential, allotment and play space uses.
SA16	Impact on any heritage assets or their settings?	+	There are no heritage designations on site either but the site is immediately adjacent to a conservation area and the grade II listed The Windmill is nearby, approximately 60m, to the north-west of the site. The proposed open space uses and biodiversity net gain opportunities would not deliver built development so impact on these designated heritage assets is minimal.

Summary of SA

The site is heavily constrained by fluvial flood risk meaning the potential land uses for the site are limited. Built development is not suitable but open space uses and biodiversity net gain could be brought forward. This would compliment the neighbouring land uses and could be successfully integrated into the existing place and community as well as provide opportunities to reinforce the character of the area and the Great Ouse Valley Green Infrastructure Priority Area. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath along the site's frontage along St Ives Road.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)

- 6.22** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.23** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 8: Garden at 71 Hemingford Road, St Ives (Hemingford Grey)

- 6.24** As identified in the LAA, the site is below the minimum site size threshold of 0.25ha being only 0.13ha. Therefore, the site cannot accommodate the minimum 5 homes required in order to be assessed through the LAA and be considered for potential allocation in the Local Plan.
- 6.25** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 9: Land South of Hemingford Road, Hemingford Grey

- 6.26** As identified in the LAA, the site is almost completely located wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.27** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with some existing agricultural structures on site meaning that the reuse of materials or buildings is very limited.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 100% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	All of the site being within flood zone 2 with about a third of the site being within flood zone 3a on its northern and eastern edges. There is some risk from surface water flooding along its eastern edge.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with it all being classified as grade 4 agricultural land. There are several agricultural structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the west.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site adjoins the built form of Hemingford Grey so it relates well to the settlement. There is an existing access into the site as it is currently used for agricultural purposes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed development would result in substantial in depth development that is not characteristic of for this part of the village. It is also located in a sensitive location and would encroach into the countryside and the Great Ouse Valley corridor. The proposed capacity for the site is very low which would not make an efficient use of land but would enable increased levels of landscaping to mitigate harm to the wider countryside and provide linkages to the adjoining CWS. The site is however significantly constrained by fluvial flooding which sustainable drainage may not be able to mitigate.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and is unlikely to lead to substantial levels of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.1km from St Ives town centre and is approximately 650m from Budgens within Hemingford Grey.
	Minimise the distance people need to travel to access education facilities?	++	The site is approximately 200m from Hemingford Grey Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Hemingford Grey has several leisure and cultural facilities, however the site is located just beyond 800m of these: it is about 850m from the Reading Room, The Cock Public House and St James Church and Parish Centre. It is also about 1,000m from recreational grounds, tennis courts and bowls green/ sports pavilion.
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2.1km from the Meadow Lane Business Park and St Ives town centre. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service. There is an existing gated access to the site from St Ives Road/ Hemingford Road. This access is about 55m from the pavement to the site entrance.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The site is wholly located within a conservation area and there is the grade II listed The Windmill to the south of the site.

Summary of SA

The site is heavily constrained by fluvial flood risk with it being within flood zone 2 and a third of the site within flood zone 3a. It is also constrained by nature conservation designations and by heritage assets with the Hemingford Grey Gravel Pits CWS adjoining the site to the west and by it being within a conservation area as well as within the setting of the grade II listed Windmill to the south. The site adjoins the built form of Hemingford Grey but would result in substantial in depth development that is not characteristic of for this part of the village. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath accessible from the site's access. It is within good accessibility to local village services and facilities as well as employment options and to a town centre.

Updates after initial appraisal

Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey

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

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land consisting of a large lake, meaning that there is no potential for the reuse of materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 100% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is completely located within flood zone 3a, while proposed for residential uses it is proposed to deliver moorings which are a form of water compatible development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with most of the site classified as non-agricultural land but nearly half of the site is classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site completely falls within the Marsh Lane Gravel Pits County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is also located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the south eastern edge of Hemingford Grey. The proposal is to place 68 berths within Marsh Lane lake, this is quite an intensive use of land within a County Wildlife Site and is likely to result in some environmental impact. Limited information has been submitted by the site promoter to assess this impact in detail or to understand the potential size of boats the development will cater for and what mooring requirements they will need. They have stated that they have no particular preference in terms of the split between residential and leisure use. The lake is currently used for fishing, the site promoter intends to keep part of the site open for use by anglers.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution but could cause some pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for moorings.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.7km from St Ives town centre and is approximately 900m from Budgens within Hemingford Grey.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1,300m from Hemingford Grey Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	Hemingford Grey has several leisure and cultural facilities, however the site is located beyond 800m of the Reading Room, The Cock Public House, St James Church and Parish Centre, and from recreational grounds, tennis courts and bowls green/ sports pavilion.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is approximately 2.7km from the Meadow Lane Business Park and St Ives town centre. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is approximately 900m of bus stops located along Glebe Road and along High Street. These are rated F and F- respectively on the Place Based Carbon Calculator meaning there is an infrequent service. There is a private track road that runs around the perimeter of the lake but this is only accessible to permit holders. There is a pavement immediately across the road from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	Moorings in this location could be designed so that it becomes part of the existing place and community as well as create its own micro community of house boats for leisure and residential uses.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is located within flood zone 3a but it is proposed to deliver moorings on the site which is water compatible development. The site is not constrained by heritage designations but it is wholly located within the Marsh Lane Gravel Pits CWS. The proposed capacity would likely result in significant impacts on the CWS which will require further investigation. The site is located on the south eastern edge of Hemingford Grey. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath accessible from the site's access. It is within good accessibility to local village services and facilities as well as employment options and to a town centre.

Updates after initial appraisal

During the Autumn 2020/21 consultation, the site promoter submitted a Vision document for the site outlining their proposals for approximately 50 house boats. This does not significantly change the outcomes of the SA.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no additional technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey

- 6.28** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.29** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 13: Land West of London Road, Hemingford Grey

- 6.30** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.31** Therefore, a sustainability appraisal for the site has not been undertaken.

Eastern Huntingdonshire Sustainability Appraisal

Hemingford Grey 14: Land at Hemingford Road, Hemingford Grey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing agricultural structures on site meaning that there will not be any reuse of materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. All of the site being within flood zone 3a.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with it all being classified as grade 4 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	There are no nature conservation designations on site but it is about 200m south of Hemingford Grey Meadow County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site adjoins the linear built form of along Hemingford Road but it extends away from the built form. The frontage of the site therefore relates well to the settlement. There is an existing footpath that runs along the site's frontage so it has good connectivity to the main settlement. The proposed development would result in substantial in depth development that is not characteristic of for this part of the village. It is also located in a sensitive location and would encroach into the countryside and the Great Ouse Valley corridor. The site is significantly constrained by fluvial flooding which sustainable drainage may not be able to mitigate.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and is unlikely to lead to substantial levels of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 1.7km from St Ives town centre and is approximately 1,000m from Budgens within Hemingford Grey.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?		The site is approximately 800m from Hemingford Grey Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?		Hemingford Grey has several leisure and cultural facilities, however the site is located beyond 800m of these: the Reading Room, The Cock Public House and St James Church and Parish Centre, recreational grounds, tennis courts and bowls green/ sports pavilion.
SA11	Facilitate access to a range of employment opportunities?		The site is approximately 1.7km from the Meadow Lane Business Park and St Ives town centre.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is within 800m of several bus stops located along Hemingford Road. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A footpath runs along the site's frontage on Hemingford Road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, the predominate form of development is linear so linear development is likely to be more appropriate if the flood risk can be overcome.
SA16	Impact on any heritage assets or their settings?	-	The site is wholly located within a conservation area and there is the grade II listed Victoria terraces to the east of the site.

Summary of SA

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

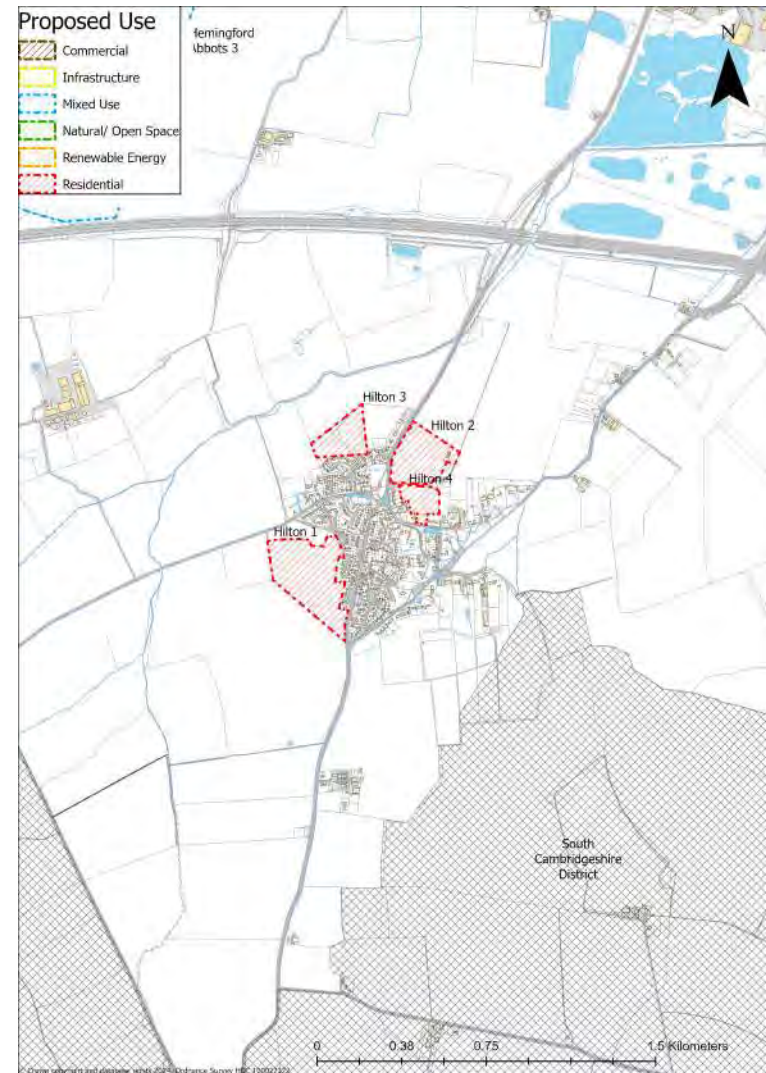
Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Hilton

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

- Hilton 1: Land West of Potton Road, Hilton
- Hilton 2: Land East of The Paddocks, Hilton
- Hilton 3: Land North of New England, Hilton
- Hilton 4: Land North of High Street, Hilton



Eastern Huntingdonshire Sustainability Appraisal

Hilton 1: Land West of Potton Road, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 2% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1, there is some recorded risk from surface water across the site with most recorded along the western half of the site running north to south.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the western edge of Hilton. The site while located on the edge of Hilton, extending significantly into the countryside and would substantially alter the character and form of the village. The site is generally flat but does gently rise to the west, vegetation provides some screening but there gaps within these allowing for views into the site. This in combination with the generally flat landscape means that development will likely have a more prominent landscape impact. The proposed capacity of the site put forward by the site promoter is low for the size of site in keeping with the village scale and this would enable large portions of the site to be used for landscaping and sustainable drainage. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is over 5km from St Ives town centre. The site is within 200m of the Hilton Post Office and Newsagents.
	Minimise the distance people need to travel to access education facilities?		The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church and Hilton Methodist Church. The site is just beyond 800m from the village hall and playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Lakeside Business Park.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 200m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is no pavement along the site's frontage along Potton Road (B1040) but there is one across from the site.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The scale of the site and proposed development would substantially alter the character and form of the village by extending the built form into the countryside. The site has a possible access on its southern end along Potton Road which would make integration with the existing community more challenging. The site is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community. The site is opposite existing residential development presenting the opportunity to mirror the built form to the east. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield and is classified as grade 2 agricultural land. It is not constrained by fluvial flooding but there is risk from surface water flooding. It is not constrained by nature conservation or heritage designations. The site is well served by local community meeting places, a pub and shop but the primary school is located in Fenstanton and the closest major concentration of employment opportunities are located some 3km away at the Lakeside Business Park. The site is located in a sensitive location on the western edge of the village extending into the countryside. Its development could have substantial landscape impacts without mitigation and would present the loss of high grade agricultural land. The site is well related to the existing community. The site is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community. The site is opposite existing residential development presenting the opportunity to mirror the built form to the east. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.

Eastern Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Hilton 2: Land East of The Paddocks, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 7% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is largely within flood zone 1, with small portion of the northern most corner of the site falling with flood zone 2. The site is also constrained by surface water flood risk along its western edge.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the north eastern edge of the village and does relate to the settlement, it adjoins development along St Ives Road but is separated from residential development to the south by an area of greenfield. Development would therefore relate to the settlement but successful integration will need to be carefully designed considering its location and the single access via a farm access onto St Ives Road. The proposed capacity for the site is low but this enable more land to be used for landscaping, sustainable drainage and mitigation against impacts to heritage assets.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is over 5km from St Ives town centre. The site is within 500m of the Hilton Post Office and Newsagents.
	Minimise the distance people need to travel to access education facilities?		The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church, Hilton Methodist Church, the village hall and playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Lakeside Business Park.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 500m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	The site access along St Ives Road adjoins a pavement, so there are opportunities for connections to be made from the site.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	Design will need to consider landscaping, sustainable drainage and mitigation against impacts to heritage assets for it to be successfully integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The site adjoins the conservation area at its south western corner and to the south east of the site is the grade II listed King's Willow House.

Summary of SA

The site is greenfield and is classified as grade 2 agricultural land. It is somewhat constrained by fluvial and surface water flooding. It is not constrained by nature conservation designations but there are heritage assets nearby which could be impacted by development. The site is well served by local community meeting places, a pub, a shop and playing fields but the primary school is located in Fenstanton and the closest major concentration of employment opportunities are located some 3km away at the Lakeside Business Park. The site is located in a sensitive location on the north eastern edge of the village.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Eastern Huntingdonshire Sustainability Appraisal

Hilton 3: Land North of New England, Hilton

- 6.33** As identified in the LAA, approximately 90% of the site is within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and the very limited proportion of the site being located within a lower at risk zone, the site is considered unsuitable for development.
- 6.34** Therefore, a sustainability appraisal for the site has not been undertaken.

Hilton 4: Land North of High Street, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 0.5% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is within flood zone 1, with only a very small portion of the site's frontage onto the High Street being within flood zone 2. The site is only constrained by surface water flood risk where it adjoins the High Street.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield and is mostly classified as grade 3 agricultural land with some of the northern half of the site being grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. There are several trees protected by Tree Preservation Orders along the site's frontage and within the site. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the settlement being located north of the High Street and adjoining residential development on two sides. The site is visually well contained with access from the High Street. Development would diversify the character of the settlement in this location through in depth development but this would be consistent with the wider settlement. The proposed capacity for the site would make an efficient use of land while reflecting the surrounding densities found in the settlement.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is over 5km from St Ives town centre. The site is within 500m of the Hilton Post Office and Newsagents.
	Minimise the distance people need to travel to access education facilities?		The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church, Hilton Methodist Church, the village hall and playing fields.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Lakeside Business Park.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 500m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement running along the site's frontage along the High Street.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could not be effectively integrated with the existing community. Successful design with need to be sensitive to its location and impact on heritage assets. It will need to consider the TPOs on site and flood risk along the site's frontage.
SA16	Impact on any heritage assets or their settings?	-	To the north east of the site is the grade II listed King's Willow House and part of the site which fronts onto the High Street falls within the conservation area.

Summary of SA

The site is greenfield and is mostly classified as grade 3 agricultural land with some grade 2. It is somewhat constrained by fluvial and surface water flooding. It is not constrained by nature conservation designations but there are several TPOs on site. The site is constrained by heritage assets including being partially within a conservation area. The site is well served by local community meeting places, a pub, a shop and playing fields but the primary school is located in Fenstanton and the closest major concentration of employment opportunities are located some 3km away at the Lakeside Business Park.

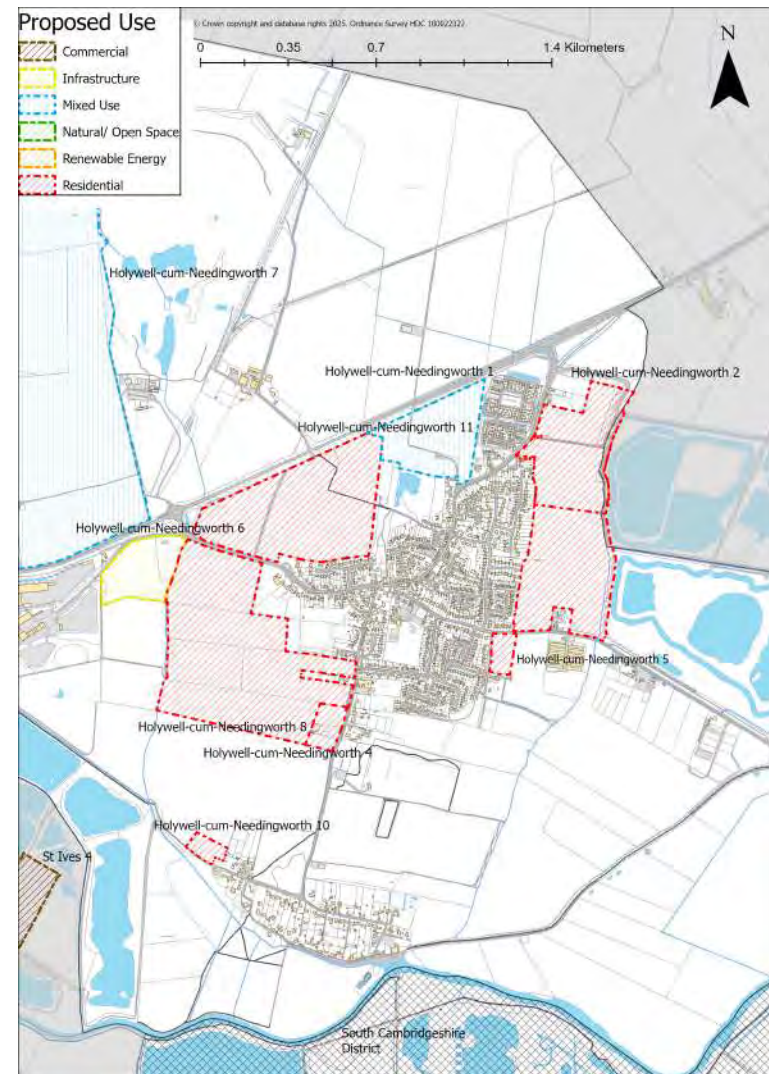
Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

Holywell-cum-Needingworth

6.35 A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth
- Holywell-cum-Needingworth 2: Land East of Bluntisham (northern part), Needingworth
- Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth
- Holywell-cum-Needingworth 4: Land West of Needingworth
- Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth
- Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)
- Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives (Needingworth)
- Holywell-cum-Needingworth 8: Orchard Paddock, West of Mill Way, Needingworth
- Holywell-cum-Needingworth 9: Five Acres Farm, South of Needingworth Road
- Holywell-cum-Needingworth 10: Land at Conger Lane, Holywell
- Holywell-cum-Needingworth 11: Land North West of Needingworth, South of the A1123



Eastern Huntingdonshire Sustainability Appraisal

Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but has some medium surface water flood risk along its northern edge along the A1123 (Needingworth Road) which runs into the centre of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with the northern edge of the site being classified as grade 3 agricultural land with the majority of the site classified as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
	Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site relates well to the settlement being located on its northern edge adjoining residential development. The A1123 forms a strong northern edge to the site enclosing it meaning the site relates more closely to the settlement than the open countryside. The proposed development consists of some 130 homes and 2,000sqm of retail floorspace and 4.6ha of open space uses. The scale of development would make an efficient use of land but the scale of the retail facility may have significant impacts on the local road network in terms of traffic levels and it will need to be assessed further whether the existing access point from Bluntisham Road (which is also located on a bend in the road) is appropriate. It would also intensify land uses in this part of the settlement which may have a detrimental impact on the character of the settlement.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A1123 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre. The site is also within 300m of One Stop located along the High Street.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1,000m from Holywell Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 300m of several bus stops located along Bluntisham Road, Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator. There is a footpath located on the other side of the road opposite the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	+	The proposal supports provision of additional retail facilities which would provide a modest amount of jobs.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal supports provision of additional retail facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The location of the site means that development could be effectively masterplanned to integrate with the existing place and community however, the proposed scale and mix of uses will require careful design considerations to minimise impacts on the character of the settlement and also the local transport network.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is somewhat constrained by surface water flood risk. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located on the northern edge of the settlement between Bluntisham Road and the A1123 as such development has the potential to be masterplanned so that it integrates with the existing place and community but this would be subject to design considerations incorporating sustainable drainage and mitigation against noise from the A1123. It will also require assessment on access provision and traffic levels arising from the proposed retail element of the scheme.

Updates after initial appraisal

In the Preferred Options draft Local Plan, this site is combined with Holywell-cum-Needlingworth 11 to form a larger draft site allocation. A new SA has been undertaken for this site and is available within the Preferred Options draft Local Plan Sustainability Appraisal Report.

Eastern Huntingdonshire Sustainability Appraisal

Holywell-cum-Needlingworth 2: Land East of Bluntisham Road (northern part), Needlingworth

- 6.36** As identified in the LAA, the site is within 250m of a mineral development area and the eastern edge of the site falls within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.
- 6.37** Therefore, a sustainability appraisal for the site has not been undertaken.

Holywell-cum-Needlingworth 3: Land East of Bluntisham Road (larger site), Needlingworth

- 6.38** As identified in the LAA, the site is within 250m of a mineral development area and the eastern edge of the site falls within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA. Also the southern half of the site is also within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart from a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
- 6.39** Therefore, a sustainability appraisal for the site has not been undertaken.

Holywell-cum-Needlingworth 4: Land West of Needlingworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 48% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	Half of the site is within flood zone 1 but almost all of the western half of the site is constrained by fluvial flood risk (a quarter being within flood zone 3b), this coincides with the site's western boundary aligning with the a drainage channel.
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with the majority of the site being classified as grade 3 agricultural land with only the eastern edge being classified as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The eastern edge of the site is within 200m of a 0.5 ha area of greenspace, but the majority of the site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located to the west of Needingworth extending into the countryside, large residential curtilages provide separation between the main built form and the site and it only adjoins the main built form

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the settlement along Mill Way. It is therefore detached from the main built form and relates much more closely with the open countryside. While it is proposed that there will be a green wedge on the western half of the site to assist in mitigating against landscape and flooding issues, this does not mitigate the harm that development on the rest of the site would result in on settlement character. As such development of the site would not protect or reinforce the existing settlement character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The quantum of development could provide a mix of tenures, dwelling sizes and types. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre. The site is also within 800m of One Stop located along the High Street.
	Minimise the distance people need to travel to access education facilities?	++	At its eastern edge, the site is opposite to the Holywell Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground. The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator. At the site's northern end along the High Street, there is a footpath located on the other side of the road opposite the site. Along its eastern edge, there is a footpath opposite the site along Mill Way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site extends into the countryside and is somewhat detached from the main built form of the village only being connected directly along its eastern edge along Mill Way. This makes integrating the site as a whole with the existing place and community very challenging. The scale of development would also not protect or reinforce the existing settlement character.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The western half of the site is heavily constrained by fluvial flood risk with the majority being within flood zone 3b. It is not constrained by nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located to the west of Needingworth extending into the countryside, it is considered that development of the site would not protect or reinforce the existing settlement character in terms of its location but also scale and could not be effectively masterplanned to integrate with the existing place and community.

Updates after initial appraisal

The site was promoted again through the Preferred Options consultation but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 2% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 99.9% of the site is within flood zone 1 with 0.1% in flood zone 2. There is very minimal risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The eastern edge of the site is within 200m of a 0.5 ha area of greenspace, but the majority of the site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern edge of the built form of Needingworth. It is adjacent to residential development on two sides to the north and west. As such the site does have a close relationship with the village but landscaping is essential to provide a soft development edge. To the east it is within 200m of a chicken farm. The openness of its eastern edge will require mitigation to minimise landscape impact and also provide mitigation from the adverse impacts of being located in close proximity to the chicken farm. The proposed quantum of development is in keeping with the wider character of the area.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is within 200m of the Needingworth Water Recycling Area and also a chicken farm. In combination these could give rise to significant amenity impacts on future residents.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre. The site is also about 650m of One Stop located along the High Street.
	Minimise the distance people need to travel to access education facilities?	+	It is within 1,000m of the Holywell Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator. There is a footpath opposite the site along Overcote Lane.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is on the eastern edge of the built form of Needingworth and subject to overcoming constraints on site, could be effectively masterplanned so that it becomes part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is slightly constrained by flooding. It is not constrained by nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located to the eastern side of Needingworth and relates well to existing village that it could be effectively masterplanned to integrate with the existing place and community. The promoter seeks to provide affordable homes on the site. There are potential for amenity impacts arising from odour from the nearby water recycling centre and chicken farm which will need to be overcome to ensure there is a high quality living environment.

Updates after initial appraisal

Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)

- 6.40** As identified in the LAA, approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.
- 6.41** Therefore, a sustainability appraisal for the site has not been undertaken.

Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives, (Needingworth)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The submitted Vision document states that all homes will be built to the Future Homes Standard, considering the potential delivery of the site this would meet the anticipated Building Regulations requirements at the time. The masterplan for the site shows that there will an on site solar farm located in the north west corner of the site. The Carbon Reduction Strategy sets out a series of carbon reduction principles outlining how the proposed development will reduce carbon. This includes circular economy processes, reducing the need to travel via vehicles, in construction, incorporation of renewable energy technologies, sustainable drainage and design.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is not impacted by an air quality management area. The site is greenfield land with several existing structures on site relating to its current agricultural use, considering the proposal for the site, it is unlikely that they will be reused within the development.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 16% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site. A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123.
SA4	Prioritise development of previously developed land?	--	The site is greenfield land. The submitted Soils and Agricultural document identifies that 58% of the site comprises grade 3a agricultural land with 42% of the site being classified as grade 3b.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern most edge of the site is located within 200m of a 0.5 ha area of greenspace so it is not particularly well connected to existing areas of greenspace, however, it is proposed that the development will provide land for a central park, open space, sport and recreation, and allotments.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located within Holywell-cum-Needingworth parish but it relates much more closely with St Ives being located on its eastern edge where it adjoins the Somersham Road Industrial Estate and Compass Business Park established employment areas. The site extends into the countryside boarding St Ives Golf Club to the east. The Vision document indicates that the proposed development will include large amounts of green infrastructure with some 52% of the site dedicated to green infrastructure. This is located throughout the development but concentrated in parts of the site that are at risk from fluvial and surface water flood risk. This green infrastructure will also assist in reducing the sense of coalescence between S Ives and Needingworth and provide a softer development edge. The masterplan submitted shows the extend of the green infrastructure and indicative location of non-residential and residential uses. The indicative residential parcels will include some 1,750 homes which would make an efficient use of land. The proposed development is mixed use providing some services that can meet the daily needs of most residents. It is located in walking/cycling distance to existing employment development and the town centre, therefore development

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			can also play a role in reinforcing these areas and increasing their longer term vitality. Access is however a fundamental constraint to development and assessment will be required to ascertain if the level of additional traffic movements arising from the proposed development can be accommodated on the road network.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its southern boundary by the A1123 and by the Somersham Road Industrial Estate to the west, therefore there is an increased likelihood of noise, light and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 2km of St Ives town centre and is within 400m of Morrisons supermarket.
	Minimise the distance people need to travel to access education facilities?	++	There are three existing primary/ junior schools within St Ives which are all just over 1.5km from the site. The proposed development is however has capacity for at least 1,000 dwellings and seeks to include a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site being located on the eastern edge of St Ives means it is not within 800m of the numerous leisure and community facilities within St Ives, it is however within 800m of the Marsh Harrier Public House. The proposed development will provide some additional leisure and cultural facilities to serve residents including sports and recreational facilities and a local centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is adjacent to the Somersham Road Industrial Area and the Compass Point Business Park. It is also within 1.5km of the Parsons Green Industrial Park and the Needingworth Industrial Estate. The proposed development also seeks to provide 4.2ha of land for a mixed use local centre including retail/employment/health uses. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	The site is in excess of Huntingdon railway station but is within 800m of several bus stops. The highest rated is outside of Morrisons, rated C+ on the Place Based Carbon Calculator. The site is approximately a 20 minute walk to the town centre where the guided bus route to Cambridge can be taken, from the stop at Morrisons buses can be taken to the town centre as well. A footpath runs along the site's frontage along the A1123.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposed development will generate some employment through the delivery of a care home and 4.2ha of land for a mixed use local centre including retail/employment/health uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The proposal seeks to include land for a local centre which will include retail/employment/health uses. The site is also located within walking distance and public transport routes to St Ives town centre enabling new residents to support existing shops and services within the town centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located on the eastern edge of St Ives adjacent to existing established employment development. Subject to detailed masterplanning and an assessment of the access and transport capacity to accommodate development, the site could be designed so that it effectively integrated with the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or within the immediate vicinity. However the submitted Heritage Desk-Based Assessment concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner.

Summary of SA

The site could provide a strategic scale extension to the town of St Ives. It is located on the eastern edge of St Ives adjacent to existing established employment areas. It has good access to services and facilities within the town but is of a scale to also provide additional services and facilities such as small scale retail, employment and health uses as well as a primary school. It has good connectivity to public transport options including the guided busway to Cambridge. It is not constrained by nature conservation designations or by heritage assets but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is constrained by both fluvial and surface water flood risk.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly within flood zone 1 no recorded risk from surface water flooding.
SA4	Prioritise development of previously developed land?		The site is greenfield land and wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?	+	It is within 200m of a 0.5 ha area of greenspace.
	Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located to the south of the main built along the western side of Mill Way which is typically more open and undeveloped. Hedgerows and vegetation clearly define its boundaries and largely obscure the site from public view. To the south and west are agricultural fields and open countryside. An agricultural field provides a large land gap between the site and the nearest property on the western side of Mill Way. To the east are residential properties, cemetery and allotment grounds as such the site does relate to the settlement and could be integrated into the existing place and community. The proposed capacity of 6 homes on 2ha of land is very low density and would not make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for specialist homes, it is unclear at this stage what type of housing this may provide. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre. The site is about 900m of One Stop located along the High Street.
	Minimise the distance people need to travel to access education facilities?	++	It is about 200m from Holywell Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Chapel, Village Hall, allotments, the Queens Head Public House and bowling green, and recreation ground.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator. There is a footpath on the opposite side of Mill Way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located to the south of the main built along the western side of Mill Way which is typically more open and undeveloped. However the site adjacent to development including some community facilities, as such the site could be integrated into the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No evidence has been submitted that suggests the proposal will go beyond standard building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is outside an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	The site is partly previously developed land with large agricultural structures that would need to be cleared prior to development. Hence, the development process could involve the reuse and recycling of materials.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	The site is wholly within an area at risk from fluvial flooding with climate change at 1 in 100.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?		The site is wholly within flood zone 2 with medium risk of surface water flooding.
SA4	Prioritise development of previously developed land?		Approximately a third of the site is previously developed land, the remaining areas being garden and agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	Part of the site is classified as grade 3 agricultural land, the remaining area of the site is not classified.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing green space and has limited opportunity in enhancing and improving linkages to the green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site adjoins a County Wildlife Site to the south but is sufficiently remote from the other designated nature assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is within Natural Cambridgeshire's Ouse Valley Green Infrastructure Priority Area
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the eastern edge of St Ives falling within the Holywell -cum-Needingworth parish. It has a close relationship with the built form enclosed by developed land to the west and east. The boundaries of the site consist of mature trees and hedgerow which screen the proposal from surrounding uses including a County Wildlife site to the south. The site promoter has stated the scale, use and capacity of the proposal is yet to be determined but given the factors mentioned, commercial use, could be appropriate in this location in terms of landscape and townscape integration.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site will unlikely cause pollution and given the proposed use and the surrounding uses noise and light pollution emissions will unlikely be an issue.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The proposed use is for commercial development
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site adjoins a free standing supermarket to the west.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 1.5km from various primary schools and a secondary school in St Ives.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from culture and leisure facilities within St Ives

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site proposes employment uses and adjoins Needingworth Industrial Estate to the east and Parsons Green Industrial Estate to the west. It is also in close proximity to Compass Point Business Park and Somersham Road Industrial Estate to the north west. The site has superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	The site frontage is within 100m of a bus service rated C+ according to the Place Based Carbon Calculator. There is a pavement directly opposite the site frontage along A1123.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter has put forward a number of employment uses including retail, commercial leisure and logistics and distribution. Therefore the development could support high or low density employment. Further clarification with the site promoter will be required to determine what the intentions are for the site.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The promoter anticipates the site could be suitable for retail uses which could be appropriate
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned with the existing place and community. It would partly involve the redevelopment of previously developed land with large buildings on the east of the site. Clarification on what the intention is with the existing residential plot in the north west of the site will be required. Services and facilities within St Ives are within walking distance from the site frontage. Commercial uses adjoining the proposal to the east and west means the potential for retail, commercial leisure or logistics

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and distribution uses could be appropriate. The site is within flood zone 2 at medium risk of surface water flooding, sustainable drainage systems would therefore need to be implemented.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets in the vicinity of the site that would be adversely impacted by the proposal.

Summary of SA

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

Updates after initial appraisal

Updates to the SFRA mapping indicate that the site is now 100% within flood zone 1 with nominal surface water flood risk, but there is risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. This means the site forms very positively against this element of SA3.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is partially within the Needlingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land and wholly classified as grade 3 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?	-	It is remote from natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
	Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Holywell Front Pollard Willows and Meadow Lane Gravel Pits County Wildlife Sites. It is sufficiently remote from other designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western edge of Holywell. It can be accessed via Conger Lane. The site and its surroundings are typically rural in character. The site forms part of a wider agricultural field, all of its boundaries apart from its southern edge are completely open. Landscaping would be required on these edges to soften the impact of built development on the settlement edge. The proposed capacity of 5 homes on 1ha of land is very low density and may not make the most efficient use of land, however considering it is promoted for self and custom build plots which are typically built at a much lower density and also the wider densities within Holywell, this would align with existing settlement character.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for self and custom built housing, it is also 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre but there is no food store in Holywell, the nearest is in Needingworth more than 800m away. It is also about 3.5km of a freestanding supermarket in St Ives. It is about 1,300m from Holywell Church of England Primary School located in Needingworth. The site is within 800m of the Baptist Chapel, Village Hall, allotments, the Queens Head Public House and bowling green, and recreation ground. The site is within 800m of the St John the Baptist Church and Ferry Boat Inn in Holywell, it is beyond 800m of the various services and facilities in Needingworth.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 3.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 4.5km of Somersham Road Industrial Area and the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is in excess of 5km from Huntingdon and St Neots railway stations. It is also located beyond 800m of a bus stop. There is no existing footpath along Conger Lane or Back Lane but a public right of way runs along Conger Lane providing connections.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located on the western edge of Holywell accessed from a Conger Lane. It provides an opportunity for modest residential growth that could be integrated into the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	The south eastern corner of the site falls within a conservation area.

Summary of SA

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

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is likely to be about 20% risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is largely within flood zone 1, some of the western most field is constrained by fluvial flooding, approximately 4ha is within flood zone 3b with a further 1.5ha in flood zone 2. There are pockets of surface water flood risk within the site, the most risk is located where fluvial flood risk is also high.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land with the eastern third of the site is classified as being grade 2 agricultural land with the remaining two thirds of the site being grade 3
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site consists of three distinct agricultural fields and is located to the north west of Needingworth. The site relates well to the settlement being located on its northern edge adjoining residential development on some of its southern edge. The A1123 forms a strong northern edge to the site enclosing it meaning the site relates more closely to the settlement than the open countryside. It is a large site which will have an impact on the character and rural northern edge of the village. Access into the site is a constraint as is providing sufficient links into the village, there are two public right of way that can be utilised but these will require masterplanning. The proposed capacity of 180 homes on 24ha of land is very low density but some land is inappropriate for built development due it being at risk from fluvial flooding. It also provides opportunities for enhanced landscaping and open space provision in this part of the village. The adjoining proposal at Holywell-cum Needingworth 1 for residential and retail uses could provide wider opportunities for a comprehensive development of the northern part of the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A1123 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes and is of a scale that could provide over 100 homes and therefore a mix of tenures, sizes and types of housing.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre. Taking a measurement from Meeting Lane on the eastern side of the site, the site is about 400m of One Stop located along the High Street.
	Minimise the distance people need to travel to access education facilities?	++	It is about 1,000m from Holywell Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Baptist Chapel, Village Hall, allotments, the Queens Head Public House and bowling green, and recreation ground. The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator. There is no direct footpath connection to the site, however two public rights of way run through the site providing connections.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located to the north of the main built form. It partially adjoins existing residential development but integration could be challenging unless access into the site and links to village services are enhanced.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is somewhat constrained by surface water flood risk and fluvial flood risk is present on the western edge of the site on about 17% of its site area. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is

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located on the northern edge of the settlement adjoining the northern edge of the existing built form and could see the limits of the village extended up to the A1123. As such development has the potential to be masterplanned so that it integrates with the existing place and community but this would be subject to design considerations incorporating sustainable drainage and mitigation against noise from the A1123. It will also require assessment on access provision and traffic levels.

Updates after initial appraisal

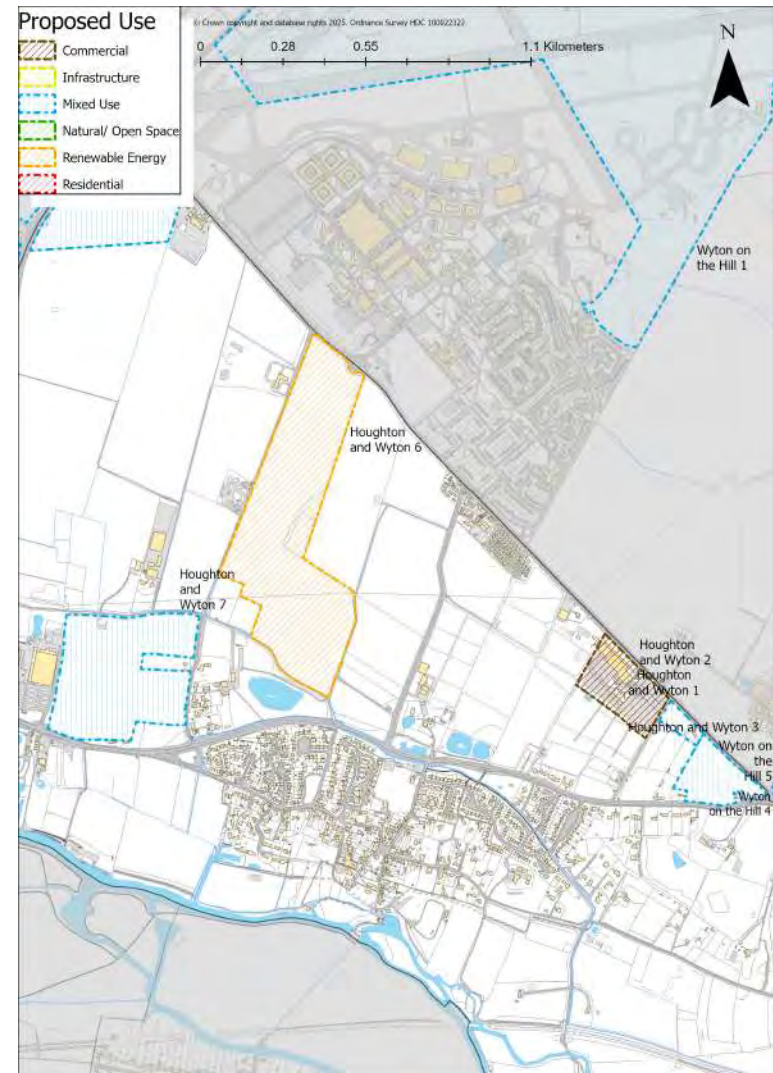
In the Preferred Options draft Local Plan, this site is combined with Holywell-cum-Needingworth 1 to form a larger draft site allocation. A new SA has been undertaken for this site and is available within the Preferred Options draft Local Plan Sustainability Appraisal Report.

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Houghton and Wyton

6.42 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Houghton and Wyton 1: tir na Nog, Sawtry Way, Houghton
- Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton
- Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Sawtry
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Houghton and Wyton 6: Ruddles Lane, Wyton
- Houghton and Wyton 7: Land between Garden Centre and Splash Lane, Wyton



Eastern Huntingdonshire Sustainability Appraisal

Houghton and Wyton 1: Tir na Nog, Sawtry Way, Houghton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. There are existing structures on site meaning that there is the potential to reuse materials or buildings. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1, there is a patch of the northern most corner of the site at risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is partially previously developed and partially greenfield land. It is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has a series of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement. The site is currently in residential use with a dwelling on site, the site has been put forward for a mix of employment, residential, transport and renewable energy uses. Logistics and distribution will not be appropriate due to the site's context. It is unclear how harmoniously these uses will be. The residential element is proposed to consist of retirement (over 55s) park homes. To the north west of the site along Sawtry Way is another caravan park (Pine Tree Park), no evidence has been put forward by the site promoter on the need for further such accommodation and partivuarly the rationale for this location.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1ha in size and the proposed development consist of several uses including up approximately 30 static home pitches, these may be for retirement or over 55's in particular.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 3km of Huntingdon and St Ives town centres.
	Minimise the distance people need to travel to access education facilities?	N	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	As the site is being considered for potential employment, renewable energy and specialist accommodation for those over 55, access to primary education is not relevant. The site is also over 800m from cultural and social facilities within Houghton and Wyton.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 1,000m from the Upland Estate Established Employment Area and approximately 500m from the Houghton Hill Industries Established Employment Area. The site is proposing some modest amount of land for employment uses. Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	++	The site is located about 3km from Huntingdon railway station. The site is located some 600m from a bus stop along Sawtry Way rated F on the Place Based Carbon Calculator. It is also approximately
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			1,000m from a bus stop along Mere Way which is rated B-, this bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives. There is a footpath immediately across the road from the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal seeks some new employment development. It is unclear from the Call for Sites information the quantum and type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density. This use could be delivered as part of a mixed use scheme also consisting of parking, renewable energy generation and static caravan pitches.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it cannot be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is in current mixed commercial and residential use which the site promoter seeks to diversify with a mix of employment, residential and renewable energy uses. The site is not constrained by fluvial flood risk, heritage or nature conservation designations. There is some surface water flood risk. The site is well served by public transport being located within 3km of Huntingdon train station and to a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths. It is intended to deliver retirement pitches on the site, considering this and the site's location, it may not be as accessible or sustainable or accessible for future residents.

Updates after initial appraisal

Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. There are existing structures on site meaning that there is the potential to reuse materials or buildings. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is near to the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?		The site is wholly located within flood zone 1, although there are areas at risk from surface water flood risk in the centre of the site.
SA4	Prioritise development of previously developed land?		The site is partially previously developed and partially greenfield land. It is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has a series of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is currently in commercial use, the site has been put forward for further commercial development which seeks to diversify and intensify the commercial offer on site through a mix of new built development and change of use of some existing structures. It is also proposed to convert the residential dwelling on site to commercial use. As such the proposed uses are compatible with the existing uses and character of the area with development being contained within the existing parameters of the commercial site and would make a more efficient use of the land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 3km of Huntingdon and St Ives town centres.
	Minimise the distance people need to travel to access education facilities?	N	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant. The site is also over 800m from cultural and social facilities within Houghton and Wyton.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 700m from the Upland Estate Established Employment Area and approximately 550m from the Houghton Hill Industries Established Employment Area. The site is proposing over 3ha of land for employment uses. Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	++	The site is located about 3km from Huntingdon railway station. The site is located some 600m from a bus stop along Mere Way rated B- on the Place Based Carbon Calculator. This bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives. There is a footpath immediately across the road from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community but this would be dependent on the scale and nature of the proposed commercial development and amount of landscaping required to screen its impact on the countryside and nearby residential uses.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is in current mixed commercial and residential use which the site promoter seeks to diversify and intensify commercial uses through new built development and the change of use of existing structures. The site is not constrained by fluvial flood risk, heritage or nature conservation designations. There is some surface water flood risk. The site is well served by public transport being located within 3km of Huntingdon train station and within 600m of a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths.

Updates after initial appraisal

Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly located within flood zone 1 but there are pockets of surface water flood risk concentrated within the northern half of the site.
SA4	Prioritise development of previously developed land?		The site is greenfield with the majority of it being classified as grade 3 agricultural land with only the northern tip of the site, situated adjacent to 'The Bungalow' along Sawtry Way being classified as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has pockets of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed residential element would further intensify the ribbon type development along Sawtry Way and alter the character of the area. The proposed burial site would alter the landscape character from open pasture to partially wooded land but this could reinforce the partial woodland character of land to the south associated with Houghton Hill House and Houghton Grange
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is over 1ha in size and has been put forward for 9 homes along the site's frontage along Sawtry Way and the remainder of the site for a natural burial site. The dwellings are proposed to assist in the viability of the burial site.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 3km of Huntingdon and St Ives town centres.
	Minimise the distance people need to travel to access education facilities?	+	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m Houghton Primary School and Wyton On The Hill Community Primary School. The site is also over 800m from cultural and social facilities within Houghton and Wyton.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 1,200m from the Upland Estate Established Employment Area and approximately 500m from the Houghton Hill Industries Established Employment Area. Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	++	The site is located about 3km from Huntingdon railway station. The site is located some 400m from a bus stop along Sawtry Way rated F on the Place Based Carbon Calculator. It is also approximately 1,100m from a bus stop along Mere Way which is rated B-, this bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives. There is a footpath immediately across the road from the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development and also the creation of natural burial ground. The burial ground could support local funeral directors by offering an alternative style of location.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could not be effectively masterplanned for new homes to become part of an existing community. The proposed woodland burial ground could reinforce the established light woodland character of land to the south of the site.

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	There are no designated heritage assets on site, the site is however adjacent to the Houghton and Wyton Conservation area and Eagle Mill (grade II listed) is nearby to the south west.

Summary of SA

The site is greenfield land, mostly classified as grade 3 agricultural land but there is some grade 2. The site is not constrained by fluvial flood risk or nature conservation designations. There is some surface water flood risk and the potential to impact the setting of nearby heritage assets. The site is well served by public transport being located within 3km of Huntingdon train station and to a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths. The proposed built development would not enhance the character of the local area as it would increase ribbon development along Sawtry Way. The proposed woodland burial ground could reinforce the light woodland character of land to the south and reinforce the perception of separation between Houghton and St Ives.

Updates after initial appraisal

Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 96% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	Approximately 90% of the site is within flood zone 3b with a further 5% within flood zones 2 and 3a. There is about 5% within flood zone 1. The western edge of the site is also at risk from surface water flooding. The site promoter has put the site forward for several potential uses including moorings and flood mitigation which are water compatible development.
SA4	Prioritise development of previously developed land?		The site is greenfield land, the western half of the site is classified as urban and the eastern half of the site is non-agricultural.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Cow Lane Gravel Pits CWS, it is approximately 2km from Portholme Meadow Special Area of Conservation/ Sites of Special Scientific Interest.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the eastern edge of Huntingdon but mostly located within Houghton and Wyton parish. It is located to the south of the A1123 and relates closely to the built form of Huntingdon. The site is at risk from flooding so is only being appraised for its potential for flood mitigation and moorings. There are several moorings along the River Great Ouse so providing additional moorings would reflect the character of the area subject to appropriate engagement with relevant water and environmental bodies to ascertain how many moorings could be sustainably accommodated. Moorings are likely to have a minimal landscape impact on the wider Ouse Valley.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is within 75m of the A1123 increasing the likelihood of noise, light and visual pollution. The development could lead to increased levels of pollution within the River Great Ouse.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being considered for moorings which could diversify the housing supply depending on the nature of the mooring licence agreed.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 2.7km from Huntingdon town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 650m of a local convenience shop and about 3.3km from a Tesco superstore.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	It is approximately 1.5km from Hartford Community Junior School. The site is within 800m of the Barley Mow Public House, King of the Belgians Public House, Hartford village hall, All Saints Church and Sapley Road recreational ground.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment being approximately 2.7km from Huntingdon town centre, 3.1km from St Peter's Road Industrial Area and Towerfields Retail Park, and about 3.5km from St Peter's Secondary School. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is approximately 3.5km from Huntingdon train station. It is also within 400m of several bus stops located on Old Houghton Road and Main Street. The highest rated bus stop is B+ on the Place based carbon calculator meaning there is a frequent service. The Guided Busway to St Ives and Cambridge stops along Main Street. A footpath along the site frontage will need to be created to join the site with a nearby footpath.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site is being considered for moorings and flood mitigation uses. The provision of additional moorings would support the provision of tourism facilities related to the riverside location.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site could provide additional moorings and flood mitigation that could be effectively masterplanned so that it can be integrated into the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site either but the site adjoins a conservation area on its western edge.

Summary of SA

The site is constrained very highly by fluvial flood risk making it unsuitable for built development but potentially a suitable location for flood mitigation and mooring development. The site is constrained by nature conservation designations and also by heritage assets being located adjacent to a conservation area. The site has good accessibility to services within Huntingdon, primary education, public transport and employment opportunities. It is sustainably located for water based tourism related uses. The scale of mooring development would be dependent on engagement with relevant environmental and water management bodies to determine the scale of mooring development that could be accommodated sustainably and have minimal landscape impact on the Great Ouse Valley.

Updates after initial appraisal.

Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 95% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	Approximately 90% of the site is within flood zone 2 with the remainder being within flood zone 1. The site is almost completely at risk from surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is greenfield land. In terms of agricultural land class classification, the site is broadly split into thirds, the northern third of the site is classified as grade 2, the middle third as urban and the southern third as grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Cow Lane Gravel Pits CWS, the site's southern most edge is about 2km from Portholme Meadow Special Area of Conservation/ Sites of Special Scientific Interest.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the eastern of Huntingdon partially within Houghton and Wyton parish. The site relates much more closely to the built form of Huntingdon. Trees largely obscure the site from view along the A1123 and provide an established landscaping edge to the site. As a result, the site is already fairly enclosed in landscape terms

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			due to the location of the road network and established trees along its eastern edge. The proposed capacity is low but enables a large part of the site to be used for sustainable drainage and to mitigate the flood risk on site. Development will need to incorporate noise mitigation and landscaping as well and provide. If these constraints can be overcome the site could provide a rounding off opportunity within the built up area of Huntingdon.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site fronts onto Main Street adjacent to the roundabout between it, the A141 and the A1123 increasing the likelihood of noise, light and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is being considered market and/or affordable housing. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 2.7km from Huntingdon town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 650m of a local convenience shop and about 3.3km from a Tesco superstore.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	It is approximately 1.5km from Hartford Community Junior School. The site is within 800m of the Barley Mow Public House, King of the Belgians Public House, Hartford village hall, All Saints Church and Sapley Road recreational ground.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment being approximately 2.7km from Huntingdon town centre, 3.1km from St Peter's Road Industrial Area and Towerfields Retail Park, and about 3.5km from St Peter's Secondary School. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is approximately 3.5km from Huntingdon train station. It is also adjacent to bus stops located on Main Street. The highest rated bus stop is B+ on the Place based carbon calculator meaning there is a frequent service. The Guided Busway to St Ives and Cambridge stops along Main Street. There is no footpath along the site's frontage along Main Street but there paths opposite and adjacent to the site which could provide connections. Additionally, a footpath along the southern edge of the site could be created to join the site with a nearby footpath along Old Houghton Road.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is being considered for open space uses and flood mitigation uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is being considered for open space uses and flood mitigation uses.
SA15	Provide high quality development sensitive to the character of the local environment?	+	If the flood risk on the site can be adequately resolved and development made safe from flooding, the site could be effectively masterplanned so that it is part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it partially adjoins a conservation area on the north western edge.

Summary of SA

The site is constrained by fluvial flood with the majority of the site being flood zone 2. The site is constrained by nature conservation designations and also by heritage assets being located adjacent to a conservation area. The site has good accessibility to services within Huntingdon, primary education, public transport and employment opportunities. The site is located adjacent to the A1123 and roundabout with the A141 so there is the increased risk of pollution and need for noise mitigation. The site is already fairly enclosed in landscape terms due to the location of the road network and established trees along its eastern edge.

Updates after initial appraisal

The LAA has been updated to correct the assessment which originally identified moorings on site, this error has been corrected. The site is not considered to be suitable for built development due to the significant flood risk but could be suitable for flood mitigation and open space. SA 13 and 14 have been updated to reflect this.

Houghton and Wyton 6: Ruddles Lane, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	++	The proposed use for the site is a solar farm.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is entirely for renewable energy generation.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	Half of the site is located within the Wyton water recycling area catchment. Wyton WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development. The majority of the site is located within flood zone 1, the southern third of the site is however in flood zones 2 and 3a.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	Approximately half of the site is classified as grade 2 agricultural land and the other half being grade 3. The site is greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern edge of the site is within 200m of a 0.5ha area of natural green space and the southern edge is within 1km of a 10ha area of natural green space. It is within the Great Ouse Valley Green Infrastructure Area so has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from the Grafham Water SSSI and is within 200m of the Grassland at the Vicarage County Wildlife Site and the Diddington Wood County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Areas so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	It is broadly 'L' shaped located between Wyton on the Hill and Houghton and Wyton. The site does not immediately adjoin any build development but is located in close proximity to residential and community development in both of these settlements. Its southern edge benefits from more substantial trees and hedgerows whereas its eastern boundary is much more open. The lowest part of the site is its southern edge which is some 25m lower than its northern edge which provides enhanced opportunities for solar panels, it also increases the potential landscape and visual impact of them particularly viewing the site from the south. It is in a sensitive location being within the Great Ouse Valley landscape. The proposed scale of the solar farm is fairly substantial at 28ha which means additional landscaping may be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	Renewable energy provision will not contribute towards housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	The site is over 5km from Huntingdon railway station. There is a bus stop adjacent to the northern edge of the site along Sawtry Way which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. There is no footpath access to the site but a connection could be made to the site. due to the nature of the proposal, this is less critical.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The enclosed nature of the site means that solar panels could be integrated into the landscape subject to landscaping and flood mitigation.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

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Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

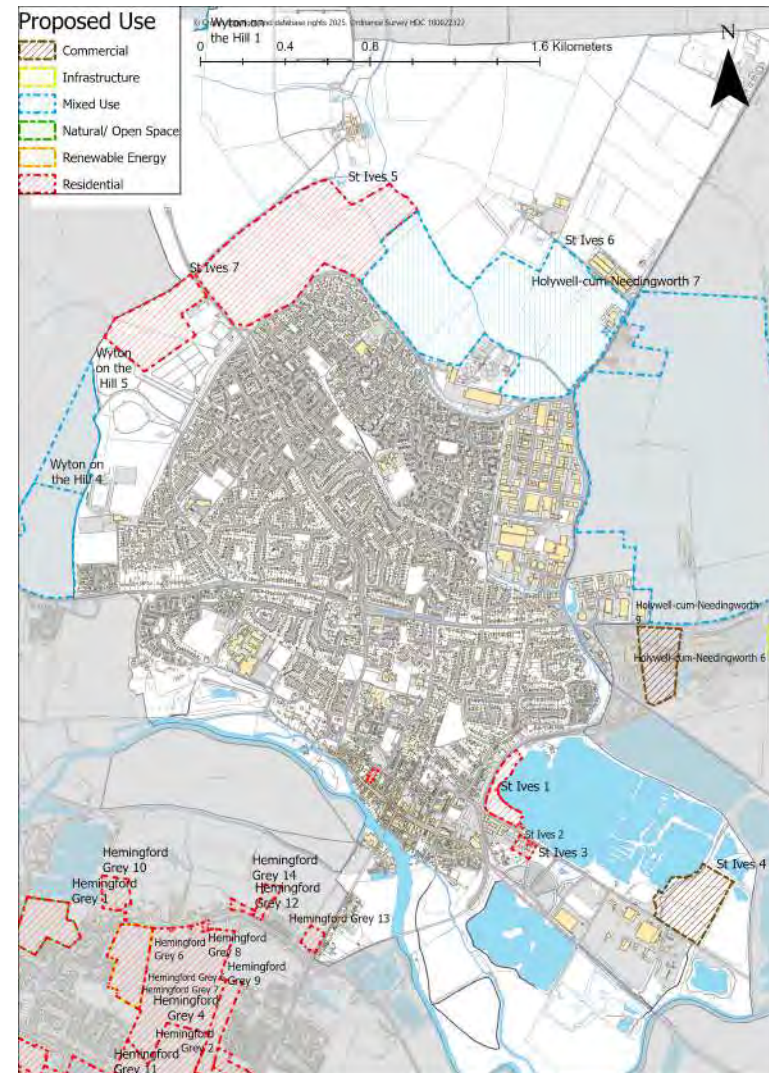
- 6.43** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for a residential led mixed use scheme which is classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development. The potential urbanising impact on the landscape and increased risk of coalescence between settlements are also major constraints making the site unsuitable.
- 6.44** Therefore, a sustainability appraisal for the site has not been undertaken.

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St Ives

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

- St Ives 1: Land East of Harrison Way, St Ives (smaller site)
- St Ives 2: Land East of Harrison Way, St Ives (larger site)
- St Ives 3: Land South of Meadow Lane, St Ives
- St Ives 4: Land North of Meadow Lane, St Ives
- St Ives 5: Land at Marley Road, St Ives
- St Ives 6: Westwood Farm, North of Marley Road, St Ives
- St Ives 7: Old Ramsey Road, St Ives
- St Ives 8: Land at 34 The Broadway, St Ives



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St Ives 1: Land East of Harrison Way, St Ives (smaller site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 17% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield but is wholly classified as urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. The site promoter is seeking to provide specialist housing on the site, this is a more vulnerable form of residential development which considering the flood risk on the site is not suitable. The site is also part of the Meadow Lane Gravel Pits County Wildlife Site so its development would fundamentally impact the CWS. The proposed capacity of 100 homes on a site of 1.5ha represents a very high form of development which while may be found within or in close proximity to St Ives town centre, is less characteristic of the site's immediate context.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for specialist housing. The site is over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also within 1.5km of Morrisons supermarket.
	Minimise the distance people need to travel to access education facilities?	+	The site is within 1.5km of Eastfield Infant & Nursery School. St Ives have many leisure and cultural facilities, which the site is within 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	Facilitate access to a range of employment opportunities?	++	The site is adjacent to the Meadow Lane Business Park and within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of a bus stop along The Quadrant which is rated A- on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives. There is a pavement along some of the site's frontage along Meadow Lane. There is also a pavement that runs along the site's western edge along Harrison Way.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. Considering the proposed use of the site for specialists housing having services and facilities within accessible distance via safe routes is even more critical.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it.

Summary of SA

The site is constrained by flooding. It is adjacent to the St Ives conservation area and is within the Great Ouse Valley Green Infrastructure Priority Area. It is located wholly within the Meadow Lane Gravel Pits CWS. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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St Ives 2: Land East of Harrison Way, St Ives (larger site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 21% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield but is wholly classified as urban.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. Its very north western edge is just within 200m of a 0.5ha area of natural greenspace but it is separated from it by the A1096 so there is very limited actual physical connection to it.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. The site promoter is seeking to provide specialist housing on the site, this is a more vulnerable form of residential development which considering the flood risk on the site is not suitable. The site is also part of the Meadow Lane Gravel Pits County Wildlife Site so its development would fundamentally impact the CWS. The site promoter seeks to concentrate built development in the southern half of the site with the remaining northern part of the site that loops around the lake will be used for open space. Building on the southern part of the site would be a very high form of development which while may be found within or in close proximity to St Ives town centre, is less characteristic of the site's immediate context.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for specialist housing. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also within 1.5km of Morrisons supermarket. The site is within 1.5km of Eastfield Infant & Nursery School. St Ives have many leisure and cultural facilities, which the site is within 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	Facilitate access to a range of employment opportunities?	++	The site is adjacent to the Meadow Lane Business Park and within is within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of a bus stop along The Quadrant which is rated A- on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement along some of the site's frontage along Meadow Lane. There is also a pavement that runs along the site's western edge along Harrison Way.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. Considering the proposed use of the site for specialists housing having services and facilities within accessible distance via safe routes is even more critical. On the other hand, the site promoter seeks to utilise the northern half of the site for open space including utilising an existing informal track parallel to Harrison Way to make a loop to provide amenity value.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it.

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Summary of SA

The site is constrained by flooding. It is adjacent to the St Ives conservation area and is within the Great Ouse Valley Green Infrastructure Priority Area. It is located wholly within the Meadow Lane Gravel Pits CWS. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway.

Updates after initial appraisal

St Ives 3: Land South of Meadow Lane, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is previously developed with it being currently used as a children's nursery and café meaning that there is the potential for the reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is within flood zone 1 with no recorded risk from surface water.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	++	The site is previously developed land. The majority of the site is classified as urban apart from the north eastern corner of the site which is classified as non-agricultural.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of the Meadow Lane Gravel Pits County Wildlife Site.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. The site promoter is seeking to redevelop the site for housing development. The site currently adjoins long residential curtilages to the south but the west adjoins an established employment area. Opposite is the Meadow Lane Gravel Pits, considering its context residential development is less suitable.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's proximity to the A1096 may result in increased levels of air, noise and visual forms of pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable housing. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also about 1.5km of Morrisons supermarket.
	Minimise the distance people need to travel to access education facilities?	+	The site is about 1.5km of Eastfield Infant & Nursery School. St Ives has many leisure and cultural facilities, which the site is about 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	Facilitate access to a range of employment opportunities?	++	The site adjoins on its western edge the Meadow Lane Business Park and within is within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of bus stops located within the St Ives Park and Ride which are rated A on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives. There is a pavement along the site's frontage along Meadow Lane.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. The site is previously developed and currently in commercial use, it adjoins an employment area to the west, therefore housing in this location would be more challenging to successfully integrate.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is previously developed. It is not constrained by flooding or by heritage designations, it is within 200m of the Meadow Lane Gravel Pits CWS and it is within the Great Ouse Valley Green Infrastructure Priority Area. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway. The site's location to the east of the main built form of St Ives and its neighbouring employment uses makes integration of residential development more challenging to achieve.

Updates after initial appraisal

Eastern Huntingdonshire Sustainability Appraisal

St Ives 4: Land North of Meadow Lane, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 81% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b. There is some minimal risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield but is wholly classified as non-agricultural.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is located within the countryside detached from the main built form of St Ives. There is a sequence of commercial development located on the opposite side of Meadow Lane so the proposed commercial uses would be reflect the nearby land uses. However, the site's sensitive location in the open countryside and to the Meadow Lane Gravel Pits CWS means that development of this scale on this side of Meadow Lane will likely result in significant adverse landscape and ecological impact.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution but is of a scale that could cause some pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is about 1.5km of St Ives town centre. The site is about 1.4km of Waitrose and also within 2.4km of Morrisons supermarket.
	Minimise the distance people need to travel to access education facilities?	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	St Ives has many leisure and cultural facilities, but the site is beyond 800m of these.
SA11	Facilitate access to a range of employment opportunities?	++	The site is approximately 950m from the Meadow Lane Business Park and is about 1.5km of the town centre. It is also within 2.4km of the Parsons Green Industrial Park. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	++	The site is located beyond 5km from Huntingdon railway station. The site is located approximately 900m from bus stops located within the St Ives Park and Ride which are rated A on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives. There is a narrow pavement opposite from the site along Meadow Lane.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposed land uses for the site consist of employment uses, the site promoter has not identified what type of employment though, therefore it cannot be determined at this stage if the scheme would provide a high or low job density. The potential scale of the scheme at 28,000sqm could provide a good level of new jobs.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	Provide high quality development sensitive to the character of the local environment?	-	The site is located such that it could not be effectively integrated with the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield and is constrained by flooding. It is not constrained by heritage designations, but the Meadow Lane Gravel Pits CWS partially falls within the site. It is also within the Great Ouse Valley Green Infrastructure Priority Area. The site is located in the open countryside in a sensitive location which result in significant landscape and ecological impact. The site has reasonable accessibility to public transport being within walking distance to the Guided Busway. Its detachment from St Ives means integrating development with the existing place and community is more challenging as does accessing the site via safe and sustainable modes of transport.

Updates after initial appraisal

St Ives 5: Land at Marley Road, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 11% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	Most of the land is classed as flood zone 1 but parts along the northern and eastern boundary are classed as flood zone 3a, with more limited areas along these boundaries being classed as flood zone 2. Along the southern boundary, an area of the site is classed as flood zone 3a, with a further area being classified as flood zone 2. Surface water flood risk is also a constraint in these parts of the site.
SA4	Prioritise development of previously developed land?		The site is greenfield. The majority of the site is classified as grade 2 agricultural land, with approximately 25% of the site being classified as grade 3 in the eastern part of the site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from natural greenspace. It has very limited capacity for direct linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site adjoins the northern edge of St Ives extending into the countryside, as such it does have a close relationship with the settlement but also a close relationship with the countryside. Although the land is prominent along the road running around the north of St Ives, it slopes south towards the town so that, although the landscape is generally open, development would not be visible from distance to the north. Development in this location at this scale would considerably alter the townscape and landscape character of St Ives seeing the town further extend away from its historic core. The location of flood risk on the site could make masterplanning the site more challenging as these areas are generally located closer to existing residential development, therefore to minimise development in areas at risk of flooding, development would be located in less sustainable part of the site further from existing development and making connections and integration more challenging.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for up to 600 market and/or affordable homes. The scale of development would provide a mix of tenures, dwellings sizes and types. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.5km from S Ives town centre. The Co-Op on Constable Road in St Ives is approximately 1km away from the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	+	Thorndown Primary School is within 1km of the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site adjoins on its southern edge allotment grounds. It is about 800m from the Burleigh Hill Play Area. It is located just beyond 800m of the leisure and cultural facilities nearby, for example it is about 1.2km from the Burleigh Community Centre and 1.4km from St Ivo Outdoor Complex.
SA11	Facilitate access to a range of employment opportunities?	+	Marley Road Industrial Area is approximately 1.4km away and the Somersham Road Industrial Area is approximately 2.2km from the site. The site is also approximately 2km from the Ivo Secondary School and 2.5km from the town centre. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	+	The site is located beyond 5km from Huntingdon railway station. The site is located within 450m of a bus stop along The Mallards which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives. There is no pavement along the site's frontage along Hill Rise but along its eastern edge adjoins a public right of way.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	While the site adjoins the northern edge of St Ives, it is unclear whether there will be connections from the development into the adjoins residential areas or not. If not, there is no footpath along Old Ramsey Road to connect the site's frontage thus making physical connections to services and facilities within St Ives challenging. As such it will be very challenging to integrate development with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is constrained fluvial and surface water flooding, it is not constrained by heritage or nature conservation designations. Development of the site would see built development extending into the countryside in a location with less sustainable connections to services and facilities in St Ives by foot or by cycling. It would also alter the landscape setting to the town by continuing built development northwards. The site is within reasonable proximity to employment, public transport connections, natural greenspace and to education facilities. The site is also wholly greenfield land mostly classified as grade 2 agricultural land.

Updates after initial appraisal

The site was promoted again through the Preferred Options consultation but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

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St Ives 6: Westwood Farm, North of Marley Road, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 16% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Most of the land is classed as flood zone 1 but there is a channel of water running through the site and is at a higher risk of flood risk running centrally through the site with some of this being within flood zone 3b, 3a and 2. Surface water flood risk is also a constraint in these parts of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield. The majority of the site is classified as grade 3 agricultural land. There are several barns on site which are proposed to be converted to residential properties.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The north eastern edge of the site is within 200m of a 0.5ha area of natural greenspace and the proposal is large enough to provide significant amounts of open space (the proposal includes some 28.6ha of natural, green and open space). It has capacity for linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and by virtue of its scale has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site adjoins the northern edge of St Ives extending into the countryside, as such it does have a close relationship with the settlement but also a close relationship with the countryside. Employment uses and the sewage works are located centrally along its southern edge which could make integration more challenging. Approximately 75% of the site is situated within 400m from a water recycling site, this will require detailed assessment to overcome amenity and odour impacts on future residents and users of the site. The site promoter in their Vision Document identifies that residential development will wrap around the sewage works focused in the northern half of the site with a landscape belt around the works including sustainable drainage to mitigate this impact. Considering the rising land levels, this could have much more prominent landscape impact and could make successful integration of development within the site and also as an extension to St Ives much more challenging

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			to achieve. They propose placing employment development in the south eastern corner immediately adjoining the sewage works, this will also require mitigation to ensure a high quality working environment.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for up to 600 market and/or affordable homes including some for self and custom build. The scale of development would provide a mix of tenures, dwellings sizes and types.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 2.5km from S Ives town centre. The Co-Op on Constable Road is about 300m from the south western edge of the site. Wheatfields Primary School is about 500m from the site. It is within 800m of the Burleigh Hill Community Centre and Play Area. It is located beyond 800m of several other the leisure and cultural facilities within St Ives, for example it is about 2km from the St Ivo Outdoor Complex, Hill Rise Skate Park and allotment grounds.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	Marley Road Industrial Area immediately adjoins the southern edge of the site and adjacent to the northern end of the Somersham Road Industrial Area. The site is also approximately 2km from the Ivo Secondary School and within 2.5km from the town centre.
	Be in a location with high quality digital infrastructure?	++	

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	+	The site is located beyond 5km from Huntingdon railway station. There are several bus stops along Marley Road adjacent to the site which are rated C on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives. There is no pavement along the site's frontage along Marley Road or Somersham Road. There are several public rights of way that run through the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal includes some 12,000 sqm of employment floorspace providing opportunities for modest job creation which could form part of an extension to the Marley Road Industrial Area.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	While the site adjoins the northern edge of St Ives including an established employment area, and is functionally on the edge of St Ives, the constraints of the sewage works poses challenges in successfully overcoming odour impacts and achieving a high quality development that integrates effectively with the town so that it feels apart of St Ives. Additionally enhanced footpath connections will be required as there are no pavements along the site's frontage along Marley Road or Somersham Road.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is constrained fluvial and surface water flooding, it is not constrained by heritage or nature conservation designations. Development of the site would see built development extending into the countryside in a location with less sustainable connections to services and facilities in St Ives by foot or by cycling. It would also alter the landscape setting to the town by continuing built development northwards. The site is within reasonable proximity to employment, public transport connections, natural greenspace and to education facilities. The site is also wholly greenfield land mostly classified as grade 3 agricultural land. While the site adjoins the northern edge of St Ives including an established employment area, and is functionally on the edge of St Ives, the constraints of the sewage works poses challenges in successfully overcoming odour impacts and achieving a high quality development that integrates effectively with the town so that it feels apart of St Ives.

Updates after initial appraisal

The site was promoted again through the Preferred Options consultation but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

St Ives 7: Old Ramsey Road, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 5% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	Most of the site is classed as flood zone 1 but limited areas along the northern boundary, abutting the drain, are classed as flood zone 2 and flood zone 3a. Flooding from surface water is also a risk along the site's northern edge.
SA4	Prioritise development of previously developed land?		The site is wholly greenfield grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The southern corner of the site is within 200m of a 0.5ha natural greenspace. It has very limited capacity for direct linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is detached from the main built form of St Ives and as such relates much more closely with the countryside. The site adjoins a cemetery and allotment grounds. It has limited pedestrian and cycling connectivity. As such development in this location will alter the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			landscape and townscape character of St Ives and its immediate environs. The proposed capacity is very low and would not make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for 131 market and/or affordable homes. The development could provide a mix of dwelling sizes, types and tenures. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.5km from S Ives town centre. The Co-Op on Constable Road in St Ives is approximately 1km away from the site. Thorndown Primary School is within 1km of the site. The site adjoins on its southern edge allotment grounds. It is about 800m from the Burleigh Hill Play Area. It is located just beyond 800m of the leisure and cultural facilities nearby, for example it is about 1.2km from the Burleigh Community Centre and 1.4km from St Ivo Outdoor Complex.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	Marley Road Industrial Area is approximately 1.4km away and the Somersham Road Industrial Area is approximately 2.2km from the site. The site is also approximately 2km from the Ivo Secondary School and 2.5km from the town centre. Superfast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	+	The site is located beyond 5km from Huntingdon railway station. The site is located within 450m of a bus stop along The Mallards which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives. There is no pavement along the site's frontage along Hill Rise but is within 1km of a public right of way.
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is detached from the main built form of St Ives and is separated by allotment grounds and a cemetery. Additionally, there is no footpath along Old Ramsey Road to connect the site's frontage so making physical connections to services and facilities within St Ives challenging. As such it will be very challenging to integrate development with the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is constrained somewhat by flooding, it is not constrained by heritage or nature conservation designations. Development of the site would see built development extending into the countryside in a location with less sustainable connections to services and facilities in St Ives by foot or by cycling. The site is within reasonable proximity to employment, public transport connections, natural greenspace and to education facilities. The site is also wholly greenfield land classified as grade 2 agricultural land.

Updates after initial appraisal

The site was promoted again through the Preferred Options consultation but no technical evidence was submitted to overcome concerns so does not change the outcomes of the SA.

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

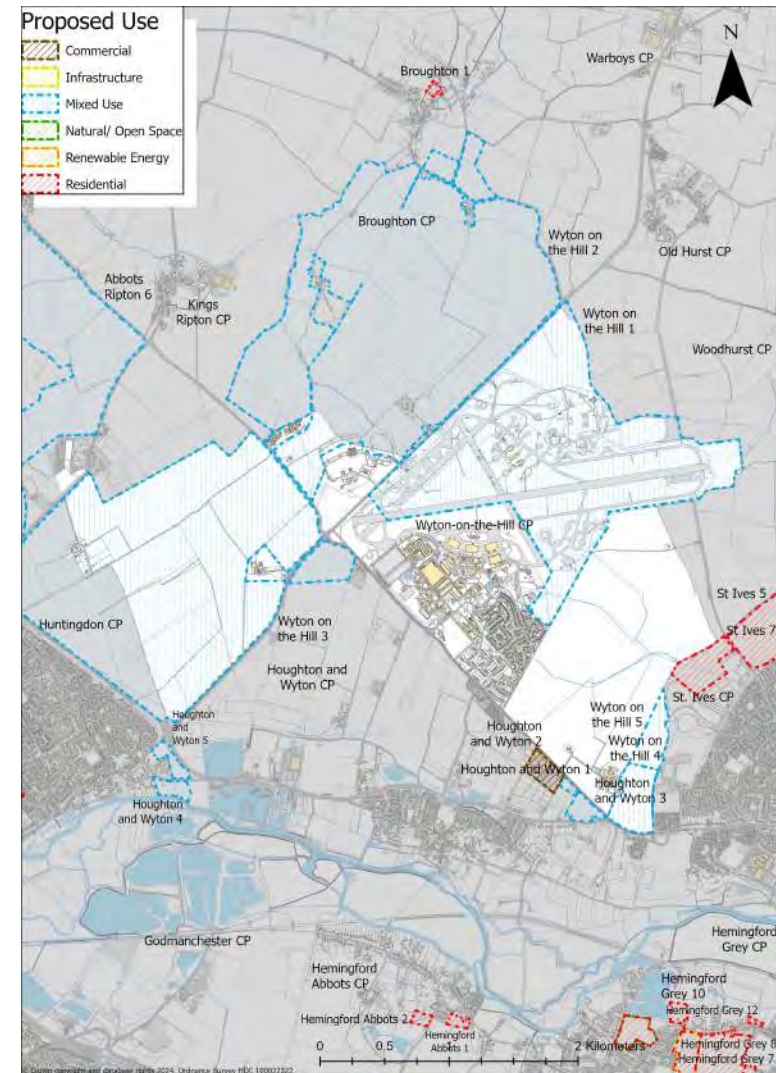
- 6.46** As identified in the LAA, approximately half of the site is within flood zone 3a and the remaining site being flood zone 2 and residential uses are a more vulnerable use.
- 6.47** Therefore, a sustainability appraisal for the site has not been undertaken.

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Wyton on the Hill

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

- Wyton on the Hill 1: Wyton Airfield
- Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill - this does largely fall within Broughton parish but has been assessed here due to its close relationship with Wyton on the Hill 1.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Wyton-on-the-Hill parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)
- Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)



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Wyton on the Hill 1: Wyton Airfield

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The site has opportunities to link into the established Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage. No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The site could incorporate green infrastructure on site and although it does not directly adjoin the Ouse Valley green infrastructure priority area at its nearest point it is 1.3 kms and has some potential for linkages.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood). The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
	Support habitats in adjusting to the impacts of the climate emergency?	+	
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. 99.7% of the site is situated in flood zone 1; the remainder is in flood zone 3b totalling just 0.69 ha. The site is affected by a limited amount of surface water flooding with a small amount of additional risk from
	Minimise the risk of flooding from all sources?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			climate change. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	++	The site is almost entirely classified as previously developed land as it is a former RAF airfield and contains substantial areas of hardstanding. Less than 5% of the total land area comprises grade 2 agricultural land.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	Wyton Airfield is just beyond several of the thresholds for Natural England's access to natural greenspace standards. However, it is still in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. The site has potential to provide publicly accessible open green space and already contains several small wooded areas and large areas of grassland which have the potential to form the core of additional open space provision. Current strategic blue and green infrastructure networks are not expected to be compromised by redevelopment of Wyton Airfield, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Ouse Valley river corridor and its associated flood meadows.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	
SA6	Protect sites of designated biodiversity or geodiversity significance?	++	There are no designated sites of biodiversity or geodiversity value within the site. The former RAF Wyton bomb dump county wildlife site is directly across the A141 from the site. There are no

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	internationally designated sites within 2kms and the closest SSSI is 2.25 kms from the nearest boundary. The site offers limited opportunities to promote opportunities for the recovery or enhancement of sites of biodiversity or geodiversity value with the strongest potential being for promoting linkages to the RAF Wyton bomb dump county wildlife site. There are no tree preservation orders within the site.
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	++	The site is located within the Central Claylands landscape character area which predominantly comprises gently undulating arable land with a relatively large scale field pattern. It is on a raised plateau and immediately adjoins the remaining RAF Wyton operational base which contains buildings of a range of heights and can be seen extensively from the surrounding areas. The villages of Old Hurst and Woodhurst are situated to the north of the site with views across the landscape up to the site. Development of Wyton Airfield would be partially visible from both of these villages. The wider area is typified by ancient woodland and hedgerows. Development could promote opportunities to enhance this characteristic through provision of additional woodland and hedgerows. The south western corner of the site adjoins Wyton on the Hill which comprises the former married quarters housing. The layout is predominantly demi-detached and short terraces of homes with back gardens frequently containing boundary trees. There are very limited areas of public open space beyond 5 children's play areas and the primary school site. The sense of place of Wyton on the Hill remains closely aligned with the adjoining operational RAF base. Redevelopment of the site and integration with Wyton on the Hill offers opportunities to enhance the residential village character of Wyton on the Hill and create a high quality locally distinctive new settlement.
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	Promote actions to reduce contributions to air pollution?	-	Redevelopment of Wyton Airfield would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. There may be scope for action to reduce the contribution to air pollution from queuing traffic on the A141/ B1090 (Sawtry Way) junction. The site is already in use for a variety of temporary uses including open storage, vehicle parking and ancillary office accommodation with supporting lighting and security systems. No flying takes place from the site any more so the surrounding area is no longer impacted by aircraft or helicopter noise. The scale of potential development would generate some amount of light and noise pollution. The adjoining RAF Wyton base already produces some light and noise pollution so this aspect of any potential development would need to be carefully managed to avoid consolidating this impact.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This site is located just north of the Ouse Valley corridor with the market towns of Huntingdon and St Ives in close proximity. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The site has potential for linking into the Busway providing public transport connectivity to Cambridge for higher level services and a wide range of employment opportunities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In terms of market demand and meeting community needs the site is located within the Hemingford Grey and Houghton ward of the district. Analysis of average house prices per square metre by ward

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			using data from Hometrack for April to September 2023 shows this ward as the fourth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates this ward as the joint third most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	Support and enhance the more deprived areas of the district?	+	The site is situated within the Hemingford Grey and Houghton ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived). The northern boundary of the site immediately adjoins Warboys ward which is ranked as one of the three most deprived wards in the district. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services. Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 6 kms of Huntingdon town centre and 7.5 kms of St Ives town centre when measured by road from the central point of the frontage onto the A141 and approximately 4 kms from St Ives town centre by potential active travel routes via the Old Ramsey Road offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	Contribute to regeneration activities?	++	Wyton Airfield has been declared surplus to military requirements with military flying ending in February 2015. The site only comprises part of the former RAF Wyton predominantly including the runways, taxiways and associated grassland of the airfield with limited built structures. The technical base of RAF Wyton containing most of the buildings remains on adjoining land with uses having been relocated there from RAF Brampton. The site would contribute to regeneration activities through the reuse of previously developed land which is currently occupied by a limited range of temporary uses many of which involve open storage. As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has not indicated a preferred amount of employment and commercial floorspace to be provided. It is their intention to refresh the previous draft masterplan which included 10 ha of land for employment which was anticipated as providing around 1,000 jobs.
	Enhance and diversify economic opportunities with the district?	+	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The Old Ramsey Road connects north and south of the eastern end of the former runway providing active travel opportunities directly lining into St Ives and into Woodhurst and the wider countryside north of the site. Public rights of way adjoin the southern and eastern boundaries of the site offering potential for active travel linkages into Houghton and St Ives via connection to the B1090 and north to Woodhurst. In terms of public transport connectivity Wyton on the Hill is currently served by the Busway from the B1090 road frontage and by a Chatteris, Ramsey to Huntingdon service along the A141 frontage..

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Opportunities have previously been explored for diverting Busway services into the Wyton Airfield site. Significant improvements could be provided to the Busway services to provide high quality public transport linkages east to St Ives and Cambridge and west to Huntingdon and Alconbury Weald. Significant active travel and public transport improvements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which is preparing an outline business case for the work through 2022/23-2023/24 to provide a preferred scheme, robust costings, a preliminary design, and full supporting information.
SA13	- Attract new investment and provide opportunities to improve the resilience of the local economy? - Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? - Support retention and growth of indigenous companies? - Encourage sustainable tourism?	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain. Employment growth could diversify the very local job opportunities of civilian roles which exist within RAF Wyton. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon and St Ives with potential for active travel and public transport accessibility from both locations. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (6kms) and St Ives (7.5kms/ 4kms). The additional

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	Strengthen a local sense of place?	+	The site has an established character from its use as a military airfield which connects strongly with the adjoining remaining RAF Wyton and the former married quarters housing now forming the separate community of Wyton on the Hill. To the north the site adjoins open countryside with the nearest village being Woodhurst situated 1 km to the north east. Being located on level land the majority of the site is contiguous with the surrounding countryside which is characterised by relatively flat open land predominantly in agricultural use. Wyton on the Hill has a strong sense of place due to its purpose designed nature as married quarters. Development for a residential led scheme could reinforce the domestic nature and scale of this adjoining use, complementing it with more diverse housing types and improved accessibility to community services and facilities.
	Retain the character of existing settlements?		
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There are no known archaeological sites or features within the site. The nearest conservation area is at Woodhurst some 1.1 kms from the nearest part of the site boundary.

Summary of SA

Wyton Airfield comprises previously developed land located close to the market towns of Huntingdon and St Ives within an area of relatively high market demand for new homes. It adjoins the existing community of Wyton on the Hill and development as a new settlement could be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site adjoins a major employer and some employment opportunities would be included within the site although it is promoted as a residential led scheme. It is also in close proximity to diverse employment opportunities in Huntingdon and St Ives. The location

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offers opportunities for diversion of the Busway through the site providing high quality public transport links east into St Ives and Cambridge and west to Huntingdon. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Overall, Wyton Airfield is sustainably located for new development.

Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Wyton on the Hill would boost their sustainability.

The site has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure. Development is unlikely to be close enough to give rise to detrimental impacts but equally is not close enough to facilitate significant connectivity improvements.

As a former military airfield the site, the adjoining community of Wyton on the Hill and the remaining RAF Wyton base have a strong existing character. Development could build on the established character to provide a sense of place early on within development of the scheme. In terms of the wider landscape, development would impact on views from Woodhurst and Old Hurst and the wider countryside around the site, particularly given its position on a raised plateau. The site benefits from established hedgerows and trees around most boundaries which would provide a mature starting point for any landscaping scheme to help reduce the local level visual impact of development.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Wyton on the Hill 2: Hungary Hall Farm, West of A141, Wyton on the Hill

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The site has some opportunities to potentially provide an extension to the Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			At its nearest point the site lies 1.9 kms from the Ouse Valley green infrastructure priority area affording limited opportunities for enhancement to this network.
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
	Support habitats in adjusting to the impacts of the climate emergency?	+	The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	Minimise the risk of flooding from all sources?	+	98.66% of the site is within flood zone 1 totalling some 378 ha of land. The remainder includes small parts in each of flood zones 2, 3a and 3b all of which form a constraint to development but total only 5.1ha. Surface water flooding also affects a small proportion of the site with 3.2% being affected by medium risk including a 40% allowance for climate change. A level 2 SRFA demonstrates how the flood risk of the site could be managed.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The site is wholly greenfield agricultural land so it does not facilitate the use of previously developed land at all. The vast majority of the site is classified as grade 2 agricultural land although a belt of grade 3 land run through the north west of the site.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The site is outside all of the thresholds for Natural England's access to natural greenspace standards. However, it is still in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. As a large scale greenfield site this has several existing tree-edged drainage ditches running through it which offer potential opportunities to form starting points of established natural green space for opportunities for further provision. Current strategic blue and green infrastructure networks are not expected to be compromised by development of Hungary Hall Farm, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Great Ouse Valley river corridor and its associated flood meadows.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	
SA6	Protect sites of designated biodiversity or geodiversity significance?	+	The site adjoins the RAF Wyton bomb dump county wildlife site in the southern corner which would need appropriate protection from the impacts of any development. It is over 3.5kms from any other designated sites such as SSSIs. There are no tree preservation orders within the site. The site offers limited opportunities to promote opportunities for the recovery or enhancement of sites of biodiversity or geodiversity value with the strongest potential being for promoting linkages to the adjacent county wildlife site.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The site is located within the Central Claylands landscape character area which predominantly comprises gently undulating arable land with a relatively large scale field pattern creating an open
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			characteristic to the landscape. The landform slopes generally from higher land paralleling the A141 down in a north westerly direction towards Bury Brook flowing between Kings Ripton and Broughton. Broughton village is situated immediately to the north of the site with Bridge Road that connects the village with the A141 forming the northern boundary of the site. Development alongside this would impact on the rural character of the approach to Broughton. Trees and hedgerows form an important element of the local character containing some views in and around the edges of Broughton; the spire of All Saints Church forms a focal point in long distance views. Kings Ripton is situated to the west of the site with large scale agricultural buildings at Glebe Farm being located just over 400 m from the nearest part of the site but set relatively low in the landscape. The historic core of the village is around 800 m away. From Ramsey Road on the southern edge of Kings Ripton there are extensive long distance views across the site which are contiguous with the rural characteristics and setting of the village. The south eastern boundary of the site adjoins the A141 and is situated directly opposite the former Wyton Airfield which comprises the site appraised above. The character of this site is significantly more rural as it is wholly in use for arable farming other than buildings on several parcels of land around the edges and at Lodge Farm and the solar farm which are surrounded by the site.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	Promote actions to reduce contributions to air pollution?	-	Development of Hungary Hall Farm would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/ B1090 (Sawtry Way) junction. The site is in arable agricultural use and so currently gives rise to very little noise, air or light pollution. The scale of potential development would generate some amount of light and noise pollution which would impact on the nearby countryside and villages.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This site is located with frontages to the A141 and the B1090. Huntingdon is in close proximity with improvement works to the A141 being promoted by the Cambridgeshire and Peterborough Combined Authority. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The B1090 also provides a road link to the A1. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In terms of market demand and meeting community needs the site is located within the Warboys ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the 22nd most expensive of the 26 wards in the district indicating relatively lower levels of market demand and lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates this ward as the 23rd most expensive for renting a 3-bedroom home. but in contrast the third most expensive for renting a 4-bedroom home. Together these help to indicate that

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			delivering new homes on this site would contribute to delivering homes in a lower cost sustainable location that may help meet the community's needs.
SA10	Support and enhance the more deprived areas of the district?	+	The site is situated within the Warboys ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). The southern boundary of the site immediately adjoins Hemingford Grey and Houghton ward which in contrast is ranked at 9 being significantly less deprived and the western boundary adjoins the Sawtry ward ranked at 7. Development has potential to assist with improving deprivation in the ward through provision of additional employment, education skills and training and reducing barriers of housing and services. Social and community facilities would be expected to be included on site as part of the redevelopment. The Crown Inn and All Saints Church at Broughton are within 800m of the site boundary providing local scale social and community facilities. Additionally, the site is within 6 kms of Huntingdon town centre and 8 kms of St Ives town centre when measured by road from the central point of the frontage onto the A141 offering potential to enhance usage of services and facilities in these town centres.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	Contribute to regeneration activities?		The site would not contribute to regeneration activities being wholly greenfield land. As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has not indicated a preferred amount of employment and commercial
	Enhance and diversify economic opportunities with the district?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			floorspace to be provided but they anticipate a mixed use scheme and promote the site as suitable for delivery in conjunction with Wyton Airfield.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	A public right of way runs broadly north-south through much of the western part of the site from Bridge Street Broughton. Several public rights of way run from the north of Bridge Road connecting into Broughton and the wider countryside beyond. Public transport currently runs along the A141 offering connections to Chatteris, Ramsey and Huntingdon; although currently low frequency the service offers opportunities for enhancement. Significant active travel and public transport improvements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which is preparing an outline business case for the work through 2022/23-2023/24 to provide a preferred scheme, robust costings, a preliminary design, and full supporting information.
SA13	- Attract new investment and provide opportunities to improve the resilience of the local economy? - Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? - Support retention and growth of indigenous companies? - Encourage sustainable tourism?	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain and the scheme is promoted as being residential led. It is a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon with potential for active travel and public transport accessibility to be introduced. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (6kms) and St Ives (8kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	- Strengthen a local sense of place? - Retain the character of existing settlements?	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. Development would fundamentally alter this and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character of Broughton bringing new development along Bridge Road which is the primary route into the village and bringing new development north of this close to the eastern edge of the village thereby completely altering its rural setting. Development would also impact on the wider setting of Kings Ripton in terms of long distance views from the eastern side of the village although a strong landscaping scheme could partially ameliorate this.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	There are no known archaeological sites or features within the site. However, Broughton conservation area is within 150 m of the nearest point of the proposed site boundary; built development in such close proximity could substantially impact on the setting of the conservation area. Kings Ripton conservation area is some 800 m distant and would be less directly affected.

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Summary of SA

Hungary Hall Farm is a wholly greenfield site comprising predominantly best and most versatile grade 2 agricultural land which reduces its sustainability for development. However, it is relatively close to Huntingdon via the A141 which provides opportunities for access to a range of employment and services. Sustainable travel opportunities are currently limited to a bus service running along the A141 on the eastern side although this has potential for enhancement. The CPCA is promoting substantial upgrades to public and active travel in the wider A141 corridor which this site has potential to link into from its eastern side. The site is promoted for mixed use although the amount of non-residential use remains to be determined. The site promoter advocates bringing the site forward in conjunction with redevelopment of Wyton Airfield which could boost the sustainability of the overall scheme, certainly to the benefit of Hungary Hall Farm. However, by the point of submission in 2023 there was no indication that any liaison had taken place to co-ordinate a single scheme or that the proposal was acceptable to the promoter of Wyton Airfield.

Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integrated development with Wyton Airfield could provide opportunities for enhanced sustainability of this site although would not overcome the impacts it would have on best and most versatile agricultural land.

The site has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure. Development is unlikely to be close enough to give rise to detrimental impacts but equally is not close enough to facilitate significant connectivity improvements other than to the Wyton bomb dump county wildlife site.

Development of this site would significantly impact on the rural character of the local area, in particular it would significantly detrimentally impact on Broughton, the primary approach to it and its conservation area. The development of the site in isolation would give rise to a wholly detached area of development that would not relate well to the existing landscape character or settlement hierarchy of Huntingdonshire. However, if development were to occur in conjunction with Wyton Airfield it might support a more sustainable new settlement as whole. The site itself has a mixture of boundary landscaping at present with trees and hedgerows containing much but not all of the site. These would form the basis of a landscaping scheme to assist with integration of any development into the surrounding landscape but would need substantial reinforcement, particularly on the northern and western parts of the site.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The location has opportunities to benefit from CPCA proposals for upgrades to the A141 and associated active travel networks which may enhance non-vehicle dependent travel as well as have opportunities to link into the existing Busway network. The south eastern part of the site is adjacent to the outer edge of the Great Ouse Valley green infrastructure priority area and, although separated by the A141, has potential to promote enhancements to this area through inclusion of additional green infrastructure and biodiversity areas.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 1.2% of of the site area. The proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space which which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
	Support habitats in adjusting to the impacts of the climate emergency?	++	
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	Minimise the risk of flooding from all sources?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Over 98% of the site is situated within flood zone 1 presenting the lowest level of risk from fluvial flooding. Around 14% of the site has some risk of surface water flooding, most of which is low risk although there is a slight increase in additional risk when climate change is accounted for.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?		The site is wholly greenfield agricultural land so it does not facilitate the use of previously developed land at all.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?		For comparative purposes with other sites the HDC mapping data shows the site as wholly grade 2 agricultural land. However, the site promoter has supplied a site specific soil assessment which indicates that approximately 40% of the site is grade 2, 40% is grade 3a and 20% is grade 3b.
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The south eastern part of the site is within Natural England's wider neighbourhood standard of having a natural greenspace of at least 20 ha within 2 kms. Also, the proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	St Thomas's Dole plantation forms an established wooded area within the site which has many tree and hedgerow belts reinforcing on-site nature connectivity and providing opportunities for enhancement and establishment of further provision. Current strategic blue and green infrastructure networks are not expected to be compromised by development of Lodge Farm and future extension or improvement could be positively facilitated.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	Protect sites of designated biodiversity or geodiversity significance?	+	There are no designated biodiversity or geodiversity sites within the site. However, it is directly across the A141 from the Willow Pollards north of Wyton Pit county wildlife site. The site offers limited opportunities for enhancement of this as it is a wetland setting and the topography of the site rises significantly from the adjoining point. Great Stukely railway cutting SSSI is 1 km to the west from the nearest boundary point of the site. Three individual trees have preservation orders on them within the north eastern part of the site.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The site is located within the Central Claylands landscape character area and demonstrates this areas typical characteristics of gently undulating arable land with a relatively large scale field pattern. The southern boundary adjoins Huntingdon with a substantial landscaping buffer separating it from 'The Birds Estate' townscape character area. The south eastern edge adjoins the Great Ouse Valley landscape character area. If developed the site would form a substantial expansion to the north eastern edge of Huntingdon which currently has a well defined boundary along the A141. It would need to both create its own sense of place and facilitate connectivity into Huntingdon recognising that it would form a direct expansion of the existing town, not a free-standing entity. Clear views can be obtained across the site from Kings Ripton Road including from Jubilee Park; Huntingdon Cemetery and Crematorium is further north than the northern boundary of the site and built development should have less direct impact although it would alter the current rural approach from the town. The site does not adjoin any villages although the site promoters suggest connectivity into the roundabout where sawry Way and the A141 interconnect near Wyton on the Hill. Hartford Hill Farm and Lodge Farm would be largely encircled by the proposed development leading to a fundamental change in their countryside settings.
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	Promote actions to reduce contributions to air pollution?	-	Development of Lodge Farm would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections, primarily into Huntingdon. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/B1090 (Sawtry Way) junction. The site is in arable agricultural use and so currently gives rise to very little noise, air or light pollution. The scale of potential development would generate some amount of light and noise pollution which would impact on the north eastern edge of Huntingdon, the two remaining farms and the open countryside beyond the site.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site has a direct frontage to the A141 directly across which is the Hartford area of Huntingdon with connectivity in from Hartford Road to the south east of the site. Hartford Road leads directly to the town centre providing good access to services to meet the community's needs with public transport and active travel connections. The BP garage at the Hartford roundabout offers a small selection of food and the Dobbies garden centre offers an in-store Waitrose 1.3 kms from the nearest point of the site. The western corner of the site adjoins Kings Ripton Road from which there are active travel connections into the town and road connections west to superstores and Towerfields leisure park. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In terms of market demand and meeting community housing needs the site spans the Huntingdon North ward and the Hemingford Grey & Houghton ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Huntingdon North ward is the 24th most expensive and Hemingford Grey & Houghton ward is the fourth most expensive

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			of the 26 wards in the district. In reality the site is most closely related to Huntingdon East ward which has the 19th highest values. The wide range of values in and around the area indicates that the site could meet a range of demand. Rental data for October 2022 to October 2023 indicate these wards as also being diverse for renting a 3-bedroom home ranging from joint third to 17th. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet a range of the community's needs.
SA10	Support and enhance the more deprived areas of the district?	+	Analysis of deprivation by Cambridgeshire County Council gives the Hemingford Grey and Houghton ward a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) and the Huntingdon North and East wards both have a score of 8. All relevant wards for this site have relatively good access to employment, education skills and training and lower barriers for housing and services. Thus, the site would not particularly support and enhance the more deprived areas of the district.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	Social and community facilities would be expected to be included on site as part of any development. The site is 4 kms to Huntingdon town centre when measured by road from the central point of the eastern frontage onto the A141 and 2.9 kms by active travel routes from the A141 crossing to Sapley Road. The Towerfields leisure park is 1.8 kms from the mid-point of the A141 along the southern boundary. The Jubilee Park playing fields face onto Kings Ripton Road which forms the western boundary of the site. The northern tip of the site's boundary adjoins a rally karting centre with Huntingdon cemetery and crematorium 50m across the road. Overall, the site has good opportunities to access existing social and community facilities and is of a sufficient scale to include some provision on site.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	Contribute to regeneration activities?		The site would not contribute to regeneration activities being wholly greenfield land.
	Enhance and diversify economic opportunities with the district?	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter anticipates a residential led scheme and has not indicated a preferred amount of employment and commercial floorspace to be provided but some is anticipated.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The has limited active travel opportunities at present with no public footpaths along any of the site's road frontages and no public rights of way crossing the site. The Busway uses the A141 to serve Wyton on the Hill so potential exists for additional stops on this frontage or possible route diversion. The proposed A141 upgrade is expected to promote improved public and active travel options along the A141 corridor which would provide opportunities for significant improvements.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain and the scheme is promoted as being residential led. It is a sustainable location for employment opportunities given its proximity to potential employees in Huntingdon with potential for active travel and public transport accessibility to be introduced. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to Huntingdon town centre via a variety of routes of around 4.5 kms and the increased level of demand likely to be generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the town centre.
SA15	- Strengthen a local sense of place? - Retain the character of existing settlements?	-	The land is wholly agricultural in character, with its relationship with Huntingdon on the southern boundary having a limited impact on its sense of place due to the separation resulting from the structural planting between the existing properties in Huntingdon and the A141. All other boundaries of the site relate to the surrounding open countryside. Development would fundamentally alter the character of the site from agricultural to urban and significantly impact on the retained properties within and largely encompassed by the site. The scale of the site is such that it would form a whole new neighbourhood for Huntingdon extending the town in a location relatively remote from main clusters of employment and the town centre. It is proposed as a residential led development effectively continuing the residential led development of 'The Birds' estate from the late 20th century. Given the separation arising from the A141 it would need to establish its own local character and sense of place. Given the rising nature of the land from both boundaries with the A141 development would be highly visible in the local landscape as well as from much of the B1090. Along the Ouse Valley the villages of Houghton & Wyton benefit from substantial trees and hedgerows, particularly along the A1123 providing screening of the site although glimpses may be apparent in long distance views. The character of the adjoining section of

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Huntingdon has largely evolved from the once distinct village of Hartford to that of modern residential estates. This, the development would extend this character and need to provide its own sense of place.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The site has potential for a range of archaeological interests as identified in the submitted Heritage Statement although there are no directly impacted listed buildings, conservation areas or scheduled monuments.

Summary of SA

Lodge Farm is a wholly greenfield site comprising a mixture of grade 2 and grade 3 agricultural land. It adjoins Huntingdon on the south western side with the A141 forming two of the site's boundaries. The location has opportunities to benefit from CPCA proposed upgrades to the A141 and active travel routes in its vicinity potentially enhancing potential occupiers' accessibility to sustainable forms of travel although there is currently no public transport or active travel infrastructure along the A141 where it adjoins Huntingdon and only a limited service on the stretch along the eastern edge of the site.

Limited opportunities exist to link to and enhance strategic green infrastructure areas. There are no designated nature conservation assets within the site but a network of green landscaping corridors runs through and around the site offering opportunities for enhancement.

Development would form a major extension to Huntingdon and push the town's boundary out beyond that established by the A141 since the 1980s which contain the existing late 20th century development of 'The Birds' estate. Opportunities for integration are limited and potential would need to be maximised to gain the sustainability benefits of the site's location adjoining an existing town and providing opportunities to access existing services and facilities rather than being a freestanding site in the countryside.

The site is in an area of mixed housing market demand with relatively low levels of deprivation. It is in relatively good proximity to a wider range of employment, social and community services. Some would also be expected to be provided on site given the scale of the development enhancing access to local scale facilities. Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area.

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Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site promoter intends to build to the Future Homes Standards from 2025 so development will be aligned with national standards but not exceed them. The site is remote from any air quality management area. The land is wholly greenfield so will not support the circular economy.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site closest to the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly in flood zone 1 with very small areas at risk of surface water flooding primarily near the south eastern edge of the site and the northern half of the western boundary.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield with no built structures on. Approximately a third of the site is classified as grade 3 agricultural land along the southern edge; the majority of it is classed as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	Hill Rise Park provides access to natural green space some 300 m from the northern edge of the site. Although just beyond Natural England's accessible green infrastructure standards in terms of distance the site is relatively close to a range of natural green spaces such as Hemingford Meadows and St Ives Thicket which provide leisure opportunities. The site is also of a scale to accommodate some open green space within it.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is 0.6 km north of Houghton Meadows SSSI and approximately 370 m from the Houghton Grange grassland county wildlife site which is the closest of several nearby county wildlife sites. The southern site boundary is 160 m north of the Ouse Valley green infrastructure priority area so it provides only limited opportunities to contribute to future improvements in connectivity between the ecologically important sites in the vicinity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The form and character of the local area is very mixed. Whilst development might relate well to modern housing on Garner Drive this only comprises a small element of the site's boundaries. The majority of the land is surrounded by open space leisure uses or agricultural land; introducing built development would significantly impact on these by enclosing them into the built environment rather than the edge of settlement character they currently have. Development would also impact on longer distance views from Wyton on the Hill. To the south the site adjoins the Houghton and Wyton conservation area and the two grade II listed lodges to Houghton Grange. Redevelopment of the Houghton Grange site for residential use is changing the character of this area. Development of this site would alter the form of the local area by introducing development on both sides of the A1123 and increasing the perception of coalescence

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of St Ives with Houghton and Wyton. The developer's proposed density would, however, make efficient use of the land in terms of the number of homes proposed.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site adjoins the Outdoor Leisure Centre which has flood lighting. Whilst development of the site is unlikely to impact this there may be some impact on any development from the existing lighting.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for a mixture of market and affordable housing and is of a scale that would support provision of new homes with a range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is 2.5 kms from St Ives town centre allowing good access to a range of shops and services. The developer proposes to include a convenience shop within the scheme. Thorndown Primary School is 1.1 kms away from the road frontage on the A1123. The site is beyond 800m of any cultural or leisure facilities other than the Outdoor Leisure Centre.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5 kms of multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broad band is available in adjoining properties.
SA12	Benefit from access to public transport infrastructure?	++	The site has access to high frequency bus services (B+) 350 m from the site frontage along Houghton Road to Garner Drive.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Benefit from access to active travel infrastructure for practical and social activities?	++	The A1123 benefits from an existing pavement on the southern side of the road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	No specific employment related proposals are anticipated although the developer proposes to include a convenience shop within the scheme the additional sustainability of which is accounted for below.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The developer proposes to include a convenience shop within the scheme which could boost local access to services as there is no local centre in the immediate vicinity.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Although high quality design could be incorporated within the site itself only the southern third of the site along its eastern boundary adjoins the existing built up area of St Ives; the remainder on the eastern side would adjoin the outdoor leisure centre impacting on its edge of town countryside setting. A portion of the western boundary adjoins Houghton Hill Industries with development of the site effectively making this contiguous with St Ives. Development would affect the character of the local area by spreading the perception of the outskirts of St Ives along Sawtry Way.
SA16	Impact on any heritage assets or their settings?	-	The two grade II listed lodges to Houghton Grange are situated immediately south of centre the site along the A1123 frontage. This edge also adjoins the Houghton and Wyton conservation area.

Eastern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is wholly greenfield land of which around two thirds is best and most versatile grade 2 agricultural land. The site is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these. The site has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education. It has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision. The site is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside. It is immediately north of Houghton and Wyton conservation area including Houghton Grange. Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton.

Updates after initial appraisal

Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The site promoter intends to build to the Future Homes Standards from 2025 so development will be aligned with national standards but not exceed them. The intended lead housebuilder advocates going beyond these to achieve net zero construction by 2040.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	—	The site is remote from any air quality management area. The land is wholly greenfield so will not support the circular economy.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site closest to the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is wholly in flood zone 1 with small areas at risk of surface water flooding near the south eastern edge of the site, across the central field boundary, along the north eastern edge and close to buildings adjoining the western boundary.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield with no built structures on. Approximately a quarter of the site is classified as grade 3 agricultural land along the southern edge; the majority of it is classed as grade 2.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The northern tip of the site adjoins Hill Rise Park which provides access to natural green space. Although just beyond Natural England's accessible green infrastructure standards in terms of distance the site is relatively close to a range of natural green spaces such as Hemingford Meadows and St Ives Thicket which provide leisure opportunities. The site is also of a scale to accommodate some open green space within it.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is 0.6 km north of Houghton Meadows SSSI and approximately 370 m from the Houghton Grange grassland county wildlife site which is the closest of several nearby county wildlife sites. The southern site boundary is 160 m north of the Ouse Valley green infrastructure priority area so it provides only limited opportunities to contribute to future improvements in connectivity between the ecologically important sites in the vicinity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The form and character of the local area relative to this extended site is predominantly that of open space leisure uses or agricultural land. Whilst development on the A1123 frontage might relate well to modern housing on Garner Drive this only comprises a very small element of the site's boundaries. Introducing built development extending along

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			over a third of the western edge of St Ives north of the A1123 would significantly impact on the form and character of this edge which currently one of open space uses. Development would impact on longer distance views from Wyton on the Hill, particularly in the northern end of the site. To the south the site adjoins the Houghton and Wyton conservation area and the two grade II listed lodges to Houghton Grange. Redevelopment of the Houghton Grange site for residential use is changing the character of this area. Development of this site would alter the form of the local area by introducing development on both sides of the A1123 and increasing the perception of coalescence of St Ives with Houghton and Wyton. The developer's proposed density would, however, make efficient use of the land in terms of the number of homes proposed.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site adjoins the Outdoor Leisure Centre which has flood lighting. Whilst development of the site is unlikely to impact this there may be some impact on any development from the existing lighting.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for a mixture of market and affordable housing and is of a scale that would support provision of new homes with a range of types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is 2.5 kms from St Ives town centre allowing good access to a range of shops and services. The developer proposes to include a convenience shop within the scheme.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access education facilities?	+	Thorndown Primary School is 1.1 kms away from the road frontage on the A1123.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is beyond 800m of any cultural or leisure facilities other than the Outdoor Leisure Centre.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5 kms of multiple concentrations of employment.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broad band is available in adjoining properties.
SA12	Benefit from access to public transport infrastructure?	++	The site has access to high frequency bus services (B+) 350 m from the site frontage along Houghton Road to Garner Drive.
	Benefit from access to active travel infrastructure for practical and social activities?	++	The A1123 benefits from an existing pavement on the southern side of the road.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	No specific employment related proposals are anticipated although the developer proposes to include a convenience shop within the scheme the additional sustainability of which is accounted for below.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The developer proposes to include a convenience shop within the scheme which could boost local access to services as there is no local centre in the immediate vicinity.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	--	Although high quality design could be incorporated within the site itself only the southern quarter of the site along its eastern boundary adjoins the existing built up area of St Ives. The remainder on the eastern side would adjoin the outdoor leisure centre and extend to the outskirts of Hill Rise park impacting on the countryside setting of

Eastern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the edge of the town. A portion of the western boundary adjoins Houghton Hill Industries with development of the site effectively making this contiguous with St Ives. Development would affect significantly the character of the local area by spreading the perception of the outskirts of St Ives along Sawtry Way.
SA16	Impact on any heritage assets or their settings?	-	The two grade II listed lodges to Houghton Grange are situated immediately south of centre the site along the A1123 frontage. This edge also adjoins the Houghton and Wyton conservation area.

Summary of SA

The site is wholly greenfield land of which around three quarters is best and most versatile grade 2 agricultural land. The site is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these. The site has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education. It has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision. The site is very sensitively located to the west of St Ives and would significantly extend the built form into the surrounding countryside. It is immediately north of Houghton and Wyton conservation area including Houghton Grange. Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton.

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

Southern Huntingdonshire Sustainability Appraisal

Southern Huntingdonshire

7.1 This sets out the sustainability appraisals 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

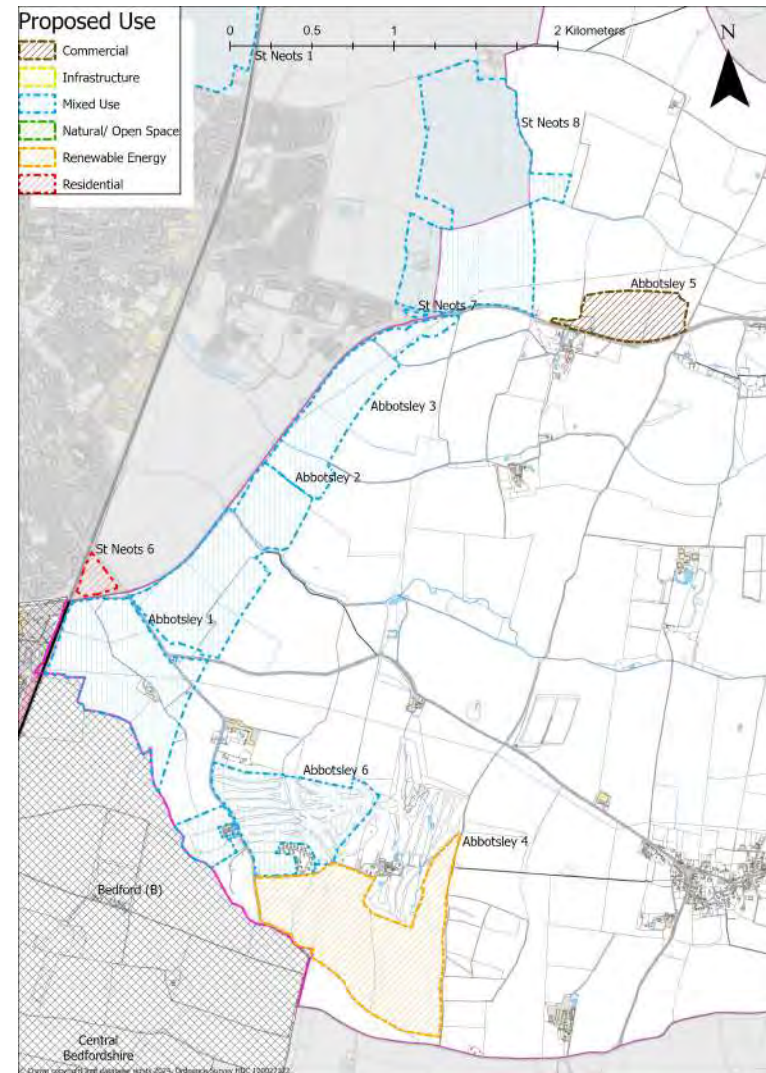
Southern Huntingdonshire Sustainability Appraisal

Abbotsley

7.2 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

7.3 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.



Southern Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land; the only buildings on site are from Rectory Farm. Given the scale of the site the opportunity to reuse and recycle existing land is extremely low.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	—	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1, the site is at medium risk of surface water flood risk on approximately 7% of the site which runs through the centre of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	-	The vast majority of the site is greenfield land, the only buildings on site are from Rectory Farm which includes only one residential building (the remainder being agricultural use). The potential to prioritise development of previously developed land is therefore minimal at best. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern part of the site is within 1 km of a 10 ha area of natural green space. The site submission proposes approximately 18 to 19ha of green space and biodiversity net gain opportunities. The site appears too far removed to contribute towards enhancing green or blue network linkages due to physical separation from Natural Cambridgeshire's Great Ouse Valley Priority Area by the railway line and A428.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	—	A small area on the western side of the site is within Natural Cambridgeshire's Great Ouse Valley Priority Area but is separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	—	The site represents an expansion to the south of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form St Neots further away from the town centre. Integration of this site with other residential areas would be difficult to achieve until work is complete on Wintringham Park. The A428 and B1046 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement,(south west of the site) is also uncertain as the

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			allocation is currently under question. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve. The proposed capacity of the site put forward by the site promoter is low for its size and may not be reflective of nearby densities at SEL2. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The southern edge of the site bounds the proposed rerouting of the A428 with the eastern edge bounded by Potton Road and the northern edge the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The proposed site is of a size that could contribute to a wide range of sizes types and tenures. The proposed site does not specify needs of specific housing groups. Site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Neots Town Centre. The site has capacity to provide a primary school on site. The site has capacity to provide a local community centre on site but is beyond 800m from cultural and leisure facilities in St Neots.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site has capacity to provide 1.5 ha of employment floorspace. It is within 5km of Established Employment Centres, namely Cromwell and Station Road Industrial Estate and Colmworth Business Park. The site benefits from Ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	+	The site is within 5km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is an occasional service. Measuring from the central point of the site's frontage onto the B1046, the site is approximately 600m from a public footpath.
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes new employment development (commercial) on up to 1.50ha, providing small scale high density employment.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The site promoter proposes potential for 1,100 sqm (0.3ha) of retail floorspace. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: Local Community Centre; Primary School; land for health facilities.
SA15	Provide high quality development sensitive to the character of the local environment?	-	The site is located south of SEL2 and is separated by the A428 and B1046. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown. Finalisation of the

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk runs through the centre of the site. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. The site is approximately 600m from a public footpath providing some integrated active travel opportunities.

The closest town centre is St Neots which is within 5km from the site, 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 scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge. 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 EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Southern Huntingdonshire Sustainability Appraisal

Abbotsley 2: Land East of Wintringham Park, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	89.6% of the site (48.6ha) is in flood zone 1. Flood zone 2 and 3a are located contingent with Hen Brook and drainage ditches. Approximately 13% of the site is at medium risk from surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is wholly classified as grade 2 agricultural land.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site has capacity for 1,100 market/ affordable new homes and 1800 sqm business hub with approximately 22.38ha of natural, green or open spaces is proposed within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site represents a large strategic expansion to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing residential development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides cycle and pedestrian solutions to address this. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve. The proposed capacity for the site put forward by the site promoter is moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Due to the size of the site, impact on the surrounding countryside would be significant
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. The site promoter provided a noise and air impact assessment, noise barriers are proposed but further assessment would be required.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing to adhere to M4 (3), bungalows, apartments and custom and self-build plots.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The closest town centre is St Neots which is within 5km from the site.
	Minimise the distance people need to travel to access education facilities?	++	The proposal has the capacity to provide a primary school on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site will include a community building but is beyond 800m from leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	+	The site includes 1,800sqm of employment land and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 3km from Colmorth Business Park, Little End and Howard Road Industrial Estate in the south of St Neots. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is approximately 4km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is a highly infrequent service. The site is beyond 1km from a public footpath but has two public right ways within the northern half of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes a business hub at 1,800sqm providing flexible work spaces / co-working opportunities providing small scale high density employment.
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The site promoter proposes potential for local shops although no floorspace is provided. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: community building and primary school;

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no known heritage assets within the site

Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which could present the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations, . It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 4km from St Neots train station, providing some sustainable transport opportunity, a bus service is nearby but is infrequent. Two public rights of way within the northern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, its location on the edge of a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Southern Huntingdonshire Sustainability Appraisal

Abbotsley 3: Land East of St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 96% of the site (34.15ha) is within Flood zone 1. A small proportion of north of the south west corner of the site is located within flood zone 2 and 3a. Approximately 7% of the site is at medium risk of surface water flooding within the southern and northern most extents.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The proposal has capacity for 745 market/ affordable new homes with natural, green or open spaces included within the site. 10ha of natural, green or open spaces is proposed within the site.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site represents an extension to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides initial cycle and pedestrian solutions that could be looked into. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity for the site options put forward by the site promoter is low to moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside. Due to the size of the site, impact on the surrounding countryside would be significant
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. The site promoter provided a noise and air impact assessment proposing noise mitigation measures but further assessment would be required.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing, a care home and custom and self-build plots as option A and market and affordable only for option B.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The closest town centre is St Neots which is within 5km from the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
	Minimise the distance people need to travel to access education facilities?			The proposal has the capacity to provide a primary school on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?			The site will include a community centre but is beyond 800m from leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?			Option proposes 40,000 sqm of employment floorspace (including carehome) and the site is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 4km from Colmorth Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?			
SA12	Benefit from access to public transport infrastructure?			The site is approximately 2.5km from St Neots train station. The closest bus service is rated B- (frequent service) on the Placed Based Carbon Calculator but is circa 1.2km from the site. The site has three public rights of way in the southern half of the site but is beyond 1km from a public footpath.
	Benefit from access to active travel infrastructure for practical and social activities?	+		
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	N	Option A provided by the site promoter proposes a 40,000sqm of employment (including care home) providing small scale high density employment. Option B proposes no employment use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	Both option A and B propose 17,000sqm of community centre and health use, which could result in the provision of social facilities. No retail is proposed.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no known heritage assets within the site

Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which presents the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 2.5km from St Neots train station, providing sustainable transport options, a bus service circa 1.2km away with more frequent service. Three public rights of way within the southern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, The site could include 40,000sqm of employment land and is within 5km of multiple concentrations of employment providing potential employment, retail and social opportunities. Proposed community centre and health use could provide additional social benefit to the new community.

The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route, which could impede comprehensive site development dependant on its location within or adjacent to the site.

Southern Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

Abbotsley 4: Pear Tree Solar Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	++	The site is for renewable energy generation
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	The site is greenfield land, 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.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is entirely for renewable energy generation and there is no risk of fluvial flooding with climate change taken into account.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with approximately 1% of the site at medium risk of surface water flooding, the proposed use is classified as essential infrastructure meaning development is compatible.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	+	The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites 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.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	N	The proposal is for renewable energy in the form of a solar farm and therefore access to natural green space and linkages to the green or blue infrastructure network is not relevant.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The proposal is for renewable energy therefore has limited capacity to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is proposed for renewable energy generation which can be compatible with agricultural land, limited landscape buffers may be required. The use is compatible with its countryside setting.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from major sources of pollution and not of a use likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	The site is for non residential use

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is further than 800m from a bus service but is within 5km from St Neots train station. Three public rights of way traverse the site but is not accessible via a public footpath
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so the criterion does not apply.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	The site is for renewable energy which is compatible with its countryside location.
SA16	Impact on any heritage assets or their settings?	-	The site is in close proximity to Eynesbury Hardwicke House which is a listed building and could be adversely impacted by the development.

Summary of SA

The site is wholly classified as grade 2 agricultural land. The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites 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. The site is in flood zone 1 with surface water flood risk, the proposed use is classified as essential infrastructure meaning development is compatible. Potential of the site to impact upon a listed building would require consideration.

The site is sufficiently remote from all of the designated nature sites and there are no known heritage assets within the site so it is unlikely there will be an impact.

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings. The site is not impacted by an air quality management area. The site is greenfield land, the site has minimal structures within the site with potential for reuse on site.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in flood zone 1, approximately 0.8% of the site is at medium risk of surface water flooding along the southern boundary.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land. Toll Gate cottage is located just outside the south west boundary of the site and semi detached cottages are located within the southern boundary, the site has minimal structures within the site with potential for reuse on site. The potential to prioritise development of previously developed land is therefore minimal at best. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural green space. It has capacity for 15,000 sqm of employment but does not include natural green space on site. The vision document refers to 'green buffer' and open spaces for employees and a commitment to supporting the provision of green infrastructure (referring to two sites). However, based on access to 'Natural Green Space Standards' (Natural England), it has very limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated in a countryside location, with no significant development nearby meaning that it does not relate well to the surrounding area. Impact on the surrounding countryside is likely, significant landscape buffers may be likely. The site promoter provides information to suggest how the creative industry buildings could be incorporated with the existing properties. The site would be site would be surrounded by the existing A428 and new route of the A428.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site proposes 1,500 sqm of employment and 15,000 sqm of logistics meaning that light, odour and visual pollution is possible

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non residential use.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The closest town centre is St Neots which is within 5km from the site.
	Minimise the distance people need to travel to access education facilities?	N	The proposal is for non-residential use and therefore distance to education facilities is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is further than 800m from any leisure or cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	++	The site will provide over 5 ha of employment land.
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?	++	The site is further than 800m from a bus service but is approximately 3km from St Neots train station.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 500m of a public right of way but is not accessible by footpath
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site would support predominantly low density employment uses such as logistics with a small (1,500 sqm) of higher density employment.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses and therefore this criterion does not apply.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located in open countryside such that it could not be successfully integrated with an existing community.
SA16	Impact on any heritage assets or their settings?	-	There are no known heritage assets within the site. However, it is approximately 100m north from listed buildings, measuring from the south west corner of the site boundary which could be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Impact on the setting of listed buildings would require careful consideration and landscape mitigation.

The site is approximately 3km from St Neots train station and further than 800m from a bus service. The site is within 500m of a public right of way but is not accessible by footpath meaning access to the site via sustainable means is currently not available making employment opportunities less accessible .

The proposal for employment and logistics uses means that light, odour and visual pollution is possible within the rural setting. The site would be surrounded by the existing A428 and new route of the A428. The local transport network may be impacted by the proposed uses. The site is located in open countryside, but some rural properties are present just outside and within the site successfully integration of these properties would require careful consideration. A

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

Abbotsley 6: Abbotsley Golf Club

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in flood zone 1, approximately 2.7% of the site is at medium risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land (the eastern portion of which is golf course and Jenny Wissen Wood), with no existing structures on site. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The proposal has is for 500-1000 new homes and a retirement complex and therefore has capacity for natural green space to be included within the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site proposes large scale development in the open countryside, the site is detached from any settlement with the closest town St Neots, meaning that integration with existing development is not possible and development could have significant landscape impact. Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement,(south west of the site) is also uncertain as the allocation is currently under question as the new A428 will separate the proposed Bedford allocation with the site significant infrastructure would be required to integrate the two communities. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve. The new A428 The proposed capacity of the site put forward by the site promoter is very low for its size and would not make efficient use of land. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The western edge of the site bounds the proposed rerouting of the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size that could a wide range of types, sizes and tenures. The site promoters propose affordable and market residential units and a retirement complex.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The closest town centre is St Neots which is within 5km from the site.
	Minimise the distance people need to travel to access education facilities?	--	The site is beyond 1.5km from a town based primary school (St Neots).
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from leisure and cultural facilities.
SA11	Facilitate access to a range of employment opportunities?	+	The site proposes a retirement complex which will provide limited employment opportunities and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (Potton road), it is approximately 3.5km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 5km from Colmorth Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is beyond 800m from a bus service but is within 5km from St Neots Bus Station. Two public right of ways run through the site
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of low density employment
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of retail provision to serve new residents
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located east of the proposed new A428 and is in an isolated location. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown meaning integration with this proposed allocation is also uncertain. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into an existing place and community. The site promoter infers that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses", however to ensure a sustainable development this would be more preferable as a free standing building to serve the wider development.
SA16	Impact on any heritage assets or their settings?	++	There are no known heritage assets within the site. It is sufficiently remote from Eynesbury Hardwicke Manor, a listed building, which is approximately 200m east of the site.

Southern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk is present in some areas. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is within 5km from St Neots train station and bus station, with no bus serving the area, providing limited sustainable transport opportunity. Two public rights of way within the northern half of the site which could provide some integrated active travel opportunities albeit may be impractical due to the isolated countryside location of the site.

The closest town centre is St Neots which is within 5km from the site, which provides some opportunity for the new community to access services and facilities and multiple concentrations of employment are within 5km providing some opportunity for employment. The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. There is no indication that green infrastructure would be proposed nor further cultural, education or social facilities to support the new community. The site is beyond 1.5km from a town based primary school (St Neots). A retirement complex would provide limited employment opportunities.

The site is in an isolated countryside location. Integration of the site with the 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 EastWest Rail route, which could impede comprehensive site development dependant on its location within or adjacent to the site and further separate the site from the proposed Little Barford allocation.

Updates after initial appraisal

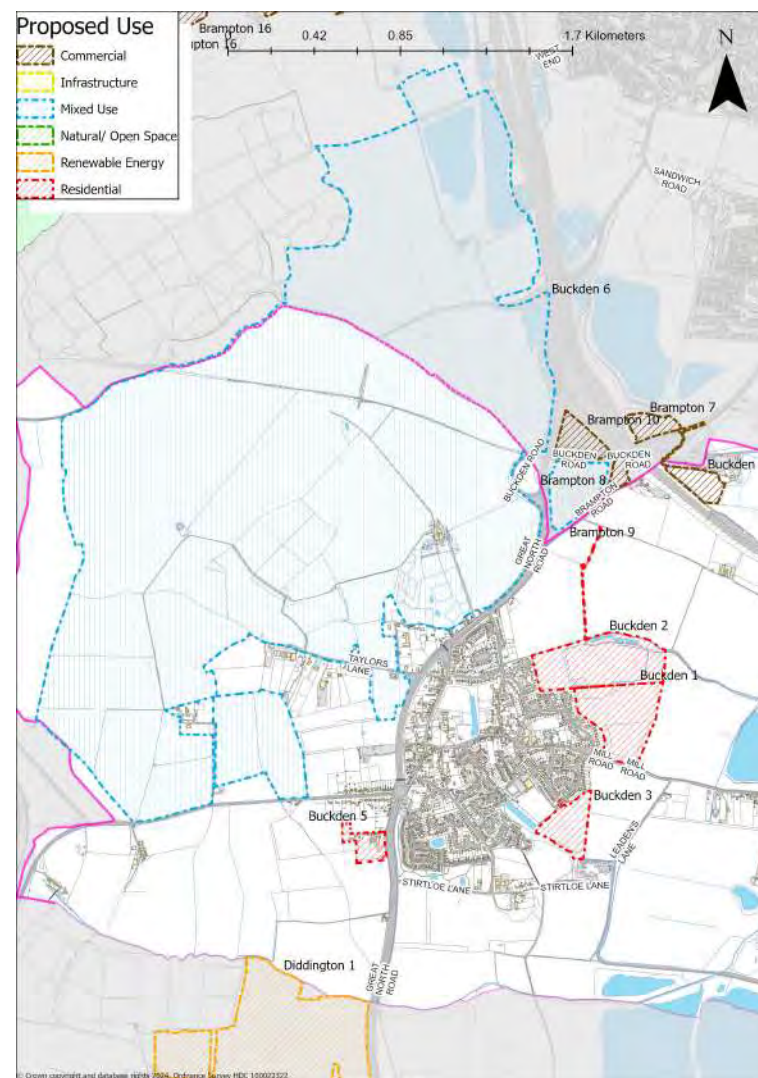
The site promoter submitted further documentation but this does not change the outcomes of the SA.

Southern Huntingdonshire Sustainability Appraisal

Buckden

7.4 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.



Southern Huntingdonshire Sustainability Appraisal

Buckden 1: Land at Mill Road, Buckden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10 ha area of natural green space. It has direct opportunities to link to the strategic green and blue infrastructure network.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200 m from a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within a Natural Cambridgeshire's Priority Landscapes and has potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the north eastern edge of Buckden. The site is wholly in flood zone 1 and is classified as grade 2 agricultural land. It relates well to the existing settlement as it adjoins development on Greenway to the west. It also adjoins the open countryside to the north, south and east. The site promoter seek 230 homes which is higher than surrounding densities and with appropriate landscaping and the site can be integrated into the existing settlement. The eastern parcel of the site is identified as a Green Infrastructure Priority Area and 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. Close proximity of the site to a County Wildlife site means development could have a detrimental impact on the wildlife site and will need to be very sensitive to protecting the form and character of the wildlife site. Various ecological and green infrastructure mitigation and management measures will be required to minimize the direct impact of development on habitat and species. Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The scale of the proposal is likely to cause widespread light, noise, odour and visual pollution to the adjoining Cambridgeshire Wildlife Site.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site could support a wide range of types, sizes and tenures of new homes.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden which is within 800m from the site.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m from the Buckden Church of England Primary School
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Buckden Methodist Church, Buckden Millennium Centre, recreation ground and tennis courts. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall.
SA11	Facilitate access to a range of employment opportunities?	--	The site is not located near to concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Park Road, this is however rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service. There site is within 1km of a public right of way and/ or segregated cycleway
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site has potential to contribute to the diversity of housing available in Buckden and expand local community facilities. However, it comprises the best and most versatile (grade 2) greenfield agricultural land. The eastern parcel is identified as a Green Infrastructure Priority Area and 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. It has no designated heritage assets that could impact development. The

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site has reasonable access to local social and educational facilities but it is remote from retail and employment destinations. Though the site has access to public transport, there is an infrequent service which would not promote sustainable lifestyles. Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout. The site is in close proximity to the County Wildlife and adjoins the open countryside. As such and development will need to be very sensitive to protecting the form and character of the wildlife site and the adjoining countryside. The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape. The sustainability of the site is considered very poor for residential development purposes.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Buckden 2: Land East of Bishops Way, Buckden

- 7.5** As identified in the LAA, 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 wider ecological network of the Ouse Valley would be detrimental. Also, access to the site from Bishops Way may be unachievable as it is constrained by County Wildlife Site.
- 7.6** The site has been promoted again at Preferred Options stage in the Autumn of 2025 and during the additional site allocations consultation held between May and June 2026, no technical evidence was submitted to overcome these fundamental concerns to enable the site to progress to a full SA.
- 7.7** Therefore, a sustainability appraisal for the site has not been undertaken.

Buckden 3: Land off Vineyard Way, Buckden

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

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with recorded risk from surface water flooding along its southern edge.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?		The site is greenfield land and is predominately grade 3 agricultural land with the north eastern corner being grade 2. There are no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within is within 200 m of a 0.5 ha area of greenspace. It has very limited capacity for direct opportunities to link to the strategic green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is not located within a Natural Cambridgeshire's Priority Landscapes and has potential to contribute towards improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on southern edge of Buckden adjoining residential development. It is close to village facilities and recreational ground. The site promoter's indicative site plan shows 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. 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.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is over 1 ha in size and could deliver approximately 5 homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden which is within 800m from the site.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m from the Buckden Church of England Primary School
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Buckden Methodist Church, Buckden Millennium Centre, recreation ground, tennis courts and the village hall.
SA11	Facilitate access to a range of employment opportunities?		The site is not located near to concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of several bus stops, the highest being ranked D on the Place Based Carbon Calculator.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A footpath is adjacent to the red link boundary of the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development and community uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	+	The proposal includes provision for open space including space for allotments.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could potentially be effectively integrated with the existing community however, access will be critical factor.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is wholly located within flood zone 1 with some recorded risk from surface water flooding. The site has potential to contribute to the diversity of housing available in Buckden and expand local community facilities. There are no nature conservation or heritage assets that would be impacted development. The site has reasonable access to local social and educational facilities but it is remote from retail and employment destinations. Though the site has access to public transport, there is an infrequent service which would not promote sustainable lifestyles. The development could be integrated with the existing place and community however the achievability of access is a key factor as well as overcoming the proximity of the sewage works. The proposed development adjoins the built form of Buckden and would provide a modest development with the potential for additional open space and allotment grounds.

Updates after initial appraisal

Buckden 4: Brampton Road, Buckden

7.8 As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly greenfield land with several existing structures on site meaning that this will reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	+	The site is classified as being predominately grade 2 agricultural land with the eastern most third of the site being grade 3. The site contains Westfield Farm which includes a residential home and agricultural structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is physically detached from the main built form of Buckden being located on the opposite side of the A1. It is connected to the settlement via footpaths and an underpass so there are opportunities to access services and facilities via more sustainable modes of transport. Development outside of the main built form has already been established via the ribbon form of development along Perry Road. This site would however provide in depth development that is less characteristic of the area. The proposed capacity of the site would be very low density which would not make the most efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is in very close proximity to the A1 increasing the likelihood of noise, light and visual pollution. Telecommunications cables also run over the site. Also, a portion of the western part of the site falls within an oil pipeline buffer.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes and a couple of self and custom build plots. The site is over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden but this is over 800m from the site.
	Minimise the distance people need to travel to access education facilities?	+	There is a primary school (Buckden Church of England Primary School) within Buckden but this is being 800m of the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of St Mary's Church, the Towers and the Lion Hotel. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall and recreation ground and tennis courts.
SA11	Facilitate access to a range of employment opportunities?	-	The site is not located near to concentrations of employment opportunities.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Perry Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a footpath along the A1 which could connect to the site.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, there is some surface water flood risk on the side of the site nearest to the A1. The site is not constrained by heritage or nature conservation designations. It is physically detached from the main built form of Buckden but it is connected via footpath and underpass providing a link to services and facilities however many of these are beyond 800m of the site. The site's location being in such close proximity to the A1 makes it more likely to be impacted by sources of pollution from the strategic road network. Development on the site would result in depth development uncharacteristic of the immediate locality. The site is partially previously developed. The site is remote from employment and sustainable modes of transport.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Buckden 6: Land West of A1 from Buckden to Brampton

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	The site is adjacent to the A1. There maybe opportunities to connect the site to the bus network that runs between Huntingdon and St Neots via Brampton and Buckden. The proximity to the A1 could potentially incentivise car usage if the bus network along this corridor is not enhanced. No information on any proposals have been provided at this time. No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area. The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided where habitats could be supported to adjust to the impacts of climate change.
	Support habitats in adjusting to the impacts of the climate emergency?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	Minimise the risk of flooding from all sources?	+	Most of the land is classed as flood zone 1. However, a very small area in the south-west corner of the land, 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.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	--	The land is almost entirely used as arable farmland, as such the vast majority of the this 527ha site is greenfield. A small number of farmhouses and cottages within the site form previously developed land but this is very small in comparison to the size of the overall 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.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The site is not generally accessible to natural green space, only being accessible to existing natural green space along its western and southern most edges. The potential scale of development on the site would however provide a significant amount of open and natural green space which would serve the needs of residents.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Along its eastern edge, the site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential for linkages to the existing strategic green infrastructure network. The scale of the site would enable the inclusion of strategic green infrastructure within the site connecting to priority habitats.
SA6	Protect sites of designated biodiversity or geodiversity significance?	--	There are no 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 is around 290m from the southwestern boundary. Brampton Wood SSSI is adjacent to the north-western boundary. 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. The potential scale of development and population of this potential new settlement could give rise to additional recreational pressure on these designated sites as well as other un-designated sites of nature conservation significance as well as the wider landscape. The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	-	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	--	The site is located 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. The potential scale of the development is of a scale where it form its own distinct community and could provide substantial areas of landscaping providing a softer development edge that mitigates
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			landscape harm and also retains separation from nearby settlements. However, development at this scale would considerably alter the character of the locality and a large proportion of of the Southern Wolds Landscape Character Area including on designated nature conservation sites and ancient woodlands which are key features of this landscape.
SA8	- Promote actions to reduce contributions to air pollution? - Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	Development at this scale would require upgrades and a new junction off the A1 and other local roads and enhanced public and active travel connections into the surrounding area. The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent. The A1 forms a strong eastern edge to the site and could give rise to higher levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. This landscaping would also assist in enclosing the development reinforcing that it could be a free standing community and therefore retaining separation from existing settlements.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This site is located just west of the Great Ouse Valley corridor with the market towns of Huntingdon and St Neots in close proximity as well as the larger villages of Brampton and Buckden. It has some potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			In term of market demand and meeting community needs, the site is located within the Buckden and Brampton wards of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Buckden ward is the eighth most expensive of the 26 wards in the district with Brampton being the fourteenth. This indicates that there is generally a higher level of market demand and higher costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Buckden ward was the joint ninth most expensive for renting a 3-bedroom home. Brampton ward was joint nineteenth. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would meet demand.
SA10	Support and enhance the more deprived areas of the district?	+	The site is very large and falls within both Buckden and Brampton wards, it is however predominately within Buckden ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived) for both wards. The western edge of the site is about 200m from the ward boundary between Buckden and Great Staughton wards at its closest point. Great Staughton ward is ranked as 9 meaning it is also one of the least deprived wards in the district. Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 5.5kms of Huntingdon town centre and 7kms of St Neots town centre. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	Contribute to regeneration activities?	--	The site is greenfield land (apart from small parcels of land used for a handful of residential properties and farm houses) as such the development of the site would not contribute towards the reuse of previously developed land or regeneration. While the site is subject to detailed masterplanning, the site promoter has stated in their submission that employment land will be provided within the development (some 69ha) in addition to retail floorspace (some 26ha). This has the potential to provide jobs, the quantity of which cannot be determined at this stage until the detailed use classes of these are refined indicating the potential jobs density the they will provide.
	Enhance and diversify economic opportunities with the district?	+	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	-	The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent. At present, to access services in Buckden or Brampton, users must use an underpass to cross the A1 located near to the Buckden roundabout. Services in nearby Grafham are accessible via Brampton Road but this does not have footpaths and is single lane. Incorporating sustainable and active modes of transport on this side of the A1 is more challenging and may require more substantial infrastructure works.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The site has potential to attract some new investment, the site promoter expects some 69 hectares of employment land to come forward across the site. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon, Brampton, Buckden, Little Paxton and St Neots with potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. The potential to support indigenous companies is unknown
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	Support retention and growth of indigenous companies?		
	Encourage sustainable tourism?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to Grafham Water and further support nearby tourism opportunities.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has stated that there could be some 26,000sqm of retail floorspace across the whole site. It is in relatively close proximity to the existing town centres of both Huntingdon (5.5kms) and St Neots (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	- Strengthen a local sense of place? - Retain the character of existing settlements?	-	The site is largely arable farmland so it does not have a distinct identity already and it doesn't adjoin any existing settlements. The site is very large and it is proposed that as a whole the site could provide an opportunity for a new free standing community. Its landscape character is shaped by it being 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 some 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.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	There are no heritage assets within the site itself, however it is in close proximity to several designated heritage assets. Buckden Conservation Area is situated approximately 200 metres east of the site along Taylors Lane Number 17 Taylors Lane, approximately 50 metres east of the site, is Grade II Listed. Model Farm and the Barn north of Model Farm, approximately 370 metres west of the site are Grade II Listed. A Moated Site, approximately 450 metres west of the site is a Scheduled Monument.

Summary of SA

The site consists of 527ha of land which is largely greenfield land. The vast majority of the site is classified as being grade 2 agricultural land but there are some parts of the site that are grade 3. The site is relatively unconstrained by flood risk with most of the site being within 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. Is nearby to designated nature conservation designations including being within 5km of Portholme Meadow, as a result development is likely to impact these sites but could provide opportunities to enhance and link these at a strategic scale. There are some designated heritage assets that could be impacted by the proposal. 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. 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 site is not served by public transport but could potentially be linked into the public transport network. The proposed development would however be a free standing community which would provide all of these elements. Also, 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. 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.

Updates after initial appraisal

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.

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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.

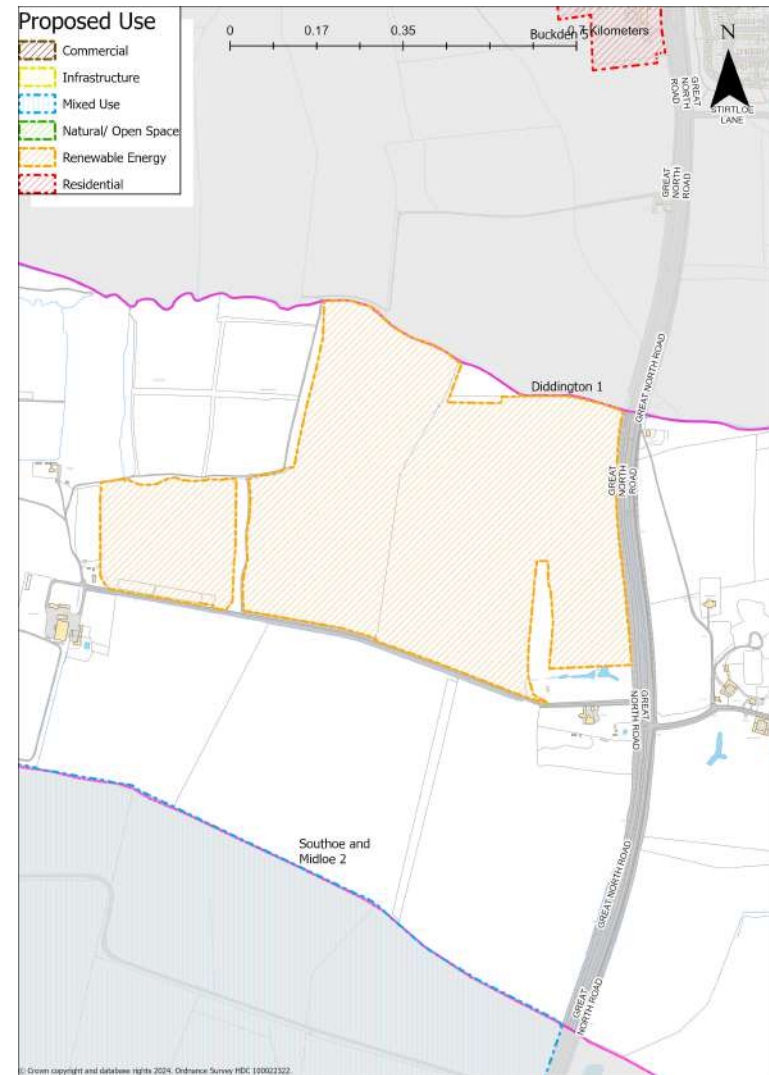
Additionally, it is unclear whether the original larger scheme is still being pursued and these will be a first phase to that development. If so, this raises concerns regarding masterplanning and holistically addressing constraints and ensuring adequate infrastructure to serve that development.

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Diddington

7.10 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



Southern Huntingdonshire Sustainability Appraisal

Diddington 1: Cell Energy, Vicarage Lane, Diddington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	++	The proposed use for the site is a solar farm.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is entirely for renewable energy generation and there is some risk of fluvial flooding with climate change at 1 in 100 (Design Flood) being less than is less than 1% of the site area. The site adjoins Diddington Brook which may result in some increased risk from flood risk in the future.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located near to Buckden and St Neots water recycling area catchments. Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development; whereas St Neots WRA may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is wholly within flood zone 1, there is some large amounts 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.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	--	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 is greenfield land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from the Grafham Water SSSI and is within 200m of the Grassland at the Vicarage County Wildlife Site and the Diddington Wood County Wildlife Site. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas as well as ancient woodland so there is potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside than the settlement. The southern part of the site is some 20m higher than the northern edge. It is sensitively located being between two green infrastructure priority areas and in close proximity to several nature conservation sites as well as ancient woodland. The proposed scale of the solar farm is substantial being some 47ha which means additional landscaping

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			will be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Renewable energy provision will not contribute towards housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant Standard broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop just outside of the site on Diddington Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service. There is no footpath access to the site, there is public right of way that runs along the site's eastern edge which may be able to provide some sort of connection.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside. With landscaping it maybe possible to integrate solar panels on the site without detrimentally impacting the site's immediate surroundings.
SA16	Impact on any heritage assets or their settings?	-	Opposite the site is the listed Lodge Farm which may be impacted by proposals. Adjacent to the site on the other side of the A1 is a conservation area but considering the distance and the separation as a result of the A1 the impact on heritage assets within the main built form of Diddington is reduced. The live planning application on the site has highlighted that there may be impact on some non-designated heritage assets: Diddington War Memorial, South Lodge and The Vicarage.

Southern Huntingdonshire Sustainability Appraisal

Summary of SA

The site has been put forward for a solar farm. It is a large site being some 47ha located in a sensitive location along the A1 and between green infrastructure priority areas and nearby to various sites of nature conservation. It is physically detached from the main built form of Diddington being separated by the A1 so it relates much more closely to the open countryside. This means that the impact on existing communities is limited but the impact on the landscape could be significant, however a though landscape assessment will be required and there could be opportunities to incorporate biodiversity net gain opportunities and provide linkages between habitats sites. It is within flood zone 1 but does have an increased risk of surface water flooding arising from Diddington Brook running along its northern boundary. The site has limited accessibility by sustainable modes of transport so it is likely that anyone who needs to access the site or within within the site would will use a car.

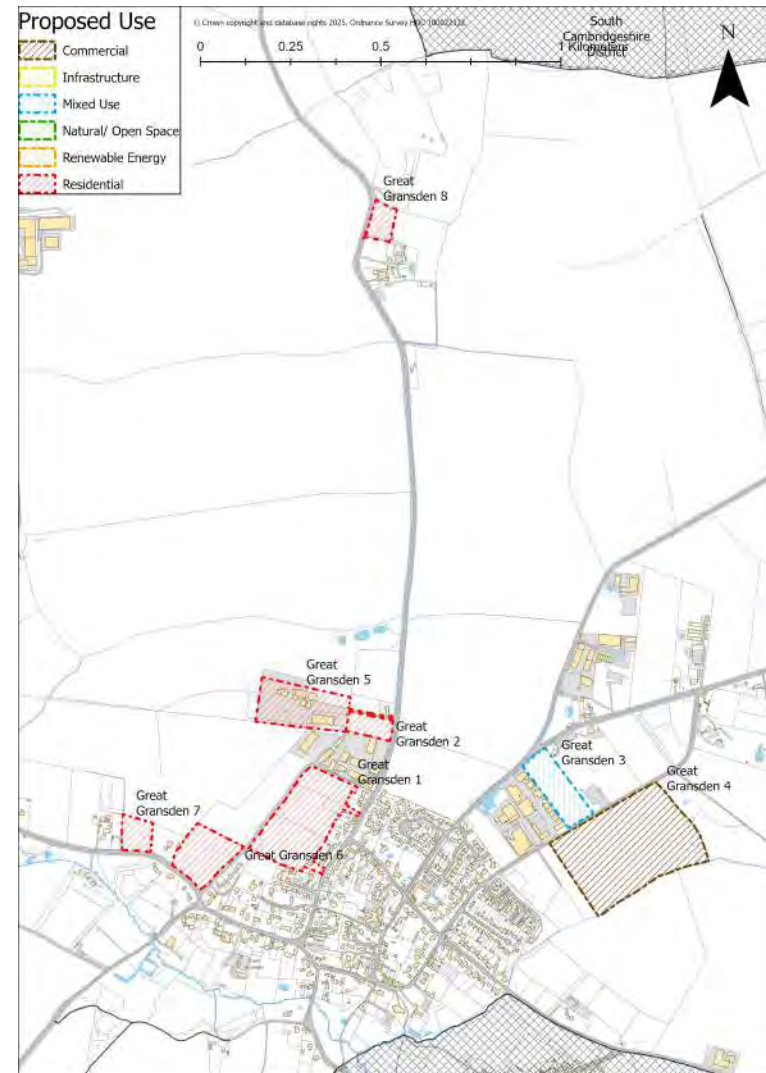
Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

Great Gransden

7.11 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



Southern Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	+	The Design Vision document accompanying the Call for Sites submission identifies that the scheme will include renewable energy systems, such as the likely utilization of solar hot water panels to generate low carbon electricity and provide hot water for domestic use. There will also be photovoltaic panels installed on-site to generate electricity to each dwelling. The developer is also considering high-output air source heat pumps. These will work in conjunction with the Mechanical Ventilation with Heat Recovery (MVHR) systems. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1, there is risk of surface water flooding along its western edge.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The majority of the site is within 200m of a 0.5 ha area of greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Gransden Wood/ Waresley Wood SSSI which is about 0.8km from the site. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western edge of the built form of Great Gransden as such it is well related to the existing settlement. The site hosts substantial vegetation along its boundaries and within areas of the site. The site is virtually sub-divided into three parts by existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. Access to the site could be achieved via West Street and the site is within walking distance to the core of the village. The proposed capacity for the site is broadly consistent with the surrounding densities which are typically quite low.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. There are overhead 11kV (HV) cables within the site.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and affordable homes. The site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site over 5km from St Neots town centre but it is within 200m of Gransden Food and Wine.
	Minimise the distance people need to travel to access education facilities?	++	The site is approximately 300m from Barnabas Oley Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities such as St Bartholomew's Church, sports pitches, bowls lawn, MUGA and the Reading Room.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is located approximately 10km from St Neots train station.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 500m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent. There is a footpath along West Street which runs along the site's frontage where it connects to West Street.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This will be subject to high quality landscaping and design.
SA16	• Impact on any heritage assets or their settings?	-	The site is adjacent to and along some of its eastern edge adjoins the conservation area. There is potential for archaeology on site particularly arising from medieval agricultural practices which will require investigation.

Southern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is well related to the village being located on its Western edge. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It is also within close proximity to employment locations. It is not constrained by fluvial flood risk but there is some risk of surface water flooding, there are no nature conservation designations or heritage assets within the site but it does adjoin the conservation area. It is also within 1km of a SSSI so additional development may lead to some increased recreational pressure. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

Updates after initial appraisal

The site promoter has promoter the site again but this does not change the outcomes of the SA.

Great Gransden 2: Land West of Eltisley Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is located within flood zone 1 and there is no recorded risk of surface water flooding.
SA4	Prioritise development of previously developed land?		The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the north of the main built form of Great Gransden, currently it is somewhat detached from the main settlement. It's development would intensify development along Eltisley Road. The land immediately south of the site has permission for residential development which could provide greater opportunities to successfully integrate this site but it is uncertain when the site to south will be coming forward.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity for the site would make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.7ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site over 5km from St Neots town centre but it is about 400m of Gransden Food and Wine.
	Minimise the distance people need to travel to access education facilities?	++	The site is approximately 750m from Barnabas Oley Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of several leisure and cultural facilities such as sports pitches, bowls lawn, MUGA and the Reading Room. It is just over 800m of St Bartholomew's Church.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate. Ultrafast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is located approximately 10km from St Neots train station.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is within 800m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent. There is no footpath connection between the site and the main village along Eltisley Road but the site is within 500m of a public right of way.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could be effectively integrated with the existing community, however this is very much subject to the delivery of the redevelopment of the site immediately south of it. If that development is not taken forward then the development on this site would be somewhat detached and more challenging to integrate with the existing community and place.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached currently from the main built form, it currently adjoins the Kingspan factory site which has permission to relocate and redevelop their site for housing. Successful integration of this site would be dependent on whether the Kingspan site is successfully redeveloped. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace but there is no footpath along Eltisley

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Road so accessibility may be more challenging. It is also within close proximity to employment locations. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1 but and there is only a small patch of recorded surface water flood risk within the southern part of the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha area of greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located between the Sand Road Industrial Estate and the recreation ground and football pitches. The site while physically being detached form the main built form of the settlement, very much relates to the settlement as a result of the surrounding uses. 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.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacities for the site would be an efficient use of land. However, 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, employment uses should be considered in more detail for this site.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. 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 on future occupiers. Employment uses on this site would have a lesser impact.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	If residential development was pursued the site could provide a mix of market and/or affordable homes. The site is over 1ha in size. If employment uses were pursued, this would not add to the housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	Minimise the distance people need to travel to access education facilities?	++	The site is also within 800m of Barnabas Oley Church of England Primary School. If employment development is pursued, the consideration of primary education would not be relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of several leisure and cultural facilities such as sports pitches, bowls lawn, MUGA and the Reading Room. It is just over 800m of St Bartholomew's Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	++	The site adjoins the Sand Road Industrial Estate and is approximately 200m from the Hardwicke Industrial Estate. If employment development is pursued over residential or a mixture of the two is provided, the site could provide some modest mixed commercial floorspace and expand the existing industrial estate. Superfast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located approximately 10km from St Neots train station. The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent. There is no footpath connection between the site and the main village along Sand Road but there is a footpath along Caxton Road opposite the site which could provide a connection.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	If employment uses are pursued over residential, the site could provide an extension to an existing industrial estate and some 1.8ha of employment land. The site promoter states that mixed commercial could be provided, the details of which are not provided so it is estimated that there could be modest job growth.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	Provide high quality development sensitive to the character of the local environment?	+	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

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached from the main built form, it currently adjoins the Sand Road Industrial Estate and recreation ground so does still very much relate to the settlement. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car. 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. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.

Updates after initial appraisal

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Great Gransden 4: Land at Sand Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 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.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site majority of the site is within 200m of a 0.5 ha area of greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is physically detached from the main built form but opposite to employment and leisure facilities used by residents. The site slopes downwards somewhat in a south eastern direction and in combination with the scale of the site development would be prominent in the local landscape. It would therefore be challenging to successfully development, particularly on this side of Sand Road within the character of the settlement and landscape. The proposed capacity for the site is low considering the size of the site which provides opportunities for additional landscaping, noise buffers and flood mitigation potentially.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	Employment use would not contribute to housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	Minimise the distance people need to travel to access education facilities?	N	As employment development is proposed, access to primary education is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of several leisure and cultural facilities such as sports pitches, bowls lawn, MUGA courts and the Reading Room. It is just over 800m of St Bartholomew's Church.
SA11	Facilitate access to a range of employment opportunities?	++	The site is adjacent to the Sand Road Industrial Estate. The site itself could provide over 5ha of employment land. Superfast broadband is available within the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	The site is located approximately 10km from St Neots train station.
	Benefit from access to active travel infrastructure for practical and social activities?	-	The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent. There is no footpath connection between the site and the main village along Sand Road. From the centre of the site's frontage, it is some 400m from the nearest footpath located on the edge of Great Gransden. There is potentially limited scope to extend this footpath connection to the site considering the narrowness of Sand Road.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site could provide over 5ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is detached from the main settlement but opposite an existing industrial estate with a direct connection to the main village. The scale of the site would make it challenging to successfully integrate the development with the existing place and community and harmonise with its landscape setting.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached from the main built form, but is adjacent to the Sand Road Industrial Estate. While still relating to the settlement, the successful integration of this site would be challenging based on its scale and landscape setting. It is a greenfield site classified as grade 2 agricultural land. It is not constrained by fluvial flood risk but there is risk from surface water flooding on its southern edge as a result of its proximity to Mandeian Brook. It is not constrained by nature conservation designations or by heritage. It is within walking distance of leisure and cultural facilities and natural greenspace. It could provide an opportunity for new employment but the opportunities for sustainable travel is severely limited as the site is remote from public transport opportunities and there is no direct footpath to the site. Therefore, users are likely to travel to the site by private car.

Updates after initial appraisal

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Great Gransden 5: Highbury Fields Business Park, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area The site is wholly previously developed land and therefore the proposal could support circular economy principles through the recycling of existing land, buildings or materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be impacted by fluvial flood risk considering the impact of climate change
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is within Waresley sewer catchment area which may require upgrades to accommodate future growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is within flood zone 1 with no recorded risk of surface water flooding.
SA4	Prioritise development of previously developed land?	++	The site is wholly classified as previously developed land with significant structures on site
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is classified as grade 2 agricultural land

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet Natural England's standards for accessing natural greenspace and the proposal would unlikely contribute to enhancing the strategic green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from Waresly Wood SSI, it is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the northern edge of Great Gransden, bounding countryside on all sides except to the south east where there is a relatively large industrial site. Hence, the site has a stronger relationship with the countryside. The change of use from the existing industrial estate to the proposed residential use could improve the site's integration with the surrounding landscape due to the opportunity to effectively masterplan the development/ implement landscape buffering. Extant permission for residential plots on the site to the south east would improve compatibility. However, the site is largely separate from the main residential area in the village with no existing infrastructure supporting active travel modes into the village, it therefore does not relate particularly well to the existing settlement/ built form. The proposed capacity of 45 homes on a 2.7 ha site is of low density, but this would allow capacity for Biodiversity Net Gain and appropriate landscape buffering.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	If the existing industrial site remains in use the proposal could be subject to forms of pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of Barnabas Oley Church of England Primary School
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of activities space provision, Lighthouse Cafe and Arts Centre and a village hall
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Sand Road Industrial Estate and Hardwicke Road Industrial Estate which are Established Employment Areas.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is within 800m of a bus service rated F+ on the place based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is approximately 350m north from a pavement within Great Gransden and 200m from a public right of way.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	-	The proposal would result in the loss of employment floor space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it would be difficult to integrate the site with the existing place and community. It is irregular in shape and largely separate from Great Gransden with no active travel infrastructure that would allow movement into the village where there are key services. However, the change of use from industrial to residential may soften views from/ allow better integration with the surrounding landscape due to the potential to implement significant boundary screening.
SA16	Impact on any heritage assets or their settings?	++	The site is sufficiently remote from designated heritage assets. It is approximately 200m north west Great Gransden Conservation Area but the site is screened by a large employment site to the south east. Therefore, it is unlikely the proposal would negatively impact the setting of this designated heritage asset

Summary of SA

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

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within the village. The site would result in the loss of employment land. The site has a very close relationship with the countryside predominantly bounded by countryside and is fairly separate from Great Gransden village. Therefore, there would likely be some adverse landscape impact. It may also be difficult to integrate the site with the existing place and community even with effective masterplanning.

Updates after initial appraisal

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

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

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		The site is wholly classified as grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet Natural England's standards for accessing natural greenspace and the proposal would unlikely contribute to enhancing the strategic green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 700m of Waresly Wood SSSI but is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western side of Great Gransden, potentially accessed via Meadow Lane which runs along the southern boundary. The site relates fairly well to the existing settlement adjoining the curtilage of residential properties on Hall Farm Lane to the south east which forms part of a larger built up, residential, area. Adverse landscape impact is partly mitigated due to the site being predominantly bound by dense hedgerow and vegetation. The form and character of Great Gransden Conservation Area and the listed building immediately south of the site could be impacted by the development and this should be carefully mitigated. The capacity of 34 homes on 1.93 ha is of low density but this would be in keeping with the surrounding townscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site will contribute to meeting the housing needs of the district

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site will contribute to meeting the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	There is a local convenience store within 800m of the site.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Barnabas Oley Church of England Primary School
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of activities space provision, a sports centre, Lighthouse Cafe and Arts Centre, a village hall and St Bartholomew's Church.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Sand Road Industrial Estate and Hardwicke Road Industrial Estate which are Established Employment Areas.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The is within 800m of a bus service rated F+ on the place based carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	+	The site is approximately 500m west from a pavement and 200m from a public right of way.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The proposal could integrate with the existing place and community subject to effective masterplanning. Potential adverse impact to adjoining heritage assets would need to be mitigated.
SA16	Impact on any heritage assets or their settings?	-	The proposal adjoins Great Gransden Conservation Area and a listed building to the south and therefore there could be adverse impact to the setting of these designated heritage assets. In addition, highway access to the site from Meadow Lane could involve the removal of vegetation within the conservation area.

Summary of SA

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

Updates after initial appraisal

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.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield and therefore would not involve the reuse and recycling of building and materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is at low risk of fluvial flood risk considering the impact of climate change.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is within Waresley sewer catchment area which may require upgrades to accommodate future growth.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is within flood zone 1 with minimal recorded risk of surface water flooding.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is wholly classified as grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing natural greenspace and the proposal would unlikely contribute to enhancing the strategic green and blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?		The site is within 700m of Waresly Wood SSSI but is sufficiently remote from the other designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site is located on the western edge of Great Gransden, potentially accessed via Meadow Lane which fronts onto the southern boundary of the site. Despite residential properties adjoining the site to the east and west, the site has a very close relationship with the countryside due to being largely separate from the main settlement, separated by sizeable agricultural fields. Agricultural or greenfield land adjoins the site to the north and east and is located beyond Meadow Lane and the residential properties mentioned. Significant boundary screening would be required to mitigate adverse landscape impact, especially along the northern boundary which is currently completely open. The site seems to be sufficiently remote from Great Gransden Conservation Area. The proposal of 6 homes is of very low density but would be more in keeping with the existing townscape. That said, given the size of the site, the development would not make an efficient use of land especially due to the land being classified as grade 2 agricultural land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site will contribute to meeting the housing needs of the district
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is below 1ha and therefore contributes to the government's aspiration to promote site suitable for SME builders.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from shops. The local convenience store within Great Gransden is beyond 800m from the site.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Barnabas Oley Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of activities space provision, a sports centre, Lighthouse Cafe and Arts Centre, a village hall and St Bartholomew's Church.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Sand Road Industrial Estate and approximately 1.8km from Hardwicke Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The is within 800m of a bus service rated F+ on the place based carbon calculator meaning there is an infrequent service. A public right of way is approximately 200m north west from the site frontage along Meadow Lane. It is 350m west of a pavement.
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is separate from the main settlement of Great Gransden and has a very close relationship with the countryside. Without investment into active travel infrastructure it would be unsafe to access the services and facilities within the village. Given the scale of the proposal it is unlikely these infrastructure improvements would be implemented. Therefore, it would be difficult to integrate the site with the existing place and community.
SA16	Impact on any heritage assets or their settings?	+	The site is approximately 200m north west of Great Gransden Conservation Area so it is unlikely the proposal would cause harm to the setting of this designated heritage asset. That said, further assessment to understand the impact would be required.

Summary of SA

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

Southern Huntingdonshire Sustainability Appraisal

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield and would therefore not involve the reuse and recycling of buildings and materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding when considering the risks of climate change.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is near Waresley sewer catchment area which may require upgrades to accommodate future growth. The site is in flood zone with no risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with only a small structure in the north of the site. The site is wholly classified as grade 2 agricultural land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from natural green space according to Natural England's Standards and would unlikely contribute to enhancing or improving linkages to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The proposal is sufficiently remote from the designated nature assets.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The proposal is outside Natural Cambridgeshire Green Infrastructure Priority Areas.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located in the countryside, beyond 1.5 km from the nearest settlement, Great Gransden. It is surrounded by greenfield land but does form part of a larger pre existing farm, Leycourt Farm which locates a cluster of residential and commercial uses to the south. The site has significant boundary screening on the northern, eastern and western boundary which may protect the surrounding landscape from adverse impact potentially imposed by the proposal. It is important that this is reinforced given the site's rural location. A public right of way runs along the northern boundary and would therefore need to be effectively integrated into the design process to ensure public benefit is maintained or enhanced. A capacity of 8 homes on a site of 0.68 ha is of low density but would be of a scale out of line with it's location due to being in the countryside.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is not impacted by pollution and not of a scale that would create pollution.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is 1 ha or less and contributes to the government's aspiration to promote sites suitable for SME builders
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The site is remote from a local convenience store and a town centre. The nearest primary school is in Great Gransden but this is approximately 1.8km from the site frontage. The site is beyond 800m from culture and leisure facilities.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	Facilitate access to a range of employment opportunities?		The site is within 5km of Established Employment Areas namely Sand Road and Hardwick Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?		The site is remote from a bus service. There is a public right of way running along the northern boundary.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site does not include business or commercial uses.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site does not include retail or social uses.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located within the countryside and therefore would be difficult to integrate with existing place and community. The nearest settlement is beyond 1.5km from the site. The promoter has identified Eltisley Road could be appropriate for pedestrians without a pavement due to existing grass verges that could be used. In addition, the public right of way which runs east and the south could be used to access the village with only a small section on Hardwicke without active infrastructure. That said, due to the site being a long way from the nearest settlement it is likely the development would rely on car travel to access services and facilities.
SA16	Impact on any heritage assets or their settings?	-	There is a listed building on Leycourt Farm which could be adversely impacted by the proposal. The site promoter a Heritage Assessment will be undertaken.

Summary of SA

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

Updates after initial appraisal

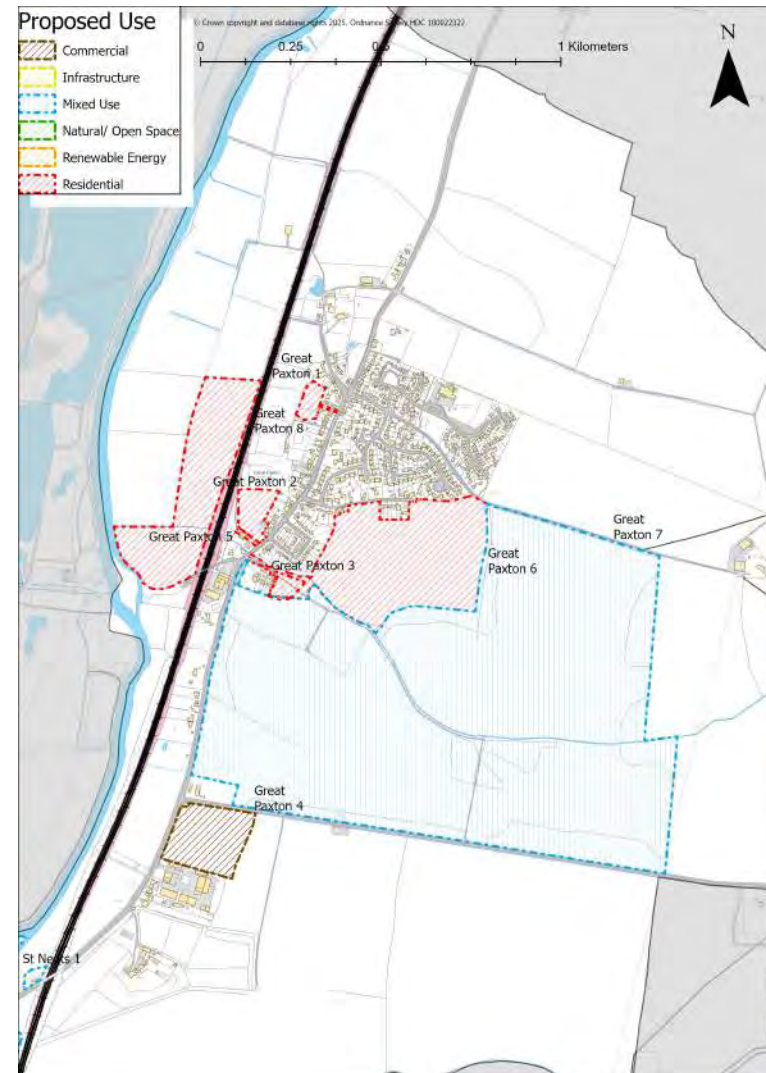
Southern Huntingdonshire Sustainability Appraisal

Great Paxton

7.12 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

7.13 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.



Southern Huntingdonshire Sustainability Appraisal

Great Paxton 1: West of High Street, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha area of greenspace. It has some capacity for linkages to the strategic green infrastructure network.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area but it would not result in building any further in depth than properties located north of the site. The impact of such back land development is therefore reduced. The proposed capacity for the site would make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's western edge is within 100m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is promoted for self and custom build housing plots. The site is 0.5ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Paxton Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is about 1km of the Harley Industrial Estate.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is within 5km of St Neots train station. The site is within 400 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	Impact on any heritage assets or their settings?	+	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 back land and largely obscured from public view the impact on heritage is reduced.

Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would not have a considerable impact on the character of the settlement as the development would not extend the building line any further than the properties north of the site. It is not constrained by flood risk, nature conservation designations or by heritage. The site is classified as grade 3 agricultural land. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 but there is recorded risk from surface water flooding along the site's western and southern edges.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha area of greenspace. It has some capacity for linkages to the strategic green infrastructure network.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.5km from the site and is located on the other side of the railway.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area, the impact of which could be reduced and mitigated through landscaping. The proposed capacity for the site would make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's western edge is within 50m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is more than 1 ha in size.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Paxton Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1km of the Harley Industrial Estate.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is within 5km of St Neots train station. The site is within 100 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	Impact on any heritage assets or their settings?	-	The grade II listed 26 High Street may be impacted by proposals.

Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would have a greater impact on the character of the area as the site extends within 50m of the railway line. The site is classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or nature conservation designations but there is some constraints arising from surface water flood risk and or by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within very close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
			The site is not impacted by an air quality management area.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone but there is some surface water flood risk along the northern edge of the site which follows the route of a watercourse.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the southern edge of the village accessed via Dovecote Lane so relates well to the settlement and could form a small scale organic growth opportunity which would not extend the building line of the village any further into the countryside. Successful development would be subject to landscaping reflecting its edge of settlement location. The proposed capacity is very low even when considering surrounding densities, therefore it is not making the most efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market homes or self and custom build plots. The site is 0.47ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is within 5km of St Neots town centre and is approximately 400m from the Great Paxton Community Shop.
	Minimise the distance people need to travel to access education facilities?	+	The site is just beyond 800m of Great Paxton Church of England Primary School.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of the Bell Public House and recreational fields but is just beyond 800m of Holy Trinity Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1km of the Harley Industrial Estate.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is within 5km of St Neots train station. The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a footpath along Dovecote Lane which could be extended to the site frontage providing a direct route into the main village.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and sustainable drainage.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site but the site is adjacent to the listed Low Farm.

Southern Huntingdonshire Sustainability Appraisal

Summary of SA

The site is located on the southern edge of Great Paxton on land classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or by nature conservation designations. There are some constraints arising from surface water flood risk because of its proximity to a watercourse and by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is near to the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1 but there is some recorded risk from surface water flooding along its northern and western edges.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield land grade 2 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.7km from the site and is located on the other side of the railway. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is detached from the main built form of Great Paxton and relates more closely to the open countryside. It adjoins the Harley Industrial Estate so could form an extension to an existing concentration of employment. Although considering the size of the site, this would potentially over double the industrial estate. The proposed capacity is quite low density when compared to the size of the site which offers opportunity for considerable landscaping to be incorporated to the development to soften any impact on the landscape.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is within 150m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of a town centre. It is beyond 800m of the Great Paxton Community Shop.
	Minimise the distance people need to travel to access education facilities?	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from all leisure and cultural facilities within Great Paxton.
SA11	Facilitate access to a range of employment opportunities?	++	The site could provide over 3ha of employment land. It is also adjoining the Harley Industrial Estate. Ultrafast broadband is available in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	The site is within 5km of St Neots train station. The site is about 900m from the nearest bus stop within Great Paxton. This bus stop is rated F+ on the Place Based Carbon Calculator which means there is an infrequent service. There is no footpath connection along Paxton Hill from the site and it is remote from public rights of way.
	Benefit from access to active travel infrastructure for practical and social activities?	--	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site could provide over 3ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is detached from the main village and relates much more closely to the open countryside. Development could be integrated with the adjoining industrial estate, however the size of the site would more than double the size of the estate. Through design and landscaping will be required to ensure that such a scale of extension can be sensitively integrated with the immediate landscape.
SA16	Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located outside of the main built form of Great Paxton but adjoins the Harley Industrial Estate along Paxton Hill (B1043), as such the site relates more closely to the open countryside. The land is classified as grade 2 agricultural land so is of high value. It is not constrained by fluvial flood risk, nature conservation designations or by heritage. There is some surface water flood risk. The site is not immediately accessible to services within Great Paxton as there is no footpath connection. Additionally, while Great Paxton is within 5km of St Neots, the site and settlement as a whole is not well served via public transport which is likely to result in greater trips being made by car which does not offer the most sustainable mode to travel to and from work.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

Southern Huntingdonshire Sustainability Appraisal

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

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

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be less than 1% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is partially within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located almost wholly within flood zone 1 apart from a small portion of its southern edge which is in flood zone 3b. At this point surface water flood risk is also high. There is a channel of surface water flooding risk running through the middle of site from between its eastern and western boundaries.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is greenfield land, it is predominantly classified as grade 2 agricultural land, with its western third being grade 3.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. Due to its scale, it has some capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the south eastern edge of the village accessed via London Lane on its northern edge and by Dovecote Lane on its western edge. The site generally relates well to the settlement and could form a sizeable extension to the village. The proposed capacity would however double the existing site of the village significantly impacting its character. Successful development would be subject to landscaping reflecting its edge of settlement location. Access is a key constraint in bringing this site forward, the site promoter suggests that access could be achieved from London Lane, this is however a narrow single lane route with not footpath connections. It is unclear if this route can be upgraded to accommodate the proposal.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for over 100 homes which could provide a range of housing types, sizes and tenures.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is within 5km of St Neots town centre and is within 800m from the Great Paxton Community Shop.
	Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Paxton Church of England Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Bell Public House, recreational fields and Holy Trinity Church.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 1km of the Harley Industrial Estate.
	Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is within 5km of St Neots train station. The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is no footpath connection along London Lane but there is a footpath along Dovecote Lane which could be extended to the site's western edge. London Lane is very narrow so it is unclear if a footpath connection could be added from this part of the site.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and sustainable drainage as well engagement with the County Council on suitable access from London Lane.
SA16	Impact on any heritage assets or their settings?	-	There are no heritage designations within the site but there are listed buildings adjacent to the site on London Road to the north and also Low Farm to the west.

Summary of SA

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

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

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

- 7.16** As identified in the LAA, due to the fundamental urbanising impact on the landscape and on Great Paxton as well as the challenges in highways capacity and infrastructure provision that would be required to deliver this scale of growth, the site is considered not to be achievable or developable.
- 7.17** Therefore, a sustainability appraisal for the site has not been undertaken.

Great Paxton 8: Land to the West of Great Paxton

- 7.18** As identified in the LAA, the majority of the site is within flood zone 3b. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site, the site is considered unsuitable for development.
- 7.19** Therefore, a sustainability appraisal for the site has not been undertaken.

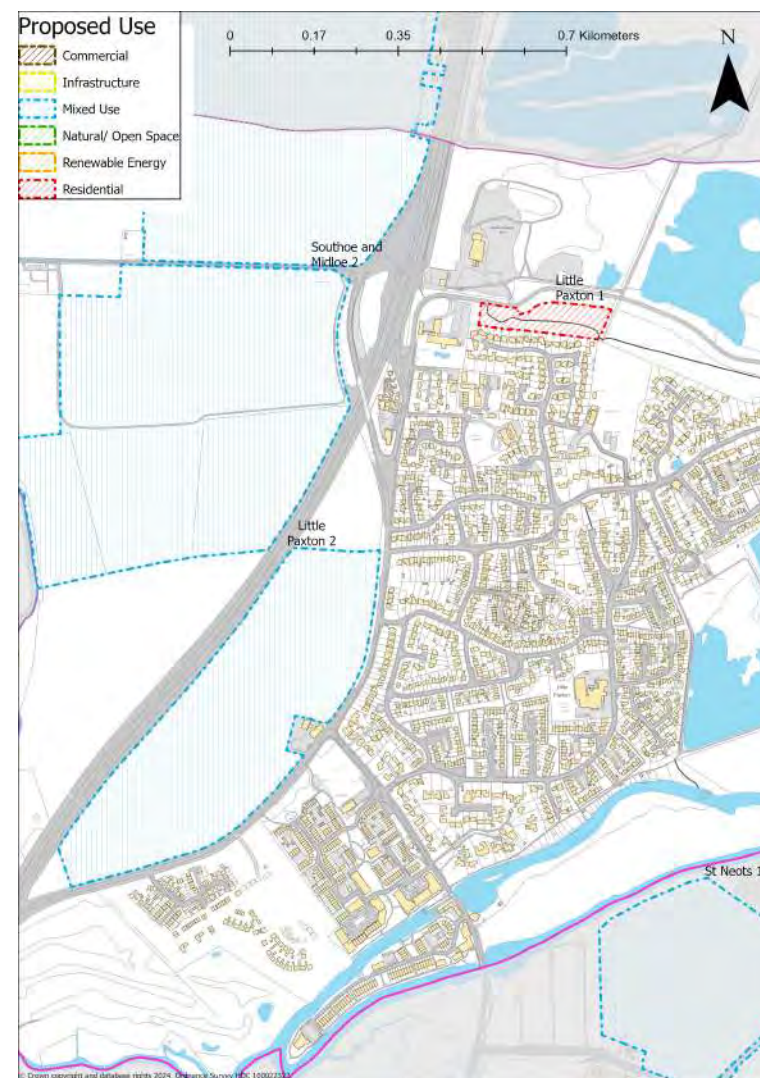
Southern Huntingdonshire Sustainability Appraisal

Little Paxton

7.20 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

7.21 Please note that Southoe and Midloe 2: Southoe Garden Village, Southoe also partially falls within Little Paxton parish, but it has been included under Southoe and Midloe as most of the site lies within that parish area.



Southern Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial or medium risk of surface water flooding
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land after being restored after minerals extraction. There are no existing structures on site. The site is wholly classified as non-agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 200m of 0.5 ha and 1km of 10 ha of natural green space.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site adjoins to woodland, is close to playing fields and lakes in Paxton Pits. Therefore, it has direct opportunities to link to the strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site adjoins to Little Paxton Pits which is a an area of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is on the northern edge of Little Paxton and allocated in Huntingdonshire's Local Plan to 2036. There is a raised embankment along most of the northern boundary of the site that will be expected to be retained to give the development a mature setting and provide screening for the countryside and Paxton Pits meaning that the impact on Paxton Pits would be minimal. Consideration of the public right of way that crosses the site would also need addressing. The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area. Across the road to the north lies an active waste management area, meaning that the site could be impacted by noise and light pollution and dust resulting from ongoing works.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site proposed for 38 homes which would contribute to meeting the needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.2km from St Neots town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is on the edge of Little Paxton which has a primary school.
	Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of multiple culture and leisure facilities accessible by a public footpath that runs along the southern boundary. These are, St James' Church, The Anchor Pub, The Pavilion playing fields and Little Paxton Village Hall.
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots train station. It is within 800m from a bus service but this is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a public right of way that crosses the site from the north and continues along the southern boundary.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so does not apply.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored. 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 would require consideration.
SA16	Impact on any heritage assets or their settings?	++	No known heritage assets are located within the site

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. The site is wholly greenfield land after being restored after minerals extraction with no existing structures on site and classified as non-agricultural land.

Southern Huntingdonshire Sustainability Appraisal

The site is within proximity of 10 ha of natural green space, adjoins woodland and is close to playing fields and lakes and Paxton Pits (a SSSI). There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored.

The site is of a size which would contribute to meeting the needs of the district, but not large enough to provide a substantial range of sizes, types and tenures. However the proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.

The closest town centre is St Neots which is within 2.2km from the site, its location near a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a public right of way that crosses the site from the north and continues along the southern boundary which could provide some integrated active travel opportunities. The site is within 800m of multiple culture and leisure facilities and a primary school which are accessible by a public footpath and is within 5km of multiple concentrations of employment. providing potential retail, employment, social and cultural opportunities.

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 would require consideration.

Updates after initial appraisal

Little Paxton 2: Land West of Little Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	Not contain, and be at least 200m from an air quality management area?	+	

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, approximately 0.95% of the site is at medium risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land and there are no existing structures on site. The site is wholly classified as grade 2 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of 10 ha area of natural green space. Some of the site, on the eastern side, is within 200m of 0.5 ha area of natural green space. There is woodland in the southern edge of the site and playing fields along Great North Road opposite the site frontage. Therefore, it has some capacity to link to the green and blue infrastructure network.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from all of the designated nature sites except an area of Special Scientific Interest. It is within 1km of Little Paxton Pits.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the western edge of Little Paxton. Site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. The site is wholly within the Ouse Valley Priority Landscape Area, with the land rises noticeably east to west in the southern half of the site. Development on the site will therefore would not contribute towards protecting the form and character of the surrounding landscape. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site abuts the A1 and so is likely to suffer light and noise pollution from traffic.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size that it could support a wide range of types, sizes and tenures. The site promoter proposes uses such as custom and self build home, nursing and care home.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 3.2km from St Neots town centre The site is within 800m of Little Paxton Primary School. The site is within 800m a number of culture and leisure facilities measuring from the site frontage onto Great North Road. These are, playing fields, Little Paxton Hub (community centre) and Kingfisher Church. The development has capacity for associated social/ community facilities.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots train station. It is within 800m from a bus service but is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service There is a pavement opposite the site frontage (Great North Road).
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is separated from the built up area by Great North Road, footpaths are present on the opposite side of the road to the site. 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. The site is located as such that it could be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	No known heritage assets are located within the site or nature conservation assets

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. It is grade 2 best and most versatile agricultural land and is wholly greenfield.

The site is within proximity of 10 ha of natural green space, woodland is present in the southern edge of the site and playing fields opposite the site frontage on Great North Road and within 1km of Little Paxton Pits (SSSI).

There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is located on the western edge of Little Paxton acting as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. It is not considered that development would not contribute towards protecting the form and character of the surrounding landscape.

Southern Huntingdonshire Sustainability Appraisal

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.

The closest town centre is St Neots which is within 3.2km from the site, its location near a market town provides potential employment and social opportunities, the site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment to assess whether this could support the immediate needs of a new community. However The site is within 800m of Little Paxton Primary School, a number of culture and leisure facilities measuring and within 5km of multiple concentrations of employment. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a pavement opposite the site frontage (Great North Road) which could provide some integrated active travel opportunities and connectivity to the settlement. The site abuts the A1 and so is likely to suffer from air, light and noise pollution from traffic.

Updates after initial appraisal

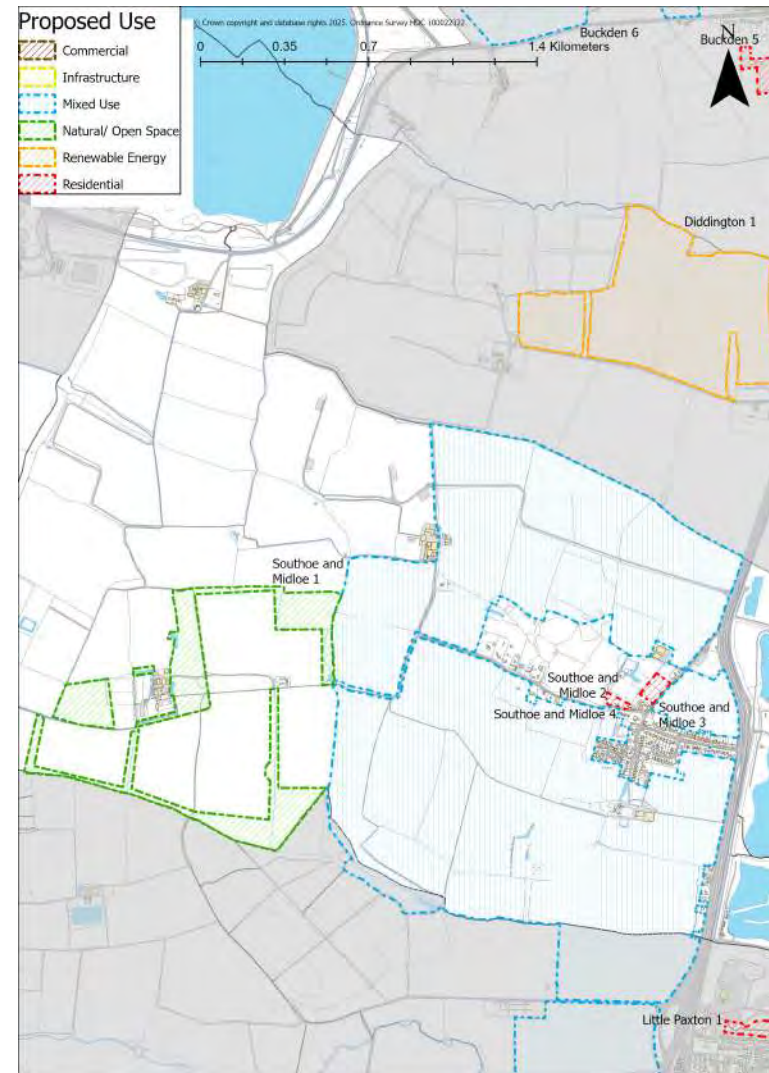
Since the Land Availability Assessment was undertaken, comments received from the Education Authority in November 2024 have seen the potential capacity for the site reduced from 410 homes to 220 homes. This does not significantly alter the sustainability appraisal of the site. In terms of SA7, the proposal would not make as an effective use of land but would have greater scope to contribute towards protecting the form and character of the surrounding landscape (as such the score remains unchanged). Also in terms of SA8, the reduced density of the scheme could provide for further enhancements in mitigation against pollution arising from its proximity to the A1.

Southern Huntingdonshire Sustainability Appraisal

Southoe and Midloe

7.22 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



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Southoe and Midloe 1: Midloe Grange Farm, Midloe

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is for biodiversity net gain.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	Sites for Biodiversity Net Gain can contribute to addressing climate change and biodiversity, through planting and habitat restoration.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood) Sites for Biodiversity Net Gain can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. However, the site is for Biodiversity Net Gain and therefore would not to require input in the form of waste water infrastructure.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	99% of the site is in flood zone 1, with the remainder in flood zone 3b. 8.2% of the site is at medium risk from surface water flooding in association with field boundaries and drainage ditches, some ponds are present to the north. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	N	The site is proposed solely for Biodiversity Net Gain opportunities
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	Little Paxton Wood (a SSSI and ancient woodlands) 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 County Wildlife Sites. The northern most rectangle of the proposed site is also within a County Wildlife Site. The site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary. Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site would contribute further to the development of ecological corridors and habitat connectivity, connecting sites of importance that sit just outside the site boundary providing positive enhancement.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	++	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	++	Due to the proposed use of the site it the site would have a positive impact on the landscape ecology. The proposed use of the site for Biodiversity Net Gain would be considered complimentary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is over 1.5km from the A1 and is unlikely to suffer from major sources of pollution, the proposed use is of a nature that would not cause pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non residential use
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	Be in a location with high quality digital infrastructure?	N	
SA12	Benefit from access to public transport infrastructure?	--	The site is beyond 800m of a bus stop
	Benefit from access to active travel infrastructure for practical and social activities?	++	Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	++	Due to the proposed use of the site it the site would have a positive impact on the surrounding landscape and ecology.
SA16	Impact on any heritage assets or their settings?	+	Midloe Grange, a Grade II listed building sits just outside the boundary, biodiversity net gain has the opportunity to enhance the setting of the building.

Summary of SA

The site is for Biodiversity Net Gain opportunities. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk. Surrounded by Little Paxton Wood (a SSSI and ancient woodlands), ancient woodland and County Wildlife Sites, the site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary. Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space. The site would have a positive impact on the surrounding landscape and ecology and the setting of Midloe Grange, a listed building.

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

Southoe and Midloe 2: Southoe Garden Village, Southoe

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	The site promoter suggest that sustainable placemaking principles would be used to minimise the 'heat island effect', and that a low carbon development would be created that optimises the efficient use of new technology, based on high energy efficient building standards. Meet the most up-to-date requirements for energy efficiency and CO2 reduction to ensure its environmental impacts are minimised. However, it is unclear whether this will exceed technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The site is not within a landscape priority area but is surrounded by Little Paxton Wood (a SSSI and ancient woodlands) ancient woodlands and County Wildlife Sites. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area. The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity. Over 40-50% of the site is proposed for green open space.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site. The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.
	Support habitats in adjusting to the impacts of the climate emergency?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	Maintain and where possible improve the quality and availability of water resources?		The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	Minimise the risk of flooding from all sources?	+	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. The site is at medium risk of surface water flooding across approximately 7% of the site.
SA4	Enable the use of land that has previously been developed in preference to greenfield land?		The site is wholly greenfield agricultural land. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lie south of the village, therefore the reuse of previously developed land is extremely minimal.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?		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.
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	Over 40-50% of the site would be green open space which could assist in minimising the impact on the SSSI, ancient woodlands and County Wildlife Sites, further evidence would be required to justify this.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site is not within a landscape priority area but is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area. The site promoter proposes to improve access to green infrastructure, with new footpaths, cycleways and green streets.
SA6	Protect sites of designated biodiversity or geodiversity significance?	-	The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. Over 40-50% of the site would be green open space with green streets parks and wildlife areas creating a network of green spaces that interconnects existing ecological areas to support biodiversity.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	--	The village of Southoe is predominantly situated in eastern edge of the Great Ouse Valley Character Area, the ecological value of which is recognised through the designation of Sites of Special Scientific Interest or County Wildlife Sites. Although separated by the A1, the proposed site still sits within a landscape which retains many features reflective of this area.
	Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The remainder of the site is located within the Southern Wolds, this area incorporates the lower valleys of the River Kym which lies south of the site and forms a broad valley. This is evident in the site's topography where the site slopes downwards toward the A1, with its lowest point being its south eastern corner. This is some 25m lower than its north western corner. The Southern Wolds is very rural in character with scattered villages and benefits from long views over the surrounding countryside. It is characterised by a number of woodland types, including ancient woodland, also present on the edge of the proposed site. These features promote a sense of enclosure contributing to the tranquillity of the area. The gradual loss of traditional features of the agricultural landscape are also affecting the landscape character of the Southern Wolds and it is considered that large scale development in this area would fundamentally impact the setting, preservation and management of existing deciduous woodlands and have an intrusive impact on the landscape and long distance views. Southoe is a small rural village and the scale of development proposed would substantially alter the character and form of the village.
SA8	- Promote actions to reduce contributions to air pollution? - Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	The scale of potential development would generate an amount of light and noise pollution on the village of Southoe significantly greater than it currently experiences. Increased development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution. However as the village is adjacent to the A1 the impact of this would require further investigation.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This site is located adjacent to the A1 with the market town of St Neots close by. The potential for public and active travel connections to this centre to provide sustainable access to services, employment and local facilities is unknown. Safe access across the A1 for active

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			travel and vehicle users would require significant infrastructure. 200,000 sqm of employment floorspace is proposed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In terms of market demand and meeting community needs the site is located within the Buckden and St. Neots Priory Park & Little Paxton wards. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows these wards as the eighth and ninth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates these wards as the joint third and eighth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	Support and enhance the more deprived areas of the district?	+	The site is situated within the Buckden and St. Neots Priory Park & Little Paxton wards. Analysis of deprivation by Cambridgeshire County Council gives these wards a local index of deprivation score of 10 and 4 (where 1 is most deprived and 10 is least deprived), demonstrating a significant disparity across the two wards. Development has potential to assist with improving deprivation in the ward through reducing barriers of housing and services. Social and community facilities would be expected to be included on site as part of the redevelopment.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Additionally, the site is adjacent to the A1 and the southern most parcel near to Little Paxton (albeit separated by the A1). The site is approximately 5.6km from St Neots town centre when measured by road from the central point of the frontage onto the A1 offering potential to enhance usage of services and facilities in this town centre.
SA11	Contribute to regeneration activities?	--	The site would not contribute to regeneration activities being wholly greenfield land.
	Enhance and diversify economic opportunities with the district?	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has indicated the potential for 200,000sqm of employment floorspace which could support some additional economic opportunities in the district.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	-	Two public rights of way and gravel agricultural lanes are present within the site. There is the potential for these routes to be integrated into an active movement network. There are no current bus routes within the village of Southoe, although presence of the A1 could provide opportunities to link into public transport networks including to St Neots railway station. Both will require further scoping and assessment to assess their feasibility and viability.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is limited (200,000sqm of commercial space) and the scheme is promoted as being residential led. It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in St Neots with potential for active travel and
	Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	- Support retention and growth of indigenous companies? - Encourage sustainable tourism?		public transport accessibility to be introduced. The potential to support indigenous companies is considered limited due to the scale of employment proposed. Tourism is unlikely to be a focal part of development on the site.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site promoter proposes two primary schools, a secondary school, neighbourhood hubs and a district centre to support residential development. It is in relatively proximity to the existing town centre of St Neots (5.6kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to provide adequate on site facilities whilst assisting in facilitating some modernisation of the existing town centre, through potential increased footfall and usage.
SA15	- Strengthen a local sense of place? - Retain the character of existing settlements?	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site and the sensitive habitats surrounding it. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement. Development would also impact long distance views of open countryside from all aspects and from the village and A1.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	The settlement contains some listed buildings.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter notes that an archaeological dig in the early 1930s investigated the former medieval manor and moat to the south of the site which has opportunity to be integrated into future open space. Further archaeological work was undertaken as part of the recent wind turbine development uncovered late Iron Age to Romano British features. Further investigation and conservation and enhancement of the medieval manor and moat and other uncovered features would require addressing.

Summary of SA

Southoe Garden Village proposal wholly greenfield agricultural land. The site surrounds the small settlement of Southoe and is adjacent to the A1 extending significantly into open countryside. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lies south of the village, therefore the reuse of previously developed land is extremely minimal. The vast majority of the site is grade 2 agricultural land with a small proportion being grade 1. The majority of the site is flood zone 1 with areas of flood zone 2 and 3a. Risk from surface water flooding is present across the site.

The site is in an area of relatively high market demand for new homes. It surrounds the existing community of Southoe and development as a new settlement has the potential to be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site proposes some employment opportunities and is in proximity to diverse employment opportunities in St Neots. The location offers potential opportunity to improved public transport connectivity through its location next to the A1 which could provide further linkages to St Neots railway station, although the certainty of this is unknown. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Southoe would boost their sustainability. Two primary schools, one secondary school, neighbourhood hubs, and a district centre are proposed to support residential development.

The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site, topography and the sensitive habitats surrounding it. The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.

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Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement. Development would also impact long distance views of open countryside from all aspects and from the village and A1.

The scale of potential development would generate an amount of light and noise pollution. Development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution.

Updates after initial appraisal

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

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

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

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	The site is expected to meet statutory building regulations.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is wholly classified as greenfield land with some small scale agricultural structures on site. There is limited capacity to apply circular economy principles.
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of flooding with climate change at 1 in 100
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with no recorded risk of surface water flooding

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land with only a few, small in scale, agricultural buildings within the site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		The site is wholly classified as grade 2 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is opposite a public park and playing fields, meeting Natural England's 'Doorstep Standard' for accessing natural green space. The proposal would unlikely contribute to enhancing or improvements linkages to the strategic green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within close proximity (within 200m) to three County Wildlife Sites, namely Old Rectory Grasslands and Southoe Hill Pasture. It is sufficiently beyond the other designated nature assets
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is just outside the Great Ouse Valley Green Infrastructure Priority Area
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated on the north western edge of Southoe and Midloe accessed via a narrow road, Rectory Lane. Adjacent to the eastern side of the southern boundary and the eastern boundary are residential buildings meaning the site has some association with the built form. However, the northern and western boundary abuts greenfield land. The widest part of the site is located on the western side, development in this location would have a close association with the the countryside and may potentially cause adverse impact to the landscape character of the area. Landscape buffering would be required to obscure views into the site from the north due to the existing boundary being completely open. Linear development or development on the eastern side may improve integration with the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			existing settlement. Surrounding the site there are buildings which have heritage significance including Church of St Leonard, the proposal would therefore need to be sensitive to this. Whilst the proposal of 6-9 homes is considered low density, the amount of development would be in keeping with the the surrounding area. The density of residential development/ built structures is particularly sparse in this area of Southoe and Midloe Overall, to ensure the landscape and townscape character is protected and integration with surrounding heritage assets, the proposal would need to be effectively masterplanned.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The proposal would help meet the housing needs of the district
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from shops
	Minimise the distance people need to travel to access education facilities?		There is a primary school in neighboring villages, in Buckden to the north and Little Paxton to the south, but they are beyond 1.5km from the site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of St Leonards Church, a Village Hall and playing fields/ public park.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?		The site is remote from employment opportunities
	Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?		There are no public transport stops in the vicinity
	Benefit from access to active travel infrastructure for practical and social activities?	+	There is a pavement along the High Street which is approximately 100m east of the site frontage. In addition, there is a public right of way opposite the site frontage.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential and BNG
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	Despite it's edge of village location and links to the countryside, the proposal is located such that it could be effectively masterplanned to integrate with the existing place and community. Improvements to Rectory Lane including connections to the wider active travel network would be required to ensure effective integration with Southoe village. In addition, preservation of established habitats, such as along the southern and western boundary would help preserve the rural character of the area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	There are a number of listed buildings in close proximity to the site including St Leonards Church immediately south east. Hence, potential impact upon these heritage assets would need to be carefully considered to ensure minimal/ no adverse impact.

Summary of SA

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

Updates after initial appraisal

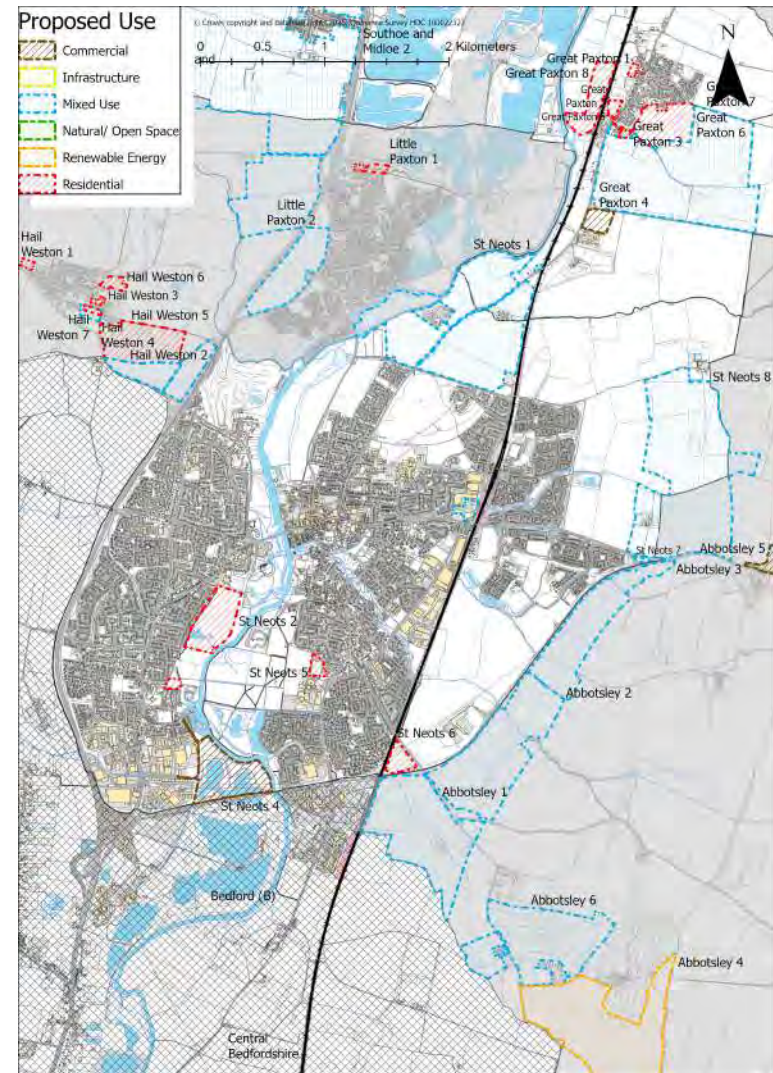
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St Neots

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

7.26 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



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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on more than 50% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 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 over 50% of the site including the majority of the western portion of the site and the western edge of the eastern portion of the site. Flood zone 1 is present in the eastern parcel of the site (constituting approximately less than 50% of the total site). Surface water flood risk is present on the site. It is considered that the western half of the site would be unsuitable for development and this is reflected in the site promoters submission which sets this land aside for Green Infrastructure/ Biodiversity Net Gain purposes/environmental initiatives)
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA4	Prioritise development of previously developed land?			The site is wholly greenfield land with no existing structures
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?			The site is predominately grade 2 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++		The site area is wholly within 1km of 10 ha, predominately within 300m of 2 ha and partly within 200m of 0.5 ha of natural green space. The site is adjacent to a public park and playing fields on the southern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+		The site is within 1km from St Neots Common and Little Paxton Pits which are Sites of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+		The eastern part of the site is within the Natural Cambridgeshire's Great Ouse Valley Priority Area. Meaning that there is potential to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		++	The site proposes 600 homes on the eastern half of the site, between the railway line and the B1043. The site is the open countryside and the site is detached from the residential development by Priory Hill Road. The site is highly exposed in both the local landscape and in longer distance views, significant landscaping screening or transitioning would be required to mitigate impact of the development,

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			with the River Great Ouse a prominent feature on the western boundary. The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area. East of the B1043 the land slopes significantly upwards (by approximately 15 to 20m) towards the railway line that bounds the eastern edge of the site. Meaning building elevations could significantly impact the landscape character. Residential development in this location would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. The site proposes low density development. The proposed green infrastructure, environmental initiatives, Priory Park extension and Biodiversity Net Gain uses for the site would be complementary to the current landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development site sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents. The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The proposed site is of a size that could contribute to a wide range of sizes types and tenures. The site promoter proposes market and residential homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		Site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 1.5km from St Neots town centre . The site is within 800m from Priory Junior School and Longsands College Secondary School The site is adjacent to Priory Park playing/ sports fields. it is beyond 800m but is approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from Station Road Industrial Area, St Neots town centre and Longsands Academy Secondary School The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is approximately 1.5km from St Neots train station. It is within 800m from a bus service but this is rated E+ on the Place-based Carbon Calculator meaning there is an infrequent service. A pavement is immediately across the road from the site on Mill Lane.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter notes that there could be potential for retail, complementary uses to support residential development and community facility, but there is no firm commitment
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site is north of the residential development and separated by Priory Hill Road extending into the countryside. Residential properties south of Priory Hill Road face inwards with predominantly back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

Flood zone 2 over 50% of the site and the western edge of the eastern portion of the site, but would be a compatible use for proposed green infrastructure/ biodiversity net gain / environmental initiatives. Surface water and fluvial flood risk would require mitigation.

Just over half of the eastern portion of the site is within flood zone one and surface water flood risk is present on some of the site. There are no heritage constraints affecting the site.

The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area. The site is highly exposed in both the local landscape and in longer distance views, significant landscaping would be required to mitigate impact of the development, with the River Great Ouse a prominent feature on the western boundary. Proposed housing between the railway line and the B1043 is the open countryside and the site is detached from residential development by Priory Hill Road. The site relates more closely to its countryside setting and development would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. Due to the significant slope towards the railway line building elevations could significantly impact the landscape character.

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The site is approximately 1.5km from St Neots train station, a bus service within 800m is nearby but is infrequent. The pavement immediately across the road from the site on Mill Lane provides some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability and proposed green infrastructure would promote biodiversity and active leisure uses.

The closest town centre is St Neots which is within 1.5km from the site as is Station Road Industrial Area, providing leisure education and employment opportunities. Its location close to Priory Junior School and Longsands College Secondary School, Priory Park playing/ sports fields and approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents. The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.

Updates after initial appraisal

The site promoter submitted further documentation but this does not change the outcomes of the SA.

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 59% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	Nearly 59 % half of the site is within flood zone 2 and some of the site to the south is within flood zone 3a (21.5%) and 3b (25%) linked to its proximity to the River Great Ouse and Duloe Brook which runs east to west through the southern half of the site. 41% of the site is flood zone 1. Surface Water flood risk is present running in line with Duloe Brook and the pond and the north west quadrant of site is at risk of surface water flooding . This is also present immediately outside the eastern boundary. Surface water flood risk affects between 11% (low risk & medium risk) to 7% (high risk) of the site
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land with no existing structures
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly classified as grade 3 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site area is wholly within 1km of 10 ha and 300m of 2 ha of natural green space and predominately within 200m of 0.5 ha of natural green space. The site adjoins to a public park, woodland and the River Great Ouse along the eastern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from St Neots Common which is a Site of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?		The site 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 Local Green Space Riverside Park. Immediately east of the site is the River Great Ouse. The south of the site bounds The Pightle Millennium Green described as "an area of nearly 6 and a half acres of unspoilt countryside" ⁽¹⁾ . 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. 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 as such would detrimentally affect the character of the wider environment and open countryside. The site promoter proposes low density development dissecting the green corridor with residential development creating a significant impact on the landscape.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

1 [The Pightle, Eaton Socon \(eatonsoconpightle.org.uk\)](http://The Pightle, Eaton Socon (eatonsoconpightle.org.uk))

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures. The site promoter introduces the possibility of specialist housing.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 1km from St Neots town centre . The site is approximately 1.1km from Bushmead Primary School. The site is within 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is approximately between 1-1.5km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from St Neots town centre, Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park). The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator. There is a public footpath on the western boundary of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so does not apply.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The site forms a fundamental part of the Great Ouse Valley Priority Landscape Area, development in this location would impact upon the sensitivity and setting of an important landscape corridor.
SA16	Impact on any heritage assets or their settings?	-	The site is wholly within a conservation area

Summary of SA

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, 41% of the site is flood zone 1, surface water flood risk is also present. The site is wholly within a conservation area but not constrained by any listed buildings.

The site is within the Great Ouse Green Infrastructure Strategic area and is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). The site forms a significant part of these areas and the green corridor stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Its proximity to Local Green Space Riverside Park and the The Pightle Millennium Green means that residential development would fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development on this site would have significant biodiversity, landscape, light and environmental impacts.

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The site is approximately 1km from St Neots town centre, 1.1km from Bushmead Primary School and 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is also 1-1.5km from leisure and cultural facilities a secondary school and industrial and business parks. However it is considered that the significant impact on the Great Ouse Valley - closely associated with the identity of St Neots would override any benefits associated with additional housing provision. Proximity to St Neots train station and bus services assist in accessibility to this valued landscape with social and cultural opportunities providing additional benefit to enhance the leisure experience.

Updates after initial appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located wholly in flood zone 1. 45% of the site is at low risk from surface water flooding with 10 at medium risk and 1.7% at high risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?		The site is wholly greenfield land and is uncultivated with public access, remnants of an old agricultural related building are present.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site area is wholly within 1km of 10 ha, 300m of 2 ha and 200m of 0.5 ha of natural green space. The site adjoins to playing fields and this next to woodland. It is also circa 150m west from the River Great Ouse. Therefore, it has direct opportunities to link to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the the designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The proposal is for 6 or 7 homes. The site is the open countryside but adjoins rear gardens of residential properties on two sides. The site is highly exposed in both the local landscape and in longer distance views, the site forms part of the gateway to a green corridor between Eaton Ford and Eynesbury and North towards the town centre. Active travel cycle paths and walking routes form part of the wider area. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. A protected ash tree sits just outside the north eastern boundary. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Residential development in this location would create an isolated pocket of development, with little relationship to its surrounding countryside location, fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is 0.94ha and could contribute to the the government's aspiration to promote sites for SME builders.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 1km from St Neots town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Bushmead Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m from St Mary's Church, multiple pubs (River Mill, Waggon and Horses and The Old Sun), Jubilee Hall (meeting hall) and adjoins to playing fields.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park).
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator. There is a public footpath on the western edge of the site.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so does not apply
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	Residential properties to the south and east of the site face inwards with back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community. 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), 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. Development of the site will be visible from public space, in particular the bridge over the river having a fundamental impact on the character of the area. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	-	A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. The site is also wholly within a conservation area

Summary of SA

The site is not constrained by fluvial flood risk, surface water flooding is present on the site. It is grade 3 agricultural land, is wholly greenfield and is uncultivated with public access. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow and protected ash tree sits just outside the north eastern boundary the impact of development near which would need careful consideration. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area and is wholly within a conservation area. The site comprises the south western corner of the green corridor acting as a gateway to green infrastructure which stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Residential development could fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development in this location could create an isolated pocket of development, with little relationship to its surrounding countryside location fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.

Development of the site will be visible from public space, in particular the bridge over the river.

The site is approximately 1km from St Neots town centre, Bushmead Primary School and within 800m from St Mary's Church, multiple public houses, Jubilee Hall and playing fields. It is also within 1.5km a secondary school and industrial and business parks. It is within 5km from St Neots train station and 800m from a bus service. These indicate sustainable access to employment, social, cultural, leisure and employment opportunities.

Updates after initial appraisal

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

7.27 As identified in the LAA, 99% the site is wholly within flood zone 3b. The site promoter has put the site forward for 11 to 12 commercial units which are classed as less vulnerable uses in the NPPF meaning that this type of development should not be permitted in flood zone 3b. The remaining land would not be capable of providing commercial units or mitigation against risk, considering this, the site is considered unsuitable for development. As such, a sustainability appraisal for the site has not been undertaken.

St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. Although the site is classified as previously developed land there are very few existing materials for reuse.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?		There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 99% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is almost entirely (97.6%) within flood zone 2 with half the site also being at medium or high risk of surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	++	The site is categorised as previously developed land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is predominantly classified as urban land although the south western quarter is technically classified as grade 1 agricultural land despite hosting a viewing stand and hard surfacing.
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site area is wholly within 1km from 10 ha of natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from the the designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by Ernulf Secondary Academy. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site promoter's proposed level of development would make efficient use of the land and development would relate reasonably well to existing residential development to the north and east. Other development to the south is of a very different scale comprising a secondary school and leisure centre although the proposal would not harm their setting. Development would have a limited impact on the adjoining flood meadows given the presence of existing viewing stands, outbuildings and floodlighting.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The sports fields adjoining the site are floodlit which may give rise to light pollution. The site also adjoins a secondary school and leisure centre both of which will generate substantial noise on occasion and impact on potential occupiers of the site in intermittent bursts.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The proposed site is of a size that could contribute to a wide range of housing sizes, types and tenures. The site promoter proposes market and residential homes. The site is over 1ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km from St Neots Town Centre The site is within 800m of Middlefield Community Primary School and adjacent to Ernulf Academy Secondary School, The site is within 800m from Cambridgeshire Hunter, and The Hare & Hounds pub, Berkley Street Methodist Church and is adjacent to One Leisure St Neots sports centre.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from St Neots town centre and Cromwell Road Industrial Estate and is adjacent to Ernulf Secondary School. The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated D- or lower on the Place-based Carbon Calculator meaning there is an infrequent service. There is a pavement on Hall Road (site frontage).
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so does not apply
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is previously developed but nearby residential development all has rear gardens to the site other than those directly facing onto the Hall Road access route.
SA16	Impact on any heritage assets or their settings?	++	No known designated heritage sites are located within or in close proximity to the site.

Summary of SA

The site is at significant flood risk for both fluvial and surface water flooding which impede the ability to safely develop it for the requested residential use. It is previously developed land, mostly classed as urban but around a quarter as grade 1 agricultural land. The site has good access to natural open space and is partially within the Great Ouse Valley priority landscape area although it would have limited opportunities to contribute to this. The site may be impacted by both noise and light pollution from adjoining uses. The site is well located in terms of access to education, employment, social and sports facilities. It is within cycling distance of the railway station but has an infrequent bus service. Development would not impact on any known heritage assets.

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is adjacent to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located in flood zone 1 with approximately 3% of the site at risk of medium surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is predominantly grade 2 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site area is wholly within 1km from 10 ha of natural green space (Neighborhood Standard).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the the designated nature sites. Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by the railway line. It is therefore unlikely go contribute positively towards improvements to strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line. The site proposes low density development. The site could relate well to Wintringam Park to the north once complete, however currently the relationship with St Neots to the west is of a detached nature with no pedestrian connectivity.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded by the railway line, the A428 and the the B1046, so is likely to suffer from noise, air light and air pollution (including vibrational). The finalisation of the EastWest Rail route may also impact the site increasing the likelihood of this on the site, but this is currently unknown.
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is of a size that would contribute to the housing needs of the district

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km from St Neots Town Centre The site is within 800m from Middlefield Community Primary School The site is beyond 800m from any culture or leisure facilities.
	Minimise the distance people need to travel to access education facilities?	++	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from Ernulf Secondary School The site benefits from ultrafast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated E- or lower meaning there is an infrequent service. The site is approximately 1km from a public right of way
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so does not apply
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that after completion of Wintringham Park and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community. At the moment the site remains isolated from nearby residential development.
SA16	Impact on any heritage assets or their settings?	++	No known heritage sites are located within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations. The site is predominantly grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. There is minimal surface water flood risk.

The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line.

The site could relate well to Wintringham Park to the north once complete, and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability.

The closest town centre is St Neots which is within 5km , its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. The site is approximately 1.5km from Ernulf Secondary School and within 800m of Wintringham Primary Academy meaning some facilities are nearby.

Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

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

7.28 The proposed site presented 3 options for consideration:

- Option 1 Residential: To be confirmed circa 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 circa 27,000 sq ft (including employment, retail or logistics/distribution
- Option 3 Infrastructure: To be confirmed e.g. battery storage

7.29 The assessment has been assessed based on the proposal for residential use with the alternative uses assessed below where it would result in a different score.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA1	• Promote low and zero carbon technologies?	++	Option 3 - battery storage , this use could contribute to speeding up the replacement of fossil fuels with renewable energy. Battery storage systems can play an increasingly pivotal role between green energy supplies and responding to electricity demands.
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is in flood zone 1 with no surface water flood risk present.
SA4	Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is wholly classified as grade 2 agricultural land
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from the 'Access to Natural Greenspace Standards' and has limited capacity for linkages to the green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the the designated nature sites.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site represents a small parcel of land on the Cambridge Road roundabout, SEL 2 (Wintringham Park) is across the road and has been designed with a landscape transition that separates the development from the roundabout. It is considered that built development on this parcel of land would contradict the intention of SEL 2 to provide a green gateway into St Neots. Landscaping to address this visual impact would be essential to the compatibility of the scheme with the form and character of the area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?			Options 1 residential - 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.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?			Option 2 commercial - The site promoter proposes that the site has potential for retail or logistics both of which could be of a scale to cause additional pollution.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?			Option 3 - battery storage - the use of the site is of such that noise, air and light pollution would not affect its operation, presence of people on the site for prolonged periods of time (as would be the case for residential or employment use) would not occur.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++		Option 1 residential - The site is less than one hectare and contributes to the government's aspiration to promote sites suitable for SME builders.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	-	Options 2 and 3 commercial and battery storage - The site is for non-residential uses. However if logistics were to come forward on site this could impact nearby residents in terms of light, odour and visual pollution.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++		The site is within 5km from St Neots Town Centre
	Minimise the distance people need to travel to access education facilities?	+		The site is approximately 1 km from Wintringham Primary Academy. The site is approximately 800m from Loves Farm Church but is beyond 800m from the other types of culture and leisure facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
	Minimise the distance people need to travel to access leisure and cultural facilities?			
SA11	Facilitate access to a range of employment opportunities?			The site is within 1.5km from Station Road Industrial Estate
	Be in a location with high quality digital infrastructure?			The site has standard broadband in the vicinity
SA12	Benefit from access to public transport infrastructure?			The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place-Based Carbon Calculator meaning there is a frequent service. The site is approximately 800m from a public right of way
	Benefit from access to active travel infrastructure for practical and social activities?			
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N		Option 1 and 3 residential and battery storage - The proposals do not include employment, commercial or tourism uses.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	+	Option 2 commercial - The site promoter proposes that the site has potential for employment or logistics/distribution, this could offer the potential for high or low density employment opportunities.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N		Option 1 and 3 residential and battery storage - The proposals do not include retail or social uses so does not apply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA14	Reinforce the role of town, local and village centres in serving their communities?	++	N	Option 2 commercial - The site promoter proposes that the site has potential for retail which could provide additional retail facilities in the area. Proposals for employment or logistics/distribution on this site would have a neutral impact.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+		Option 1 residential - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	-	Option 2 commercial - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout. Traffic movements as a result of logistics or certain retail uses could further detrimentally impact this.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+		Option 3 battery storage - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner would have a minimal impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	Impact on any heritage assets or their settings?	++	No known heritage sites are located within or in close proximity to the site

Summary of SA

The site is not constrained by fluvial or surface water flood risk nor heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and acts as a landscape transition from the A426/Cambridge Road roundabout and residential development further north east mirroring the intention of Strategic Allocation (Wintringham Park) to the east. Landscaping to address this visual impact would be essential to the compatibility of any proposed scheme with the form and character of the area.

The closest town centre is St Neots which is within 5km from the site as is an Industrial Estate, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station and It is within 800m from a bus service operating a frequent service providing sustainable transport opportunities. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy and 800m from Loves Farm Church meaning some facilities are nearby.

The site is bounded by the A428 and abuts the Cambridge Road roundabout so residential development is likely to suffer from noise, air light and air pollution. The range of development options proposed provide a varied assessment of their sustainability, for example commercial uses could be of a scale to cause additional pollution, whilst battery storage would not. 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.

Updates after initial appraisal

During the Autumn 2024 consultation, the site promoter commented stating that St Neots 7 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. This does not change the outcomes of the SA.

Southern Huntingdonshire Sustainability Appraisal

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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter proposes that all other uses are to be determined this includes renewable energy, due to the uncertainty of further proposed uses this cannot be assessed as a certainty. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 0.3% of the site.
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 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.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	Prioritise development of previously developed land?	-	The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm which includes only one residential building (the remainder being agricultural use) . The potential to prioritise development of previously developed land is therefore minimal at best. The site is wholly classified as grade 2 agricultural land
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	Some of the site, on the western side, is within 1km from 10 ha natural green space. There is some capacity for linkages to the green and blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the the designated nature sites. The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes. Cambridge road forms a strong southern edge to the site. However the site relates closely to the open countryside and there are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed and 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 which could be adversely impacted by the development if

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			masterplanned ineffectively. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. The scale of development could make an efficient use of land.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size that could include a wide range of types, sizes and tenures. The site promoter currently proposes the potential for Market and/ or affordable housing, specialist housing, custom and self-build housing and nursing or care homes
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km from St Neots town centre.
	Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1.5km from Wintringham Primary Academy
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is remote from any leisure and culture facilities.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km from St Neots town centre and two Industrial Estates (Station Road and Cromwell Road).
	Be in a location with high quality digital infrastructure?	-	The site has standard broadband in the vicinity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station but is beyond 800m from a bus service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is a pavement that adjoins onto the site frontage.
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site promoter proposes that all other uses are to be determined this includes commercial use, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is next to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. The site is located as such that it could be effectively masterplanned to become part of the existing place and community, proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets (grade 2 listed building on Tithe Farm) that could be adversely impacted by the development.

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Summary of SA

The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b which presents the opportunity for flood mitigation.

It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm (grade 2 listed building) which includes one residential building (the remainder being agricultural use) . The setting and preservation or enhancement of which would be required.

The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes . Cambridge road forms a strong southern edge to the site. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. Proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.

However the site relates closely to the open countryside and patches of wooded area across the site could be adversely impacted by the development if masterplanned ineffectively. The scale of development could make an efficient use of land. The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub and commercial uses, due to the uncertainty of further proposed uses this cannot be assessed as a certain and as such how sustainable the development could be for new residents. The closest town centre is St Neots which is within 5km from the site as are two Industrial Estates, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy meaning some facilities are nearby.

Updates after initial appraisal

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. This does not change the outcomes of the SA.

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. This means the site scores very positively against this objective.

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St Neots 9: Land at Station Road, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is previously developed with several large commercial structures on site meaning that the development will reuse land and has the potential to reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be between 20% and 50% of the site area.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 0.45ha of the site (about 20%) is within flood zone 3b. Approximately 0.77ha is within flood zone 2 (about 35%). This leaves only 0.92ha of the site (some 45%) within flood zone 1. There is also the risk from surface water flooding across the site.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	Prioritise development of previously developed land?	++	The site is wholly previously developed land and classified as being urban land.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space. The site promoter has put the site forward for up to 200 new homes alongside retail and commercial uses (floorspace TBC), however due to the level of flood risk on the site this may not be achievable. It has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located within St Neots. It currently is in industrial use with several large industrial and commercial buildings on site. It is surrounded by a mix of residential development to the south and west, commercial development to the north and Station Road and the railway line to the east. It forms part of the Station Road Industrial Area Established Employment Area. It is being promoted for a residential led redevelopment which could have a significant impact on the functionality of the wider employment area. It is unclear from the site submission whether demolition of all buildings will be required or whether some could be retained and potentially modernised for the proposed retail and commercial uses. The site promoter has promoted the 2ha site for up to 200 homes which is very high density considering it is not within the town

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			centre. Additionally, the developable area of the site may have to be significantly reduced if the flood risk cannot be overcome on the site for residential development, instead focused in the northern half of the site which may make integration and compatibility of residential development with neighbouring commercial uses more challenging. Reducing the netdevelopable area will likely impact the capacity for the site and potential viability of redeveloping it.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	To the east of the site is the East Coast Mainline Railway increasing the likelihood of noise, light and visual pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter has put the site forward for up to 200 new homes alongside retail and commercial uses (floorspace TBC). This could include a wide range of house types, sizes and tenures, however due to the level of flood risk on the site this may not be achievable.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 1.5km of St Neots town centre. It is within walking distance to several local convenience shops including being adjacent to a SPAR and also about 1km from Lidl on Cambridge Road.
	Minimise the distance people need to travel to access education facilities?	++	It is about 500m from Wintringham Primary Academy and also within 1km of St Marys Church of England Primary Academy and Priory Junior School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is 600m of St Neots Evangelical Church. It is just beyond 800m of the many leisure and cultural facilities within St Neots. It is about 900m from St Neots Town Football Club and within 1.5km of the town centre, museum, library and public halls and places of worship.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?	N	The site is located within the Station Road Industrial Area Established Employment Area (EEA). It is intended to deliver a residential led redevelopment of the site, the site promoter has stated that there may be some retail and commercial uses but no floorspace has been provided at this stage, nor is there a firm commitment. Therefore, there could be a loss of over 2 hectares of employment land within an EEA. The site is also within 1km of Longsands Academy, 1.5km of St Neots town centre and approximately 2km from Ernulf Academy for secondary education. The site benefits from ultrafast broadband in the vicinity
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	++	The site is within 500m of St Neots train station and also within 800m of several bus stops. The highest rated ones being on Cambridge Road and at the train station which is rated as being B- on the Place based carbon calculator. There are footpaths on Station Road and Cambridge Road which run along the site's southern and eastern edges.
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	-	The proposal could result in a loss of over 2 hectares of employment land within an EEA.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter notes that there could be potential for retail provided to support residential development, but there is no firm commitment

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	-	The redevelopment of this commercial site for a residential led scheme could fundamentally impact the EEA but it would also regenerate previously developed land. The site is highly constrained by fluvial flood risk which may impact where residential development can be located. The wider site is adjacent to residential development to the south and west offering some opportunity for integration, however if development were focused within the part of the site within flood zone 1, integration is harder achieve. Additionally, residential development here may not be compatible with the neighbouring commercial uses to the north. Mitigation on the impact on pollution levels will also be required given the site's proximity to the railway.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

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

Updates after initial appraisal

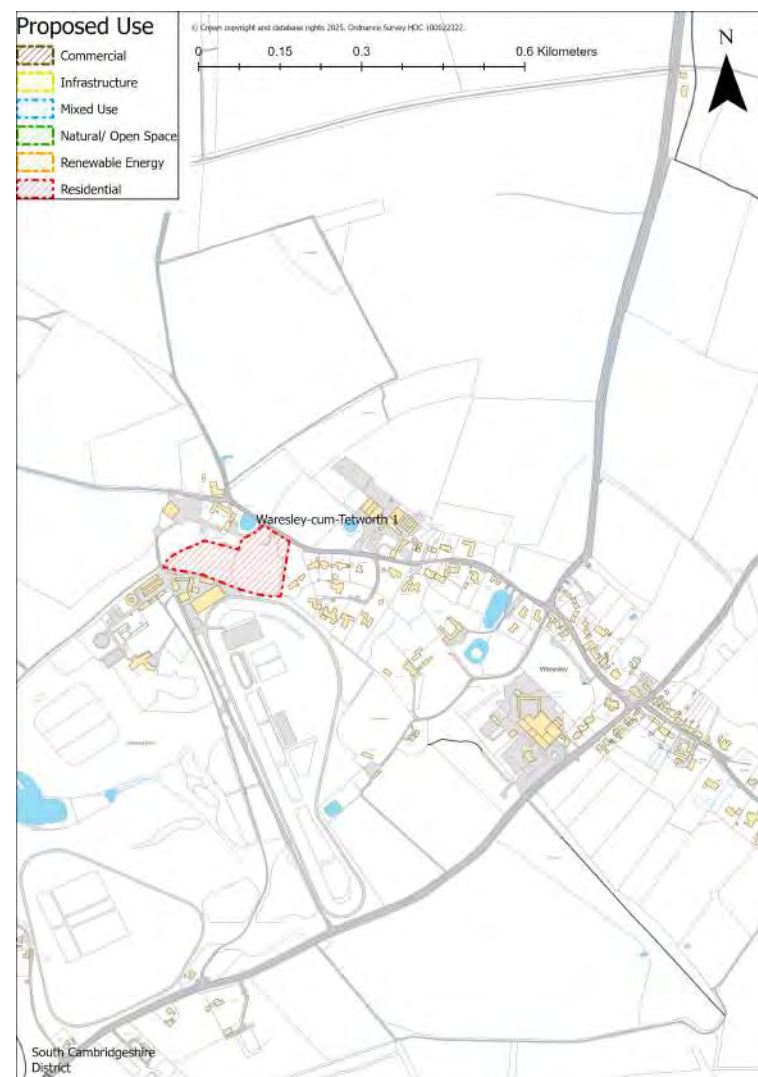
The site promoter submitted comments on the LAA but this does not change the outcomes of the SA.

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Waresley-cum-Tetworth

7.30 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



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

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield with no existing buildings so it will not reuse buildings or materials.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts . The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield grade 3 agricultural land but has been demonstrated through a planning decision that it is in residential use.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural greenspace but does already include 0.66ha of wooded area. It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site consists of two distinct areas, the western part is wooded with trackways and amenity space, the eastern part is much more open and used as grassed amenity space. As such built development should only be provided on the eastern part of the site as this would avoid the loss of trees in a conservation area and limit the impact on development on surrounding character. All of its edges are heavily vegetated apart from its northern edge where it fronts onto Manor Farm Road. It relates well to the settlement as it is located between the residential properties of West Lodge (to the 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. The site promoter has put the site forward for 5 self and custom build plots, taking into account that the eastern part of the site consists of some 1ha of land, this is very low density but would be in keeping with surrounding densities.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for self and custom build housing. The whole of the site is more than 1ha in size, however the area of the site where development would be focused (the grassed amenity area) is about 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is St Neots which is around 11kms from the site. Waresley does not have a local convenience shop but there is Waresley Park Garden Centre which does provide an option for some food shopping, this is about 950m from the site. There is no primary school within the village, closest being in the nearby village of Great Gransden which is in excess of 800m. The site is within 800m of a village hall, Church of St James The Great and a cricket pitch.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	Facilitate access to a range of employment opportunities?		The site is within 5kms of the Sand Road and Hardwicke Road Industrial Estates. Ultrafast broadband is available in the immediate vicinity.
	Be in a location with high quality digital infrastructure?		
SA12	Benefit from access to public transport infrastructure?		The site is located around 11kms from St Neots railway station. The site is within 800m of a bus service. There is no exiting footpath along Manor Farm Road.
	Benefit from access to active travel infrastructure for practical and social activities?		
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	-	It is wholly located within a conservation area and there is the the grade II listed Home Farm immediately to the north of the site.

Summary of SA

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

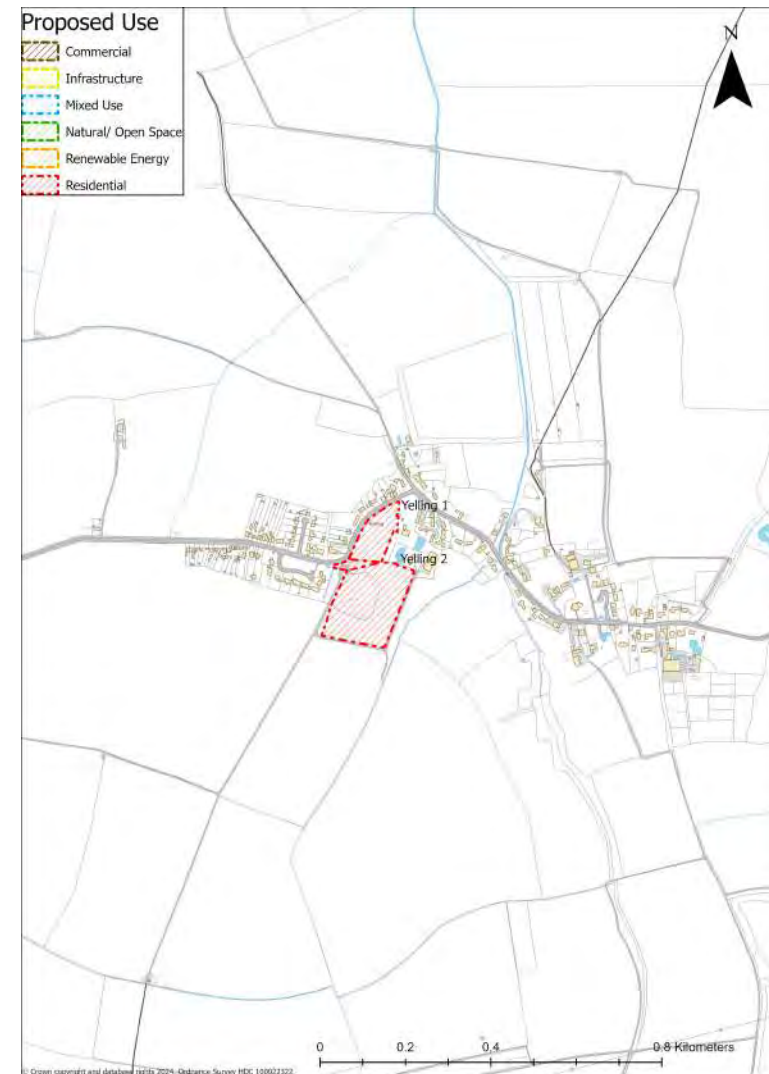
Updates after initial appraisal

Southern Huntingdonshire Sustainability Appraisal

Yelling

7.31 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



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Yelling 1: Land West of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200 m of a 0.5 ha area of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the Yelling High Street and relates well to the existing built form. The site promoter is seeking to develop the site for 15 homes and 5 plots for custom and self-build housing which is higher than the surrounding properties. However, the density will make an efficient use of land. The site is within the Yelling conservation area and there is a grade 2 listed building on the other side of the High Street adjoining the site to the west. As such, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. The proposed development would need to be sensitive to the character and appearance of the conservation area and the setting of the listed building. The site has a field access from the High Street shared with the former cricket pitch and field.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter is seeking to develop the site for 15 market and/or affordable homes and 5 plots for custom and self-build housing which will contribute to the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop. Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site. The site is within 800 m from the Yelling Baptist Church.
	Minimise the distance people need to travel to access education facilities?		
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?		The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development. It benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is more than 5 km from St Neots railway station and Yelling has no bus service. The site is within 500 m of a public right of way
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	Provide high quality development sensitive to the character of the local environment?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	- Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?		
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets that could be adversely impacted by the development

Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. It is constrained by heritage assets as it lies within the Yelling conservation area. Although the site is located on the Yelling High Street and relates well to the existing built form, the amount of development could be integrated into to the exiting place and community subject to sensitive masterplanning and design so that it reinforced the character of the surrounding townscape and landscape. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

Updates after initial appraisal

Yelling 2: Land South of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	Prioritise development of previously developed land?		The site is greenfield land grade 3 agricultural land. The site is a disused cricket ground and has a built structure on it
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	- Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? - Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200 m of a 0.5 ha area of natural green space.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the edge of Yelling High Street and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The site promoter is

Southern Huntingdonshire Sustainability Appraisal

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			seeking to develop the site for 40 homes which is higher than the surrounding properties. This would not make an efficient use of land and would not reflect the character of the area of the existing built form. Also, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. Access to the site can be achieved from a field road shared with the land to the north (Yelling 1) which connects to the High Street. However, achieving access for the proposed 40 homes in addition the proposed 20 homes for the adjoining site (Yelling 1) via the field road may not be ideal and would require further scoping.
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	- Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? - Meet the needs of specific housing groups such as gypsies and travellers or older people? - Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter is seeking to develop the site for 40 market and/or affordable homes which will contribute to the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop.
	Minimise the distance people need to travel to access education facilities?		Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site.
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800 m from the Yelling Baptist Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	Facilitate access to a range of employment opportunities?		The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development. It benefits from superfast broadband in the vicinity.
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?		The site is more than 5 km from St Neots railway station and Yelling has no bus service. The site is within 500 m of a public right of way
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	- Provide opportunities for the creation of new businesses beyond supporting people working from home? - Facilitate retention or expansion of existing businesses? - Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	- Provide high quality development sensitive to the character of the local environment? - Promote sustainable design solutions? - Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	Impact on any heritage assets or their settings?	-	There are designated heritage assets that could be adversely impacted by the development

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Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. The site is located on the edge of Yelling High and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape and would have detrimental effect on the character of the area. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

Updates after initial appraisal
