

UPDATED Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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Document Information

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Document Information

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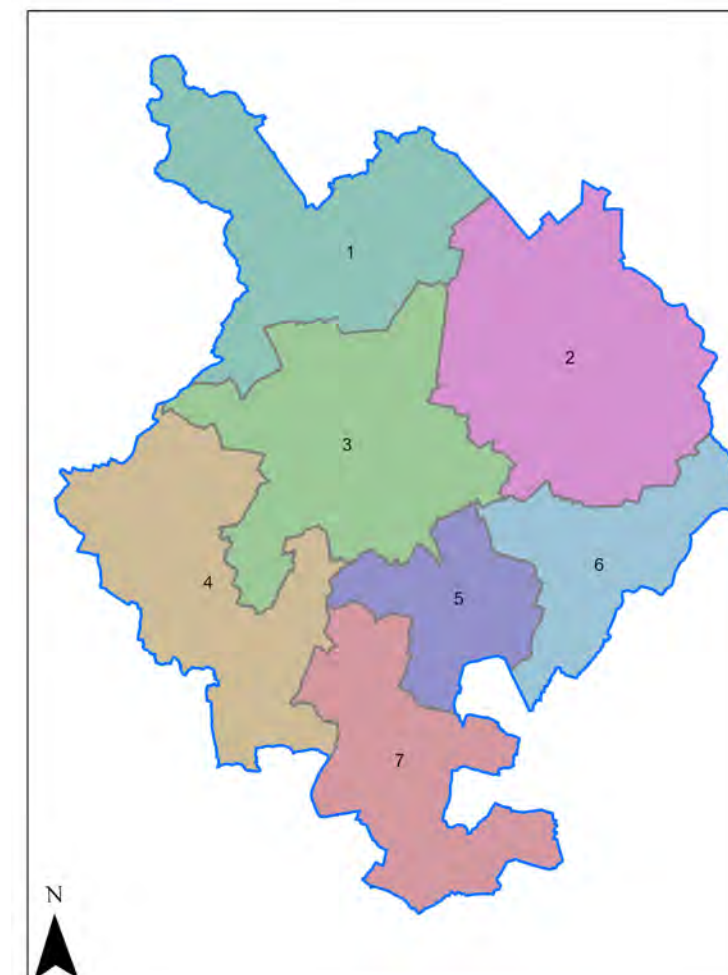
Document availability: Huntingdonshire Land Availability Assessment can be found on the Council's [website](#).

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

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9 Important Notice on Site Status

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



9 Important Notice on Site Status

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Status of submitted sites

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

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

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

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

Relationship with the Sustainability Appraisal and other evidence

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

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

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

10 How to read the site assessments

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

10.4 Key definitions

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

Key acronyms

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

10 How to read the site assessments

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

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

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

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

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

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

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

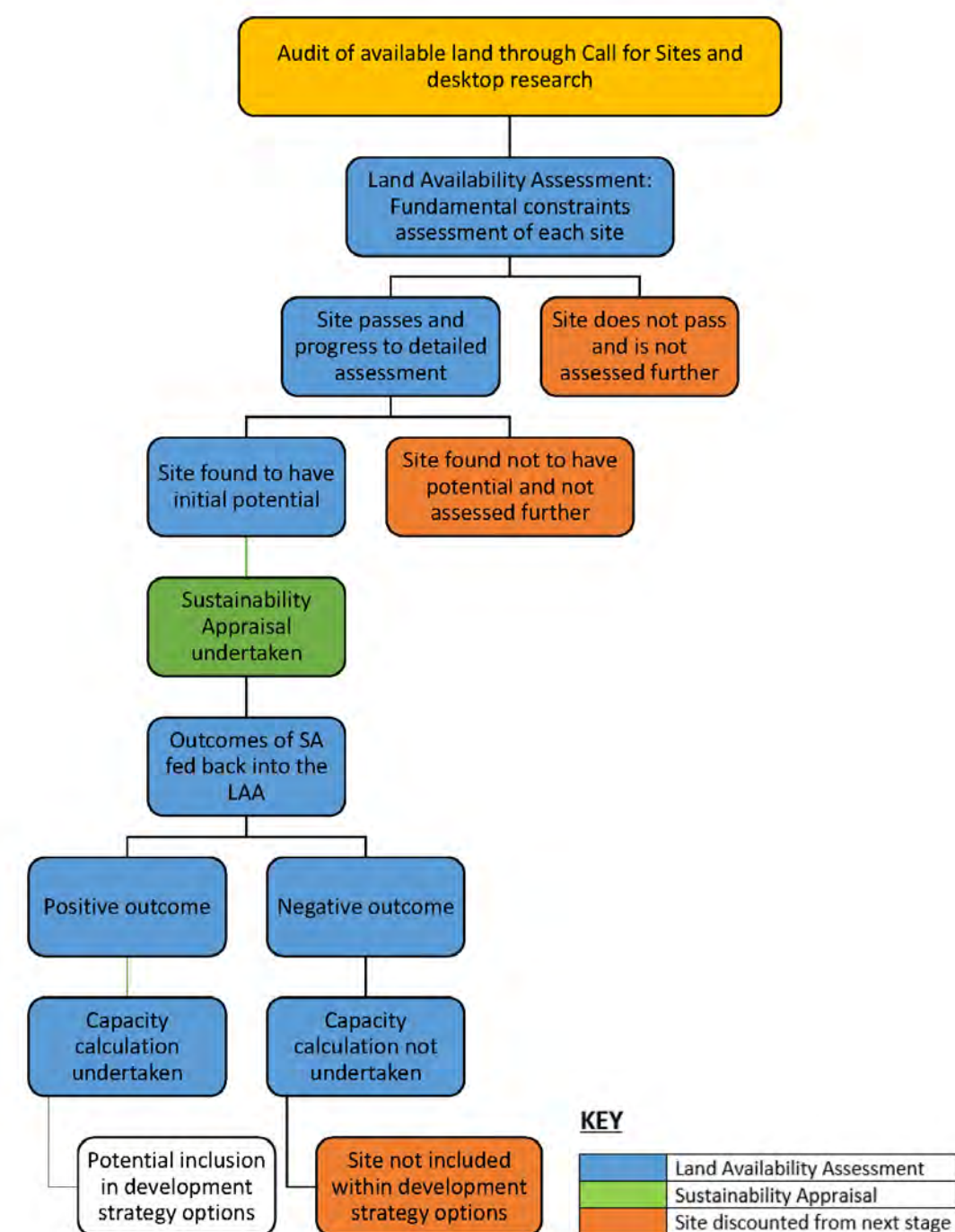
Progression of site to SA - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

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

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

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

Site Assessment Process



14 Area 4 - Western Huntingdonshire Site Assessments

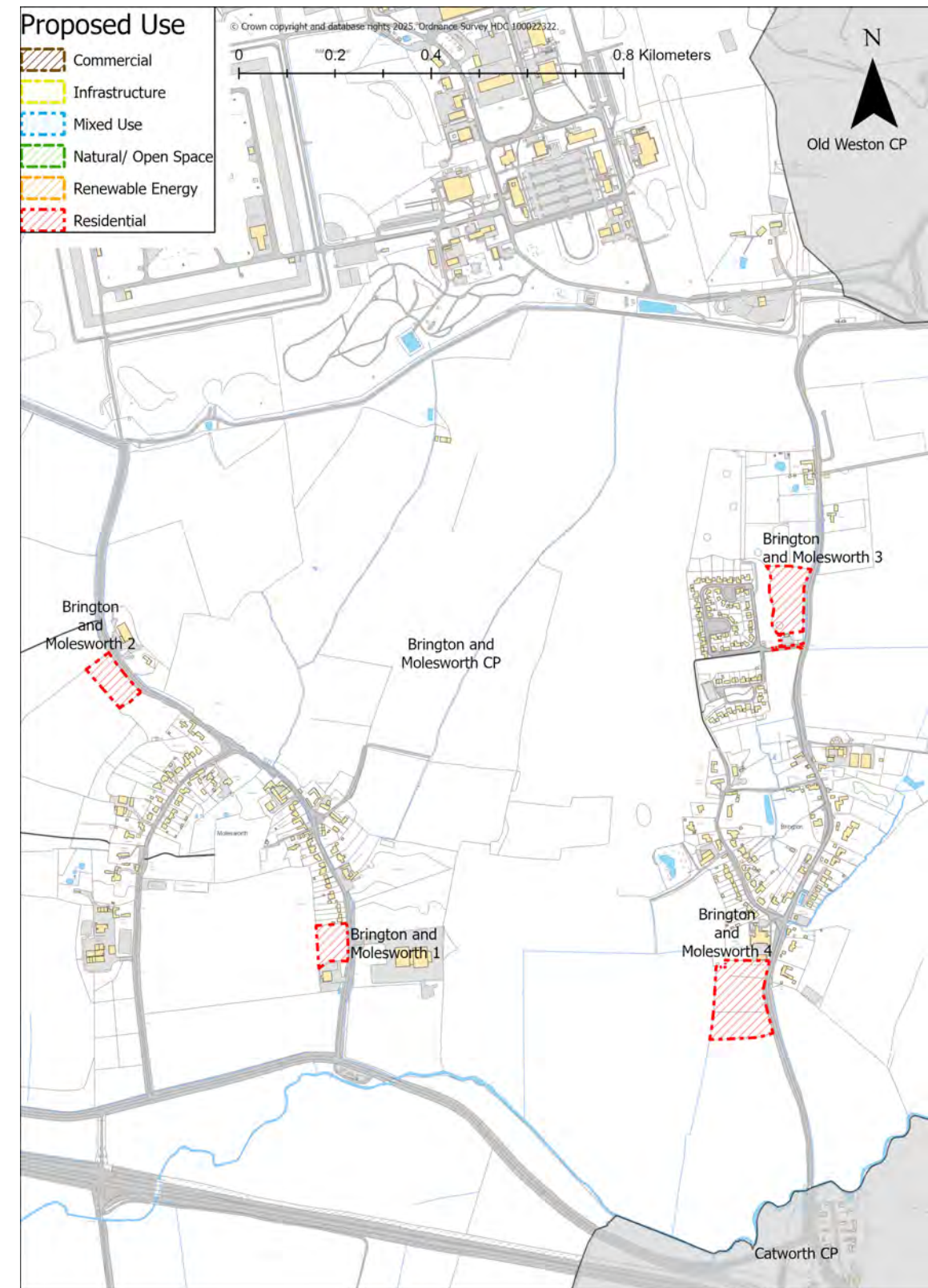
14.1 This chapter sets out the site assessments for the sites located within 'Western Huntingdonshire'. This grouping consists of Great Staughton and Kimbolton wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- 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

Brington and Molesworth

14.2 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



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



Brington and Molesworth 1: Land West of Brookside, Molesworth

Site reference	Brington and Molesworth 1	
Site name	Land West of Brookside, Molesworth	
Site address	Parish(es)	Site area (ha)
Land West of Brookside, Molesworth	Brington and Molesworth	0.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 homes	Available 2024 - 2028 Build out over 1 year

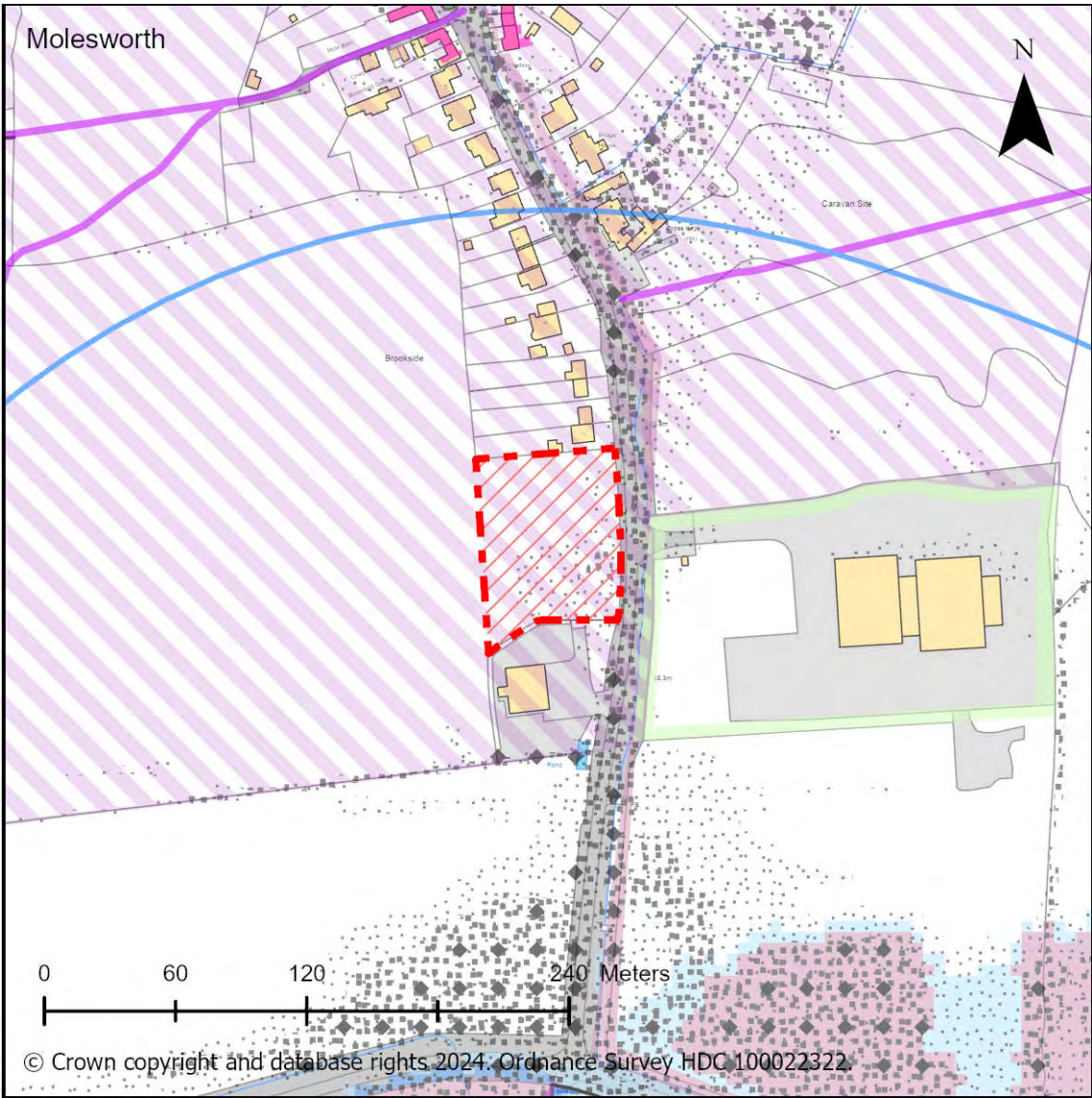
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:99
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site	Fail

Fundamental constraints	Status	Outcome
	promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

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

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

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it completely falls within 400m of a Water Recycling Area	N/A	N/A

Updates after the Initial Assessment

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Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth

Site reference	Brington and Molesworth 2
Site name	Land opposite Jolly Hills Farm Molesworth

Site address	Parish(es)	Site area (ha)
Land opposite Jolly Hills Farm, Oundle Road, Molesworth	Brington and Molesworth	0.6

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

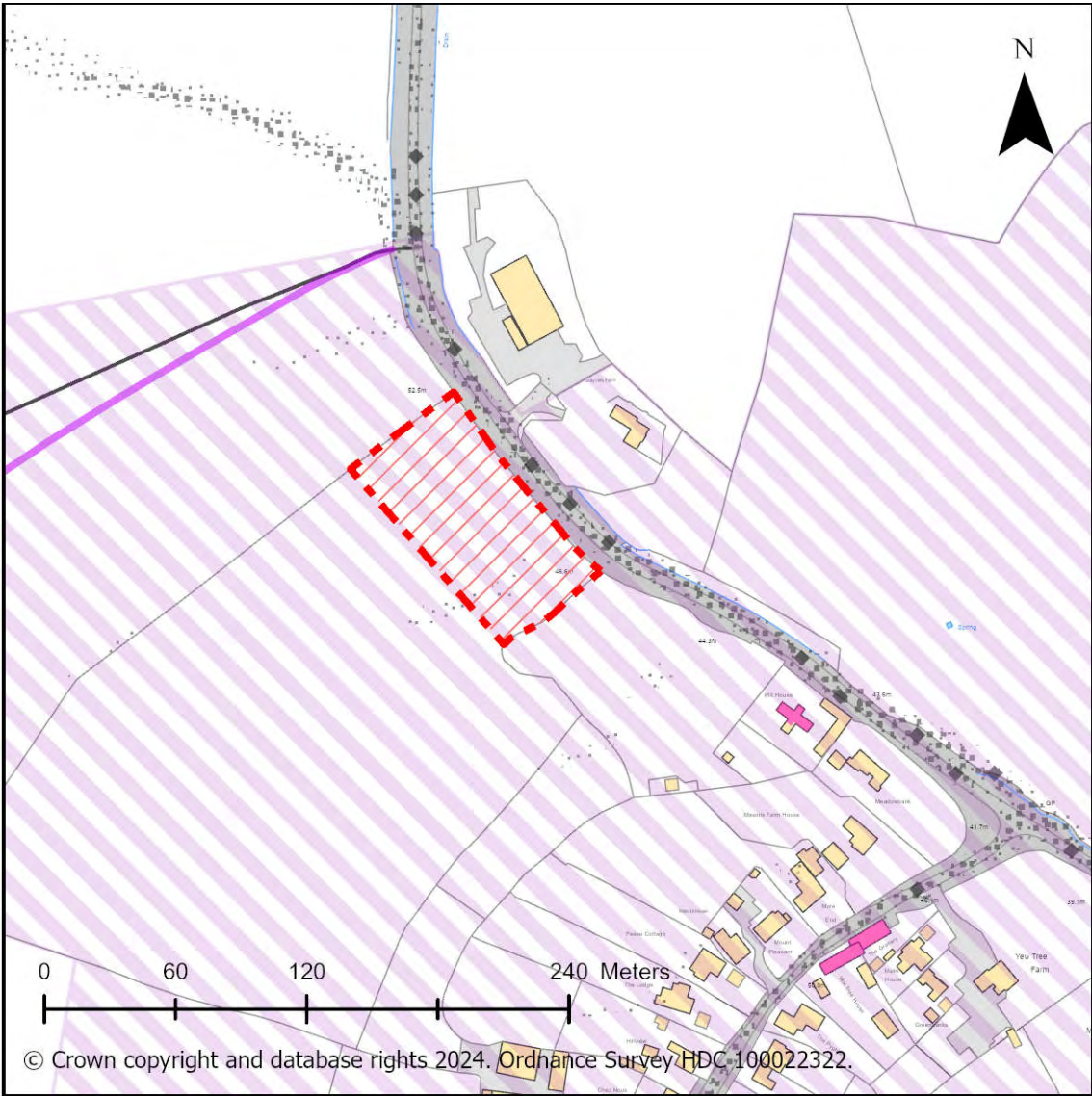
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:160
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is in flood zone 1, but within the southern half of the site there is some risk of flooding from surface water. Surface water is also a particular risk along Oundle Road. The site is wholly classified as grade 2 agricultural land with no existing structures on site. The site is largely flat set within a slight dip in the landscape where land is typically elevated.	~

Along Oundle Road, the site is largely obscured from views due to trees and hedgerows. This vegetation is found along Oundle Road on both sides which creates an enclosed narrow access route to the site and adds to the very rural character of the area. To the west and north there is open countryside with no or limited boundary lines meaning the site is visible in longer distance views so development could have a significant impact. A public right of way runs to the north west of the site. There is open countryside to the west, large spacious residential properties to the south and a farm to the east on the other side of Oundle Road. Further north along Oundle Road is RAF Molesworth. There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. It is located within a conservation area with a grade II listed building (Mill House) to the south east. There are no nature conservation designations on site. Access may be achievable from Oundle Road, although as previously highlighted this is a narrow road which is predominantly single lane. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site comprises broadly level ground with few physical boundary lines to the north and west. The impact of any development will need to be sensitive to the wider countryside as well as the conservation area and nearby listed building as well as provide sustainable drainage to address risks of surface water flooding. There are no buildings on site so no clearance work would be required. The access to the site from Oundle Road is narrow so access will need careful consideration.	+
Deliverability / developability There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As the site promoter does not intend the	~

scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land classified as grade 2 agricultural land - Limited access to a local convenience shop, primary education and employment opportunities - Limited public transport access - The impact on the conservation area and listed Mill House - Development of the whole site would be out of character due to its location in relation to the existing village - Very low potential to integrate built development into the existing community so it would not support sustainable place-making In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development due to its limitations in successfully integrating development with the existing place and community and impact on the character of the area

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

Updates after the Initial Assessment

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Brington and Molesworth 3: Land North and East of Hill Place, Brington

Site reference	Brington and Molesworth 3
Site name	Land west of Brington Road, and north and east of Hill Place, Brington

Site address	Parish(es)	Site area (ha)
Land west of Brington Road, and north and east of Hill Place, Brington	Brington and Molesworth	0.98

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	8 market and 5 affordable dwellings	Available 2024 - 2028 Build out over 1 to 2 years

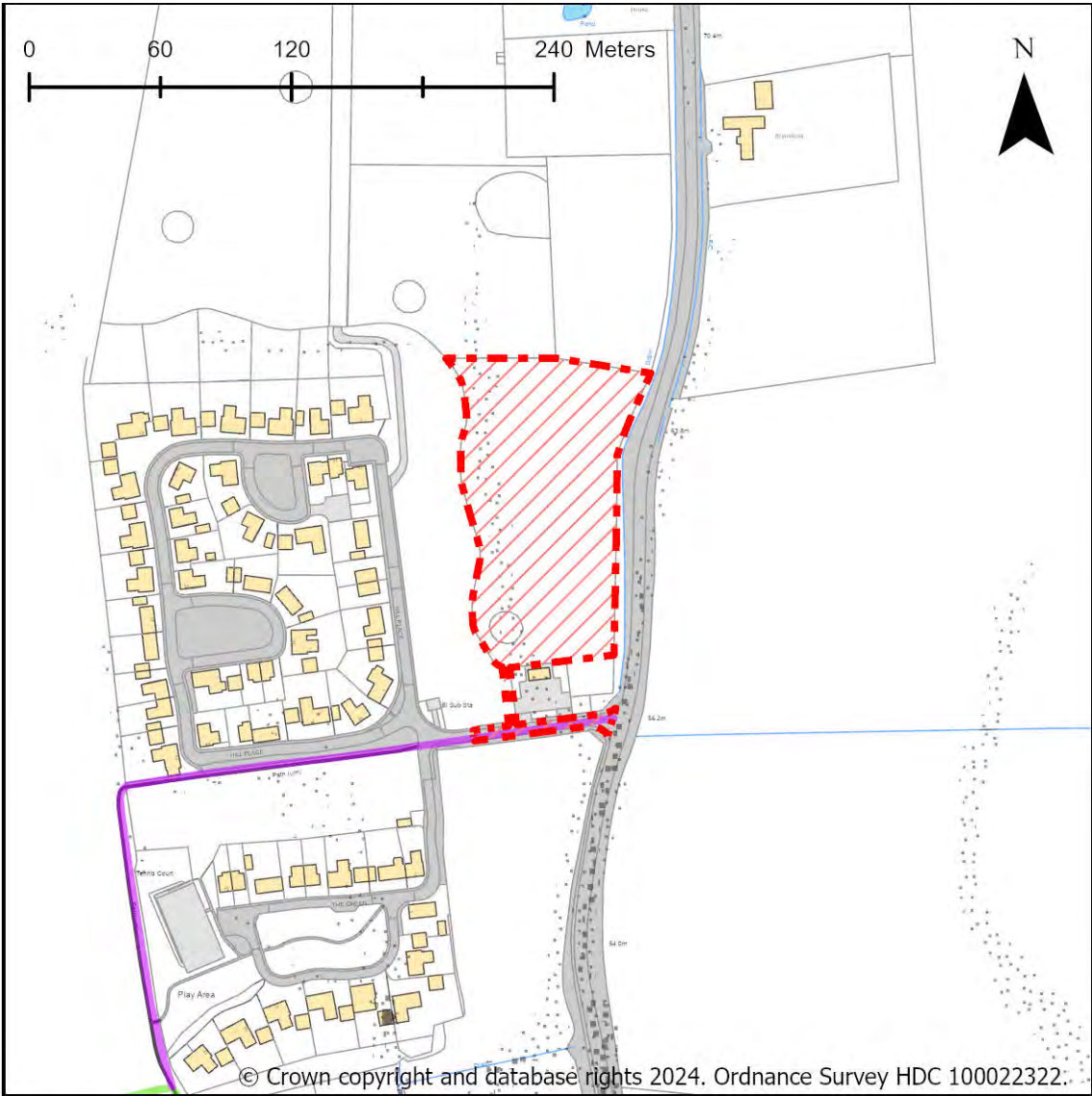
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:310
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly within flood zone 1 but along the western edge of the site there is risk of flooding from surface water. To the east of the site along Brington Road there is also risk of surface water flooding. The site is wholly classified as grade 3 agricultural land. The site slopes downwards in a southerly direction. At its highest point, the site lies quite prominently	+

in longer views across the landscape. Its eastern and northern boundaries are defined by a low fence and a line of trees and hedges with gaps in between providing views into the site. Immediately adjoining the site along its western side is an orchard, beyond that is Hill Place, a residential cluster on the site of former MoD housing. To the south, the site adjoins a residential property and to the north and east is open countryside. The plan submitted during the Call for Sites shows that access will be provided to the west of this site leading onto Hill Place and adjoining where there is a public of right way. There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or nature conservation designations on site. Access can be achieved from Brington Road which then leads into Hill Place. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it the intention of the landowner to deliver the development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. The site is prominent in the landscape with the northernmost part of the site being located on high ground, the site then slopes down southwards. The site is clearly defined by fences and vegetation but these are not substantial enough to completely obscure the site from view. The impact of any development will need to be sensitive to the wider countryside as well as provide sustainable drainage to address risks of surface water flooding. There are no buildings on site so no clearance work would be required.	+
Deliverability / developability There are no existing structures to clear. The site promoter does not seek an allocation before acquiring planning permission. Instead, it is anticipated the development will be delivered directly by the landowner. As the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land - Is not constrained by fluvial flood risk but there is some surface water flood risk - Remote from natural greenspace - Limited public transport access - Accessible to some local services but limited access to employment opportunities - There is the potential to integrate the development within the exiting place and community In combination the outcomes of the LAA and SA indicate that the site: - Is potentially appropriate for residential development that would relate well to the existing place and community - Should incorporate appropriate sustainable drainage to mitigate surface water flood risk - Supports residential development on sites of less than 1ha
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.976 ha 80% net developable area allowed due to need for landscaping and sustainable drainage solutions to address surface water issues. 0.98 ha x standard proportion of 80% = 0.78 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.78 ha x 25 dph = 20 homes	Available post 2028 subject to successful allocation status Build out over 1 - 2 years

Updates after the Sustainability Appraisal on the assessment

In response to the Autumn 2024 consultation, the site promoter submitted several further document sin support of their site: - Site Location Plan (drawing no. 24.111.DL0101_A) (November 2024) - Existing Site Plan (drawing no. 24.111.DX0001_A) (November 2024)

14 Area 4 - Western Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

- Proposed Site Plan (drawing no. 24.111.DK0001_A) (November 2024)
- Flood Risk & Surface Water Drainage Appraisal (ref.1270-FRA-01-0) (November 2024)

Brington and Molesworth 4: Land at High Street, Brington

Site reference	Brington and Molesworth 4
Site name	Land at High Street, Brington

Site address	Parish(es)	Site area (ha)
Land at High Street, Brington	Brington and Molesworth	1.76

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 30 homes	Available 2024 - 2028 Build out over 2 years

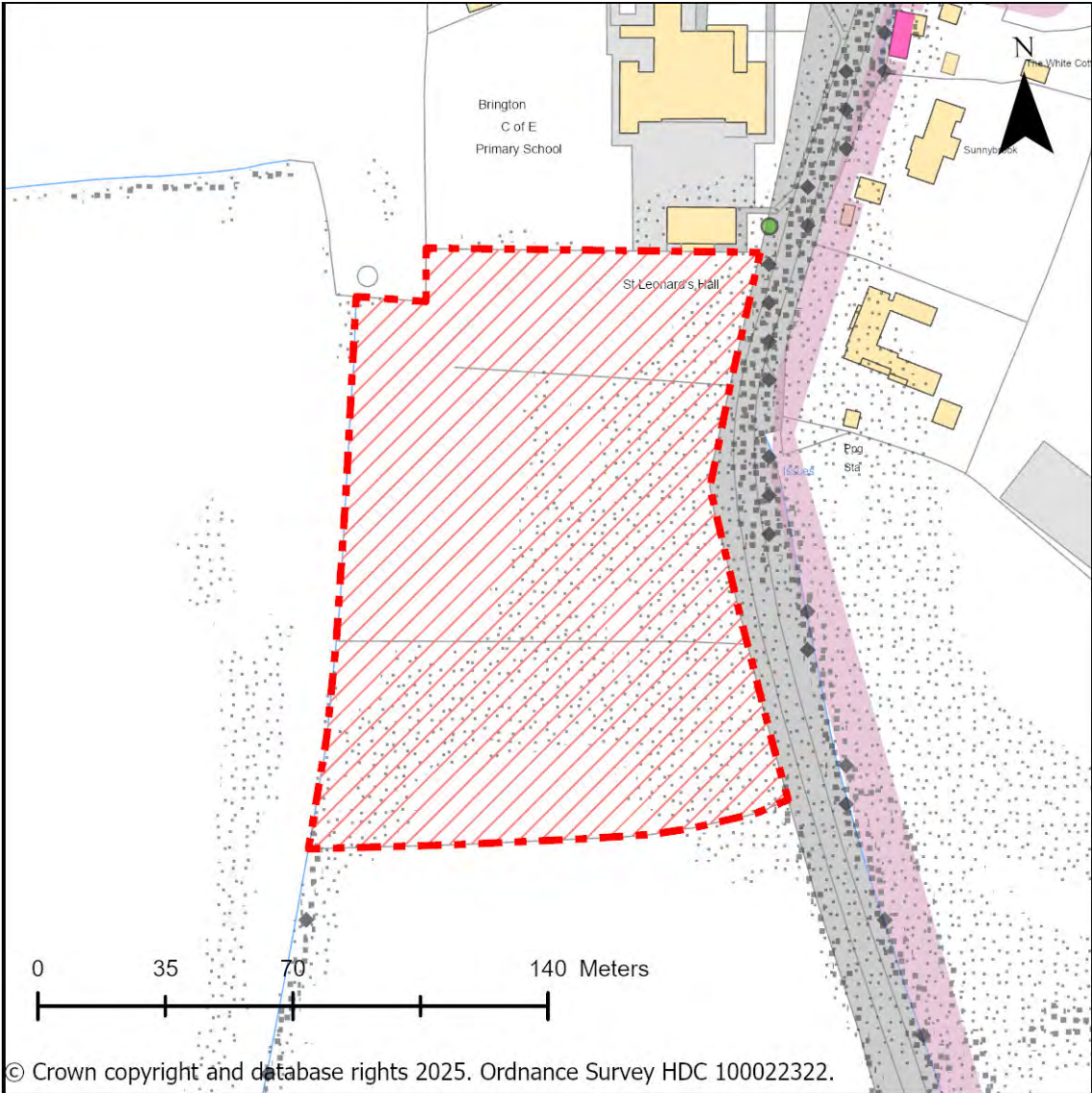
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24304
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but is constrained by surface water flood risk across the majority of the site, with it most severe along Brington Road. It is wholly classified as grade 3 agricultural land. The site is broadly level, it is somewhat obscured from longer range views due to the presence of trees and vegetation along all of its boundaries. however development would be visible on the approach into Brington. It is more open along its western edge. Immediately adjoining the site to the north is Brington Church of England Primary School and St Leonard's Hall. To the north east are some residential properties. To the south, west and south east of the site is the open countryside. To the north west is dense trees and vegetation. There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or nature conservation designations on site. There is an exiting point of access into the site from Brington Road but the suitability of this for the proposed development will require further scoping. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is intended to acquire planning permission for the site and then sell it to a third party for development. The site will be available between 2024 and 2028 and will take two years to complete.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart form gas supply which is unknown. There are no topographical challenges to overcome and it already has established vegetation which partially obscures the site from view. Boundary vegetation should be retained to minimise the impact of built development. A key constraint is the surface water flooding risk on the site which will require mitigation. There are no buildings on site so no clearance work would be required.	+
Deliverability / developability	~

There are no existing structures to clear. The site promoter does not appear to seek an allocation before acquiring planning permission. As it doe snot appear that the site will come forward as a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land classified as being grade 3 agricultural land - Is not constrained by fluvial flood risk but there is some substantial surface water flood risk - Remote from natural greenspace - Limited public transport access - Is not constrained by nature conservation or heritage designations - Accessible to some local services but limited access to employment opportunities - There is the potential to integrate the development within the existing place and community In combination the outcomes of the LAA and SA indicate that the site: - Is potentially appropriate for residential development that would relate well to the existing place and community - Should incorporate appropriate sustainable drainage to mitigate surface water flood risk

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.76 ha 70% net developable area allowed due to need for landscaping and sustainable drainage solutions to address surface water issues. 1.76 ha x standard proportion of 70% = 1.23 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 1.23 ha x 25 dph = 31 homes	Available post 2028 subject to successful allocation status Build out over 2 years

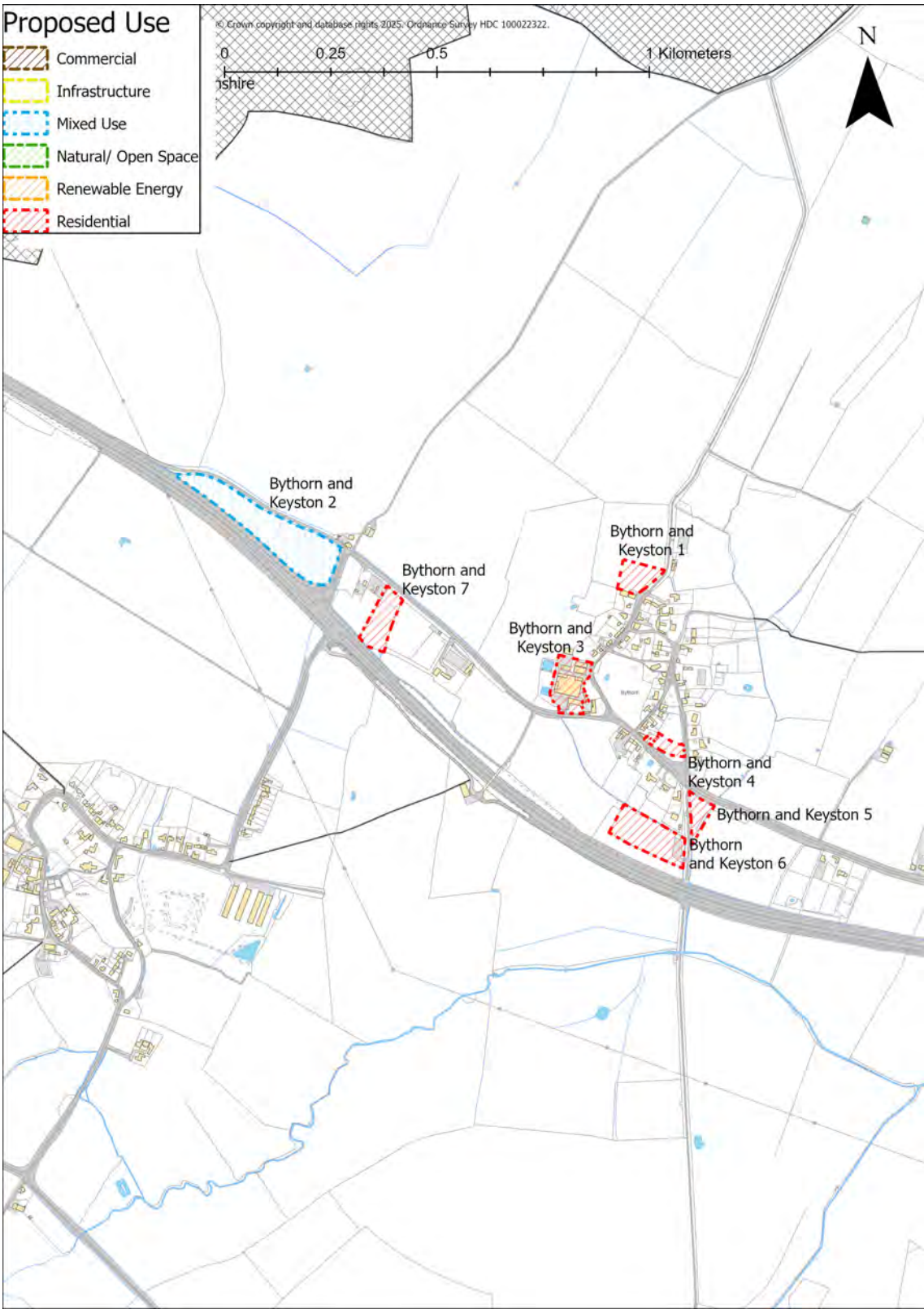
Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, the site promoter withdrew the site. It therefore will not be considered further.

Bythorn and Keyston

14.4 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



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



Bythorn and Keyston 1: Land West of Warren Lane, Bythorn

Site reference	Bythorn and Keyston 1
Site name	Land West of Warren Lane, Bythorn

Site address	Parish(es)	Site area (ha)
Land West of Warren Lane, Bythorn	Bythorn and Keyston	0.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

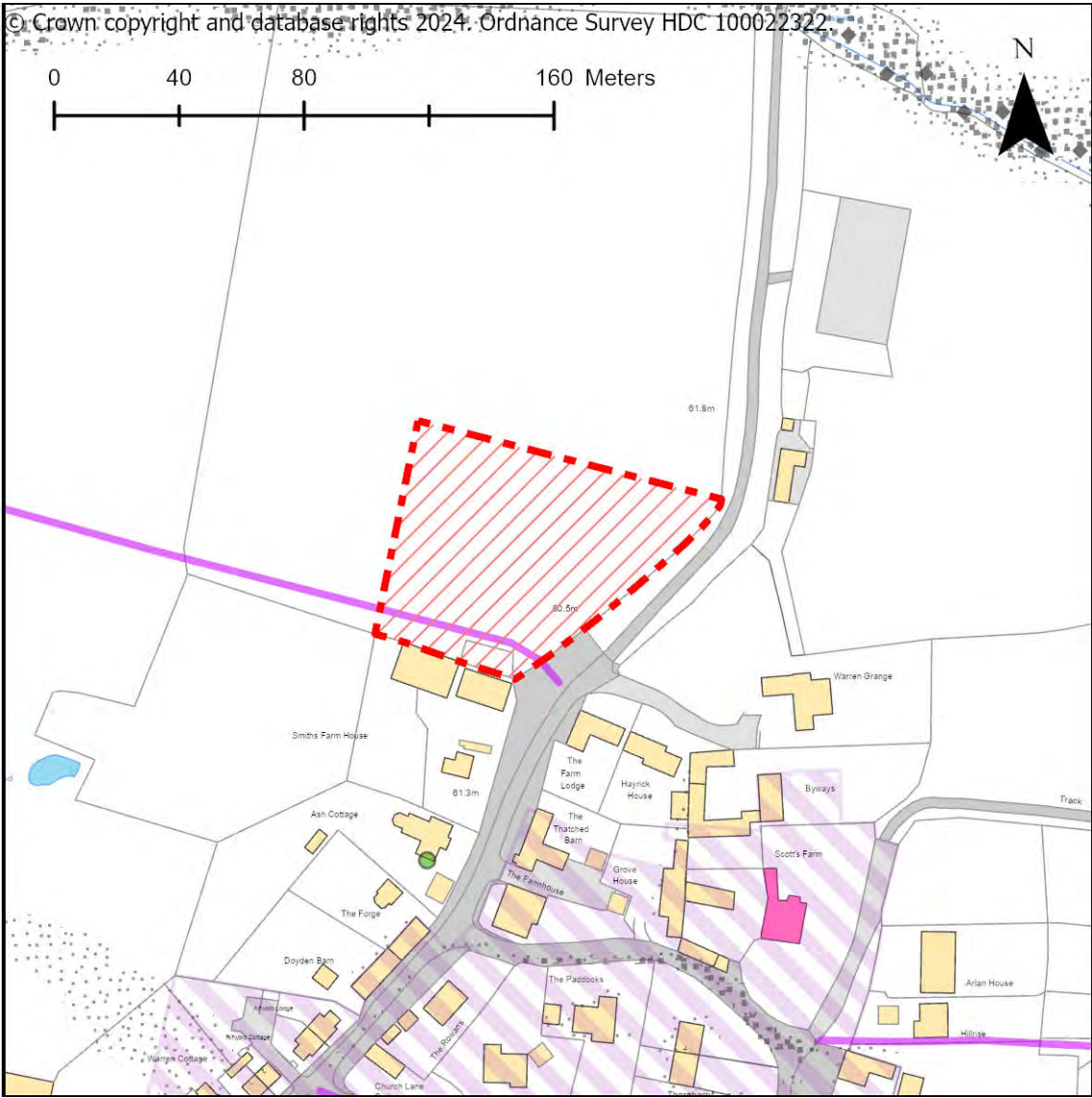
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:98
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. The site is classified as grade 3 agricultural land with no existing structures on site. The site is broadly level although the wider field rises to the west within the gently undulating countryside of the area. Along Warren Lane there is dense vegetation obscuring	+

much of the site from public view. The site is part of a larger field which is clearly defined with hedgerows and trees, there are no tree lines or vegetation belts within the site so the subdivision of this larger field would require landscaping to form a clear edge to the development. A public right of way cuts through the southern part of the site emerging onto Warren Lane. Residential properties adjoin the site to the south and east. To the north and west is countryside, predominantly in arable farming usage. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site although a conservation area is located some 75m to the south of the site. Development within this site may have a minimal impact on the setting of the conservation area. There are no nature conservation designations on site. Access may be achievable from Warren Lane, although this a narrow lane and access would require upgrading. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required. The access to the site is from Warren Lane is narrow so the achievability of safe access will need careful consideration.	~
Deliverability / developability There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield land classified as grade 3 agricultural land • It is remote from local services and employment • No public transport access • It is remote from natural greenspace • The site is located on the edge of the village and provides an opportunity for small scale organic growth on a site of less than 1ha • It is not constrained by flood risk or by nature conservation designations, the conservation area is located within 100m of the site • There is a public right of way through the site In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that will not harm the character of the area • Support residential development on sites of less than 1ha • Should incorporate the existing public right of way and provide landscaping to minimise the visual impact of development
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.5 ha 80% net developable area allowed due to need for landscaping and incorporation of existing public right of way. 0.5 ha x 80% = 0.4 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.4 ha x 25 dph = 10 homes	Available post 2028 subject to successful allocation status Build out over 1 year

Updates after the Initial Assessment

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Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston

Site reference	Bythorn and Keyston 2
Site name	Land South West of Old Toll Bar House Toll Bar Lane, Keyston

Site address	Parish(es)	Site area (ha)
Land South West of Old Toll Bar House Toll Bar Lane, Keyston	Bythorn and Keyston	3.00ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes Commercial: Employment	Approximately 20 homes Approximately 10,000 sqm of employment floorspace	Available 2024 - 2028 Build out over 2 to 5 years

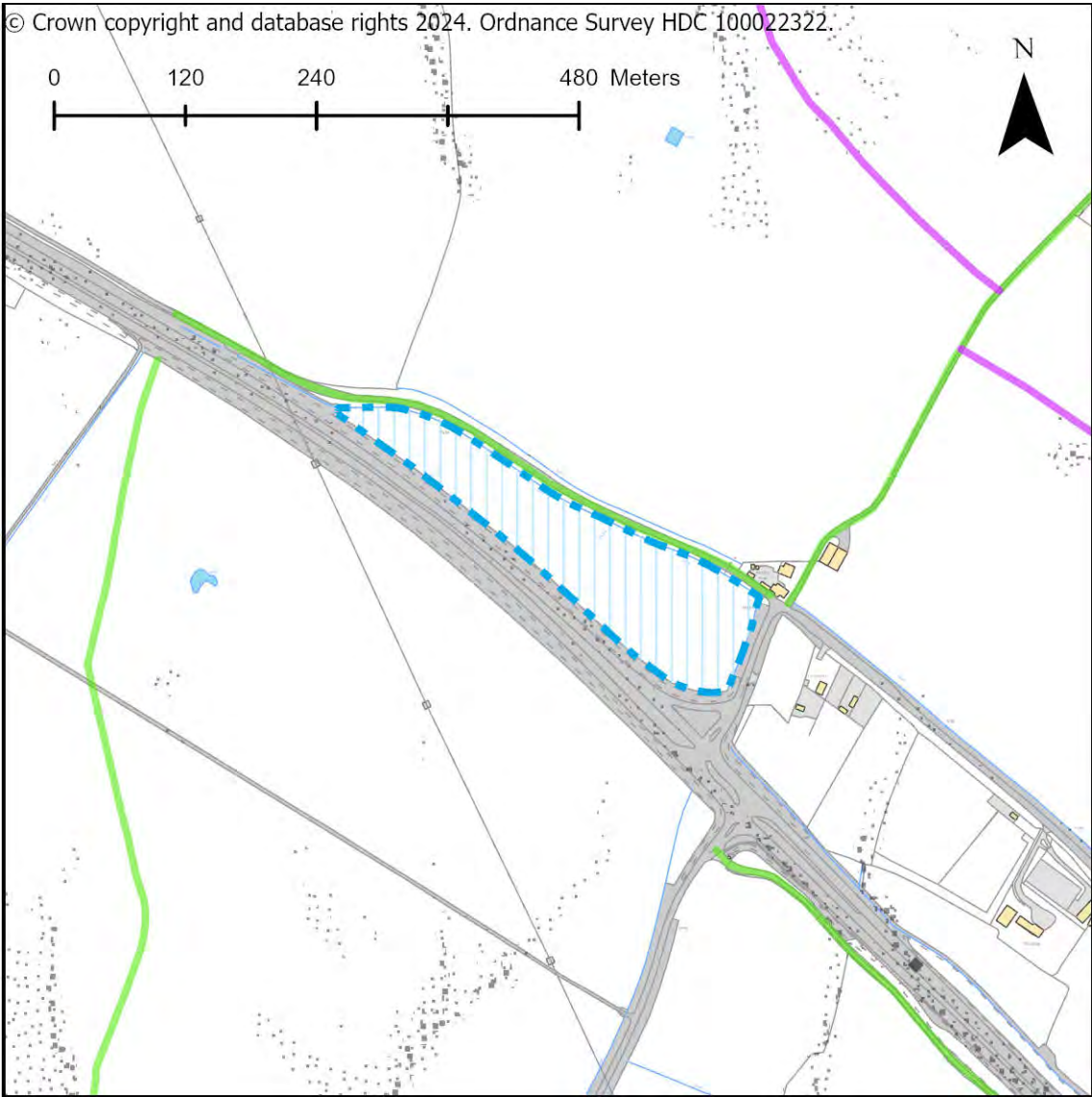
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:158
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located wholly within flood zone 1 and there are no recorded areas of risk from surface water within the site. The whole of the site is classified as grade 2 agricultural land. The site is broadly oval shaped located between the A14 and Thrapston Road and entirely surrounded by roads. The site is level and located on elevated ground in a prominent position. The landscape bunds along the A14 assist in obscuring the site from view from the south. To the north is extensive arable land, which may require landscape mitigation to transition to the wider countryside. The site is bounded by Thrapston Road on its northern boundary and by the A14 to the south which provides a connection to the strategic road network via Toll Bar Lane. While potentially useful for commercial and employment uses due to the highway accessibility, this proximity to noise, air and visual pollution makes the location unsuitable for residential uses due to poor amenity levels. Additionally, its remoteness from a settlement makes it less suitable for residential uses particularly as there are no footpaths along Thrapston Road towards Bythorn. Adjacent to the site are a couple of houses and mobile homes. There is no known contamination or pollution on site. No gas or oil pipelines run through the site although electricity powerlines are located in the easterly corner of the site. There are no heritage assets and no nature conservation designations on site. Access can be achieved from Thrapston Road, although it will be important to seek the views of Cambridgeshire County Council whether safe access can be achieved to serve the scale of development proposed by the site promoter. The site is wholly greenfield so will not contribute to the reuse of previously developed land or regeneration. It is situated in a mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required. The site can be accessed from Thrapston Road and is also bounded by the A14 to the south which provides a connection to the strategic road network via Toll Bar Lane. Its location means there is likely to be significant impacts on	~

future users of the site from air, noise and visual sources of pollution. It also needs to be assessed whether the likely level of additional vehicle movements arising from development is safe and practical.	
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to consider, minimise and mitigate any impacts arising from its proximity to the A14 including noise, air and visual forms of pollution. Its location means that the site is only considered to be potentially suitable for employment development, not residential. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. From the information provided within the Call for Sites, it is unclear if the landowner is seeking a farm diversification project or not, and/or a rural exceptions scheme. However, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Remote from local services • Is wholly greenfield land classified as grade 2 agricultural land • No public transport access • Very low potential to integrate built development into the existing community • Has the potential to provide some employment development • Is at risk from increased levels of air, noise and light pollution arising from its location to the strategic road network In combination the outcomes of the LAA and SA indicate that the site: • Has the potential to be suitable for commercial uses • Is in proximity to the A14 which would assist in the operation of the site • The proposed employment use at 10,000 sqm floorspace would make efficient use of land. • Would require appropriate infrastructure to facilitate efficient use of the site. • Would require landscape mitigation to transition to the wider countryside.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.00ha 90% net developable area to allow for landscaping and associated infrastructure. Net developable area of 3.00ha x 80% = 2.70ha	Net developable area of 2.70ha Commercial - Employment at 0.35 plot ratio to reflect business park density = (2.70ha x 0.35)*10,000= 9,450sqm	Available post 2028 to allow for allocation Build out 2 to 5 years

Updates after the Initial Assessment

This site has not been selected as a draft allocation. The Highways Agency noted that Toll Bar Lane appears to be around 130m in length, between the A14 and the bend. There is a road safety risk heading north with the potential for overtaking slow moving vehicles risking head on collisions or rear end shunts as commercial vehicles turn into the site. Due to these serious concerns the site is therefore **now considered inappropriate for development.**

Bythorn and Keyston 3: Home Farm, Bythorn

Site reference	Bythorn and Keyston 3
Site name	Home Farm, Bythorn

Site address	Parish(es)	Site area (ha)
Home Farm, Bythorn	Bythorn and Keyston	0.98

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	15 - 20 homes	Available 2024 - 2028
Market and/or affordable homes		Build out over 18 months

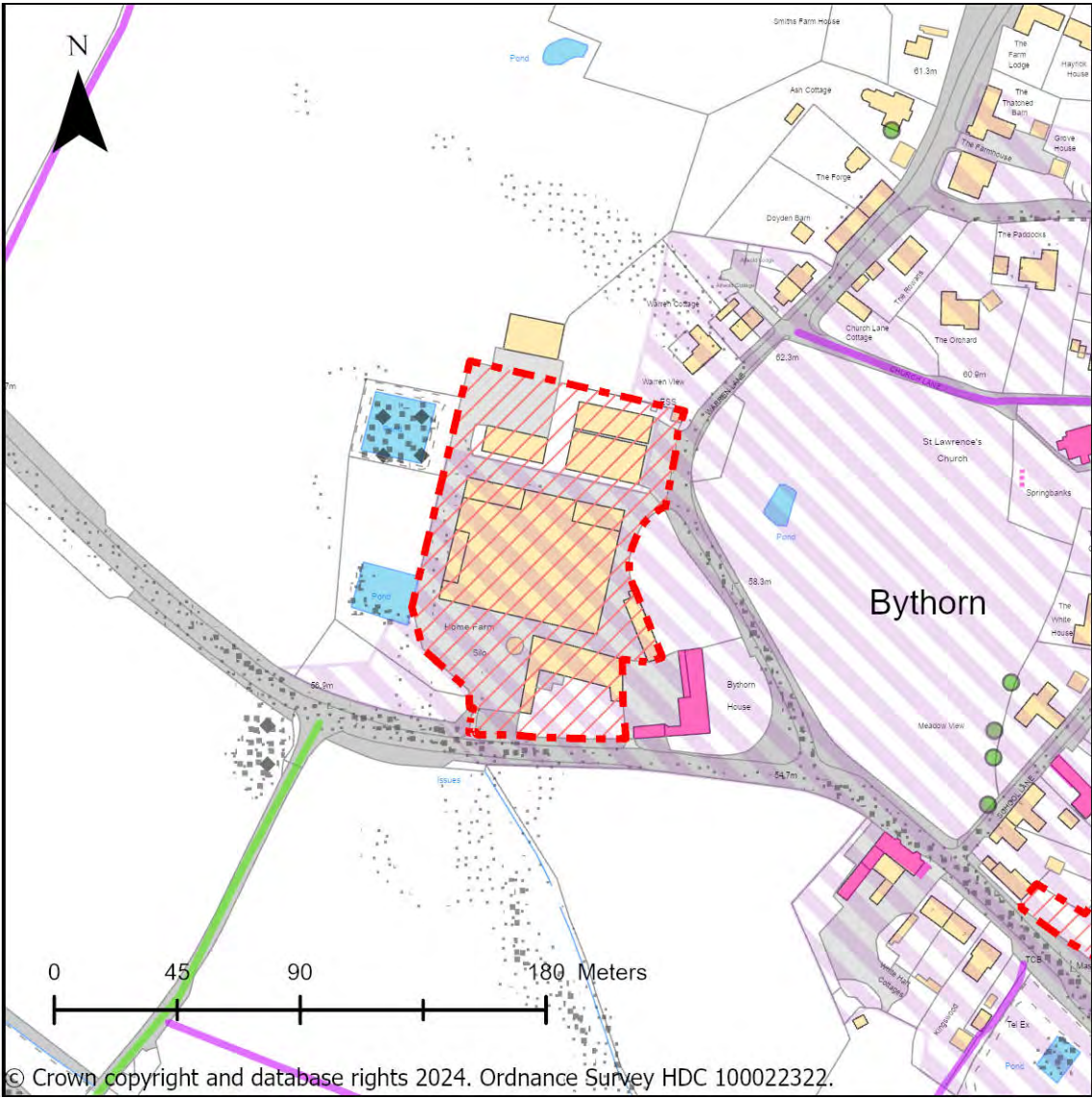
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:111
Relevant planning history	None relevant
Land type	Part previously developed land / part greenfield land (agricultural buildings)
Current use of the site	Agricultural land / yard
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is located within flood zone 1 but there is some risk of surface water flooding on the western part of the site. On land adjoining the site, there are two water bodies which may contribute to this increased risk. The site is wholly classified as grade 3 agricultural land. There are several existing large structures and hardstanding on the site associated	~

with its current agricultural use. These are substantial buildings predominantly made of brick with structures towards the rear of the site constructed from metal corrugated materials. The site as a whole is set on fairly elevated ground and slopes down in a south easterly direction so the northern part of the site is more prominent in longer landscape views. Its boundaries are clearly defined by a brick wall that encompasses the site. To the south, east and northeast the site is surrounded by residential properties with open countryside to the west and north. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Electricity cables run along the site's western boundary. The majority of the site is within a conservation area and is adjacent to a listed building (Bythorn House). Further investigations may be required to ascertain if any of the agricultural buildings within this site are curtilage listed or not and an assessment as to whether their demolition would lead to substantial harm to a heritage asset or its setting. Rather than demolition, conversion of these structures could also be explored; it is not clear from the Call for Sites submission whether the landowner intends to demolish all structures on site or will look to convert some. There are no nature conservation designations on site. Highways access can be achieved from Thrapston Road, an access point may also be achievable from Warren Lane, although this a narrower route. The site is classified as greenfield despite the agricultural buildings so development would not technically contribute to reuse of previously developed land or regeneration despite its appearance given that much of the site contains buildings. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who support its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. There are many existing buildings on site so clearance work would be required. These are substantial buildings mostly made of brick which may take longer to demolish and clear and/or convert if this was pursued, however some of the materials could be reused within a future scheme. There could be contamination requiring remediation arising from the current agricultural use of the site. Electricity cables run along the western edge of the site.	~

Deliverability / developability There are several substantial existing structures to clear and some remediation works may be necessary. Additionally, if development were to take place, it would need to be sensitive to the conservation area and the setting of the nearby listed building and reflect local character. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As the site can be considered to fall within the built up area of Bythorn, this site may offer an opportunity for organic growth of the village providing that all criteria are met and mitigations are in place. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is categorised as developable.	~
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Contains existing agricultural structures associated with Home Farm • Some surface water flood risk • Remote from nature conservation designations • Remote from local services and employment • No public transport access • Is within a conservation area and within the setting of the listed Bythorn House, some structures may be curtilage listed. In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area • Supports residential development on sites of less than 1ha • Heritage impacts will need to be assessed, to mitigate these the conversion of some of the existing structures should be considered in order to retain the existing character of the site and surrounding area • Has potential to accommodate development that could be integrated well into the existing place and community

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.98 ha 70% net developable area allowed for incorporation of SuDS and landscaping to address surface water flood risk and to be sensitive to the heritage designations that constrain the site. 0.98 ha x 70% = 0.69 ha	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.69 x 25 = 17 homes	Available post 2028 subject to successful allocation status Build out over 2 years

Updates after the Initial Assessment

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Bythorn and Keyston 4: Land off Main Street, Bythorn

Site reference	Bythorn and Keyston 4
Site name	Main Street, Bythorn

Site address	Parish(es)	Site area (ha)
Main Street, Bythorn	Bythorn and Keyston	0.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	5 homes	Available 2023 Build out over 18 months

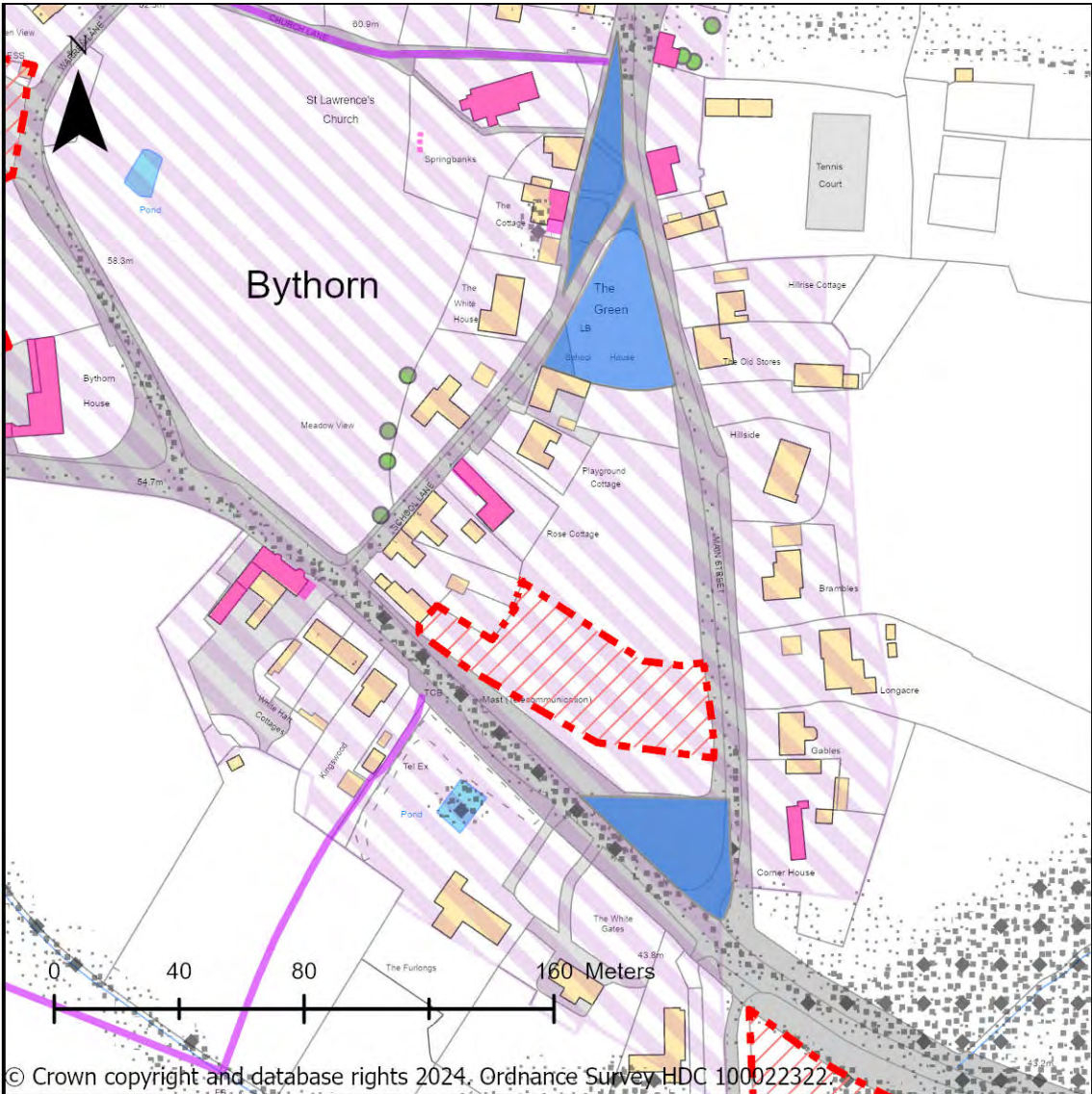
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:112
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. The site is classified as grade 3 agricultural land with no existing structures on site. The site slopes downwards in an easterly direction towards Main Street with properties along School Lane visible from the Main Street edge of the site. The site's southern, eastern and western boundaries comprise hedgerows with some trees which serve to partially obscure it from view. The site is part of a larger triangular piece of land which does not contain any tree or vegetation belts within the site, as such the northern edge of the site does not have boundary features. Therefore, the subdivision of this larger field would require substantial landscaping to form a distinct edge to the development. It is located within the main built environment of Bythorn with residential properties on all sides. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Cables running between telecommunication masts do run over the site. The site is located within a conservation area and there are several listed buildings near the site and development would need to take account of the impact on their setting. There are no nature conservation designations on site. Access could potentially be achieved from Main Street. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available in 2023.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. There are no buildings on site so no clearance work would be required. Cables running between telecommunication masts do run over the site which may need to be diverted or incorporated into any development scheme. The access to the site is from Main Street which does allow two way traffic but is narrow so access would need careful consideration.	~
Deliverability / developability	~

There are no existing structures to clear but the location means that any future development will need to be sensitive to the conservation area and the setting of nearby listed buildings. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As the site is within the built up area of Bythorn this site may offer an opportunity for small scale organic growth within the village providing that all criteria are met and mitigations are in place. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land - Development of the whole site would be out of character due to its sensitive location within the village - Remote from local services and employment - No public transport access - Remote from nature conservation designations - Not at risk from flooding In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development due to the sensitivity of the location and and lack of reflection of the linear nature of development in Bythorn
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Bythorn and Keyston 5: Land East of Clack Lane, Bythorn

Site reference	Bythorn and Keyston 5
Site name	Land East of Clack Lane, Bythorn

Site address	Parish(es)	Site area (ha)
Land East of Clack Lane, Bythorn	Bythorn and Keyston	0.33

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 - 6 homes	Available 2023 Build out over 1 year

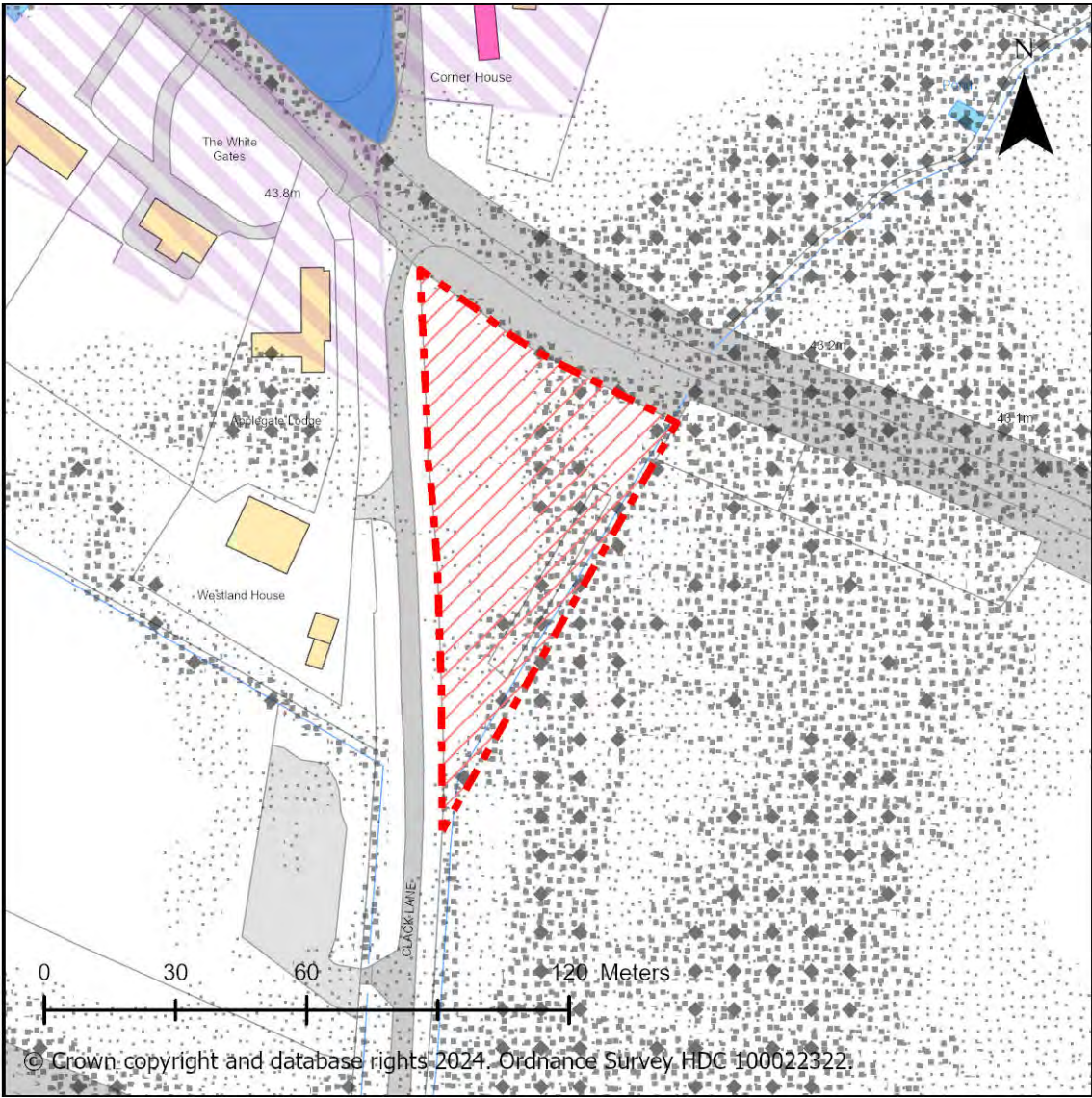
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:113
Relevant planning history	None relevant
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly within flood zone 1, more than 50% of the site is however at risk from surface water flooding particularly on the eastern side of the site. The site is classified as grade 3 agricultural land with no existing structures on site. The site is triangular in shape and is broadly level and contained by fairly strong boundary features. Running along the	~

western boundary of the site is Clack Lane. The site's three boundaries have vegetation, hedgerows and trees that largely obscure it from public view although there is a gap in this vegetation along Thrapston Road where a sewage pumping station is located. A substantial band of trees is located within the south eastern edge of the site. There are residential properties across roads to the north and west with open countryside to the east and the A14 just to the south. The site's proximity to the A14 may give rise to some amenity issues for any future residents arising from noise, air and visual pollution. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Immediately adjoining the site along Thrapston Road is a sewage pumping station which was approved under 18/02335/FUL. This pumping station incorporates a chemical dosing unit to avoid septicity and odour. The presence of underground sewage pipes and any impacts (amenity and/or instances of sewage overflow) from placing development next to this will need careful consideration. The site is adjacent to a conservation area and opposite a listed building so will need to consider its setting. There are no nature conservation designations on site. Access could potentially be achieved from Thrapston Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is identified as not being immediately accessible. There are no buildings on site so no clearance work would be required. The site does adjoin a small sewage pumping station so consideration will need to be had so that any development does not compromise this. Additionally, surface water is a significant risk on the site particularly on its eastern half.	~
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to the adjacent conservation area and listed building as well as adjoining sewage pumping station and incorporation of SuDS to address surface water	~

flood risk. Whether it will be possible to develop the site and provide adequate mitigation against this flood risk is uncertain as the site promoter has not provided any flood risk information in support of their site. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

Progression of Site through to Sustainability Appraisal

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

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

- Is wholly greenfield land
- Significant surface water flood risk
- Is located in very close proximity to the A14
- Remote from local services and employment
- No public transport access
- Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area

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

- May be appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area
- Supports residential development on sites of less than 1ha
- Landscaping and sustainable drainage will be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.33 ha 60% net developable area allowed due to need for SuDs to address surface water flood risk and landscaping. Net developable area of 0.33 ha x 60% = 0.20ha	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.20 ha x 25 dph = 5 homes	Available post 2028 subject to successful allocation status Build out over 1 year

Updates after the Initial Assessment

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Bythorn and Keyston 6: Land West of Clack Lane, Bythorn

Site reference	Bythorn and Keyston 6
Site name	Land West of Clack Lane, Bythorn

Site address	Parish(es)	Site area (ha)
Land West of Clack Lane, Bythorn	Bythorn and Keyston	1.29

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	20 - 25 homes	Available 2023
Market and/or affordable housing		Build out over 2 years

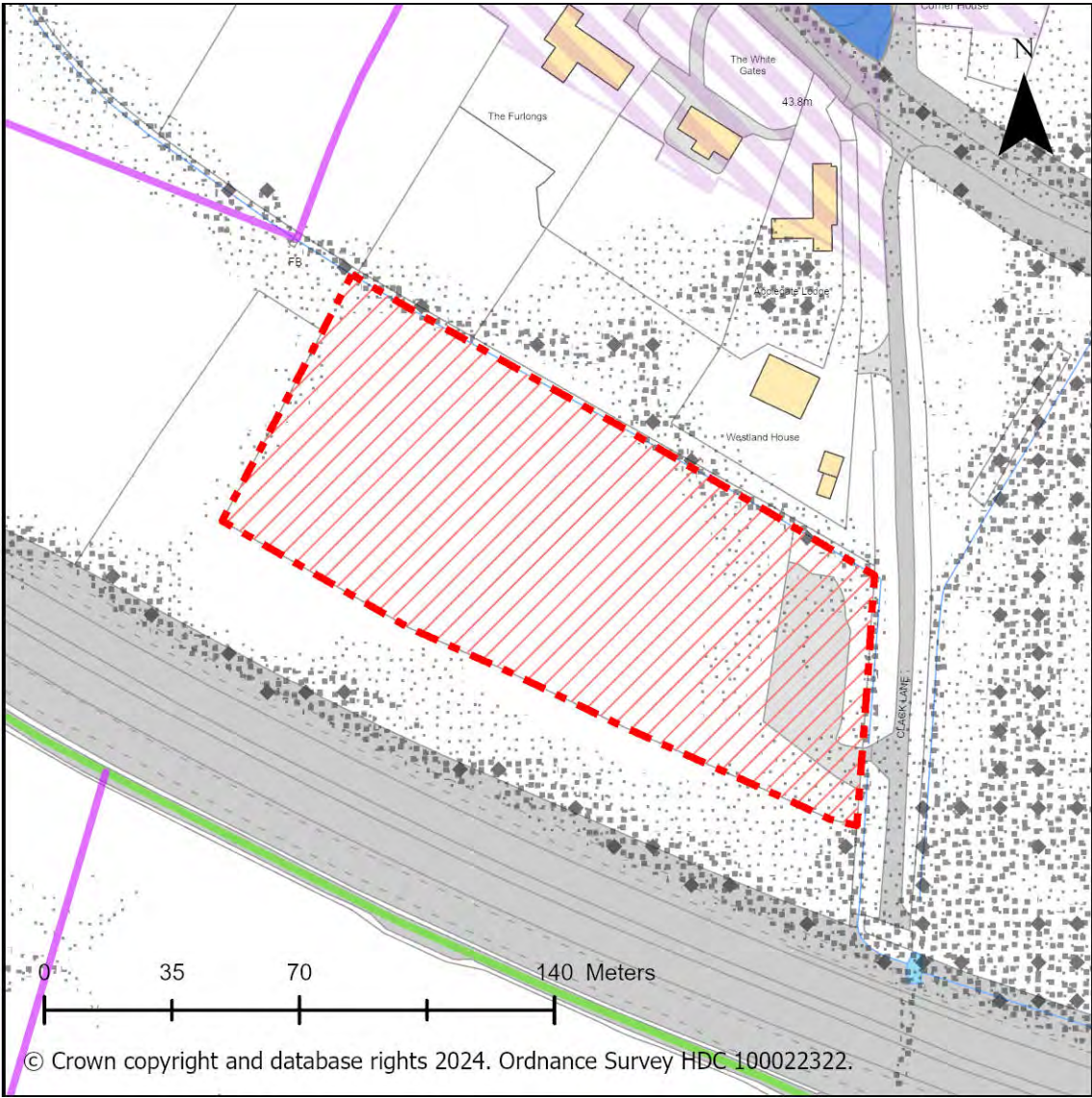
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:114
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is located wholly 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. The site is classified as grade 3 agricultural land with no existing structures on site, although there is some hardstanding within the eastern portion. The site is broadly level with a strong northern	~

boundary line formed by a row of trees which would reduce the impact on adjoining properties along Clack Lane and Thrapston Road. Equally along its southern boundary, landscaping from the A14 provides a strong edge to the site. Vegetation and hedgerows also largely obscure the site from view when seen from Clack Lane. The lack of boundary features on its western edge means the site is more prominent in views from this side although these are mostly at a greater distance with the nearest public vantage point being from the public right of way to the north west of the site and then the link road from the stretch of Clack Lane south of the A14 to Thrapston Road. To the south of the site is the A14 which is within 40m of its southern boundary. There could be considerable amenity impacts placing development this close to the A14 arising from noise, air and visual pollution. To the north of the site are residential properties with countryside to the west and east. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. The site is adjacent to a conservation area. There are no nature conservation designations on site. Access could potentially be achieved from Clack Lane, this is a single lane track which would require proper surfacing to meet highway requirements. Clack Lane connects onto Thrapston Road. Advice from Cambridgeshire County Council would need to be sought to determine if safe access can be provided for the amount of development proposed by the site promoter. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is identified as not being immediately accessible. There are no buildings on site so no clearance work would be required. Surface water flooding is a risk on the site. Its proximity to the A14 means there may be amenity impacts on future users of the site from air, noise and visual sources of pollution. It also needs to be assessed whether the likely additional vehicle movements arising from development is safe and practical.	~
Deliverability / developability	~

There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact and proximity to the A14. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land - Is located in very close proximity to the A14 - Remote from local services and employment - No public transport access - Development of the whole site would be out of character due to its location in relation to the existing village - Very low potential to integrate built development into the existing community so it would not support sustainable place-making In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development due to its impact on the character of the local area and challenges in integration both impacting on the ability to achieve successful place-making
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Bythorn and Keyston 7: Land South of Thrapston Road / South East of Toll Bar Lane

Site reference	Bythorn and Keyston 7	
Site name	Land South of Thrapston Road / South East of Toll Bar Lane	
Site address	Parish(es)	Site area (ha)
Land South of Thrapston Road / South East of Toll Bar Lane	Bythorn and Keyston	0.77

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Custom and self-build housing	2- 6 homes	Available 2024 - 2028 Build out over 1 to 2 years

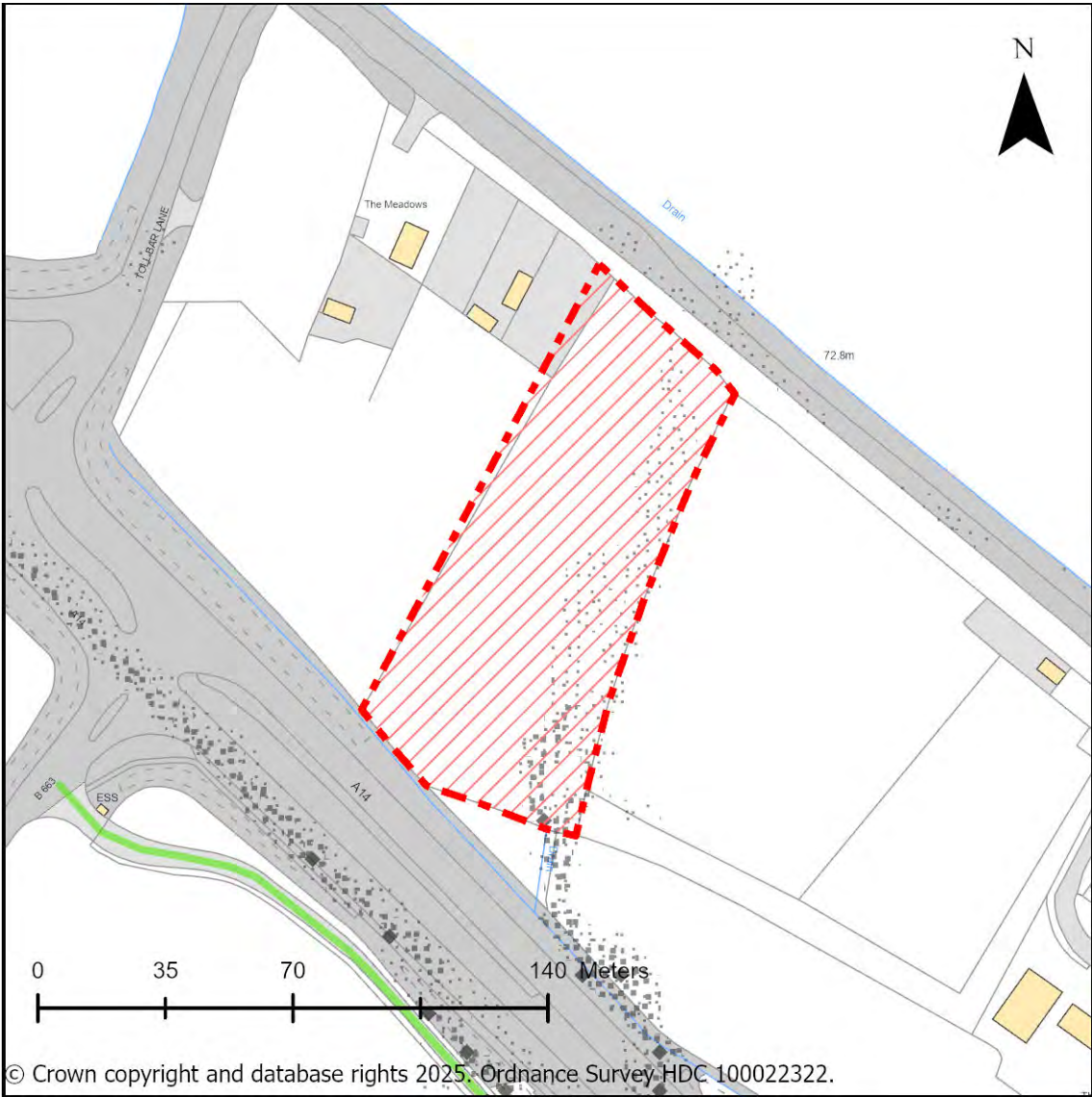
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24318
Relevant planning history	None recently, historically 8701672OUT for the erection of two dwellings with access was refused and 8801004OUT for the erection of one bungalow was rejected.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is located within flood zone 1 with surface water flood risk on its eastern edge. Risk from surface water flooding is most severe in the south eastern corner of the site. It is wholly classified as being grade 2 agricultural land. The site is broadly level, however it gently slopes from its highest point along Thrapston Road down by 3m or so towards the A14. It is located on elevated ground in a prominent position but it is largely obscured from view on its eastern, northern and southern edges by established vegetation. It is most open on its western side where a low fence marks the edge of the site separating it from the fields to the west. The site is bounded by Thrapston Road on its northern boundary and by the A14 to the south. To the west is a residential property and several outbuildings. There is no known contamination or pollution on site. No gas or oil pipelines run through the site although electricity poles are located in the centre of the site. The site's proximity to the A14 could give rise to increased levels of air and noise pollution which may require mitigation. There are no heritage assets and no nature conservation designations on site. Access could potentially be achieved from Thrapston Road, although it will be important to seek the views of Cambridgeshire County Council whether safe access can be achieved to serve the scale of development proposed. The site is wholly greenfield so will not contribute to the reuse of previously developed land or regeneration. It is situated in a mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028 and taken between 1 and 2 years to complete.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from gas supply which is not immediately accessible and digital and telecommunications infrastructure which is unknown. Electricity infrastructure is located within the site. The site is broadly level with no major topographical challenges to overcome. There are no buildings on site so no clearance work would be required. The site could potentially be accessed from Thrapston Road but this will require further scoping. It is also bounded by the A14 to the south which could result in increased levels of pollution impacting residential amenity, if development were focused along the frontage of Thrapston Road this impact may be mitigated.	~
Deliverability / developability	~

There are no existing structures to clear but the location means that any future development will need to consider, minimise and mitigate any impacts arising from its proximity to the A14 including noise, air and visual forms of pollution. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. The promoter has identified the site will be available between 2024 and 2028. As the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as grade 2 agricultural land • Is within flood zone 1 with some surface water flood risk • No public transport access and no footpath connections to Bythorn along Thrapston Road • Very low potential to integrate built development into the existing community. • Remote from local services, primary education and employment opportunities • Is at risk from increased levels of air, noise and light pollution arising from its location to the strategic road network • Not constrained by nature conservation or heritage designations In combination the outcomes of the LAA and SA indicate that the site: • Is considered inappropriate for development as it relates more to the countryside. In depth development would be out of character, linear development along Thrapston Road may be achievable however this would result in the potential site area being reduced to 0.13ha and as such falling below the minimum site size threshold for allocation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development and potential development area falls below 0.25ha so no capacity calculation has been undertaken.	N/A	N/A

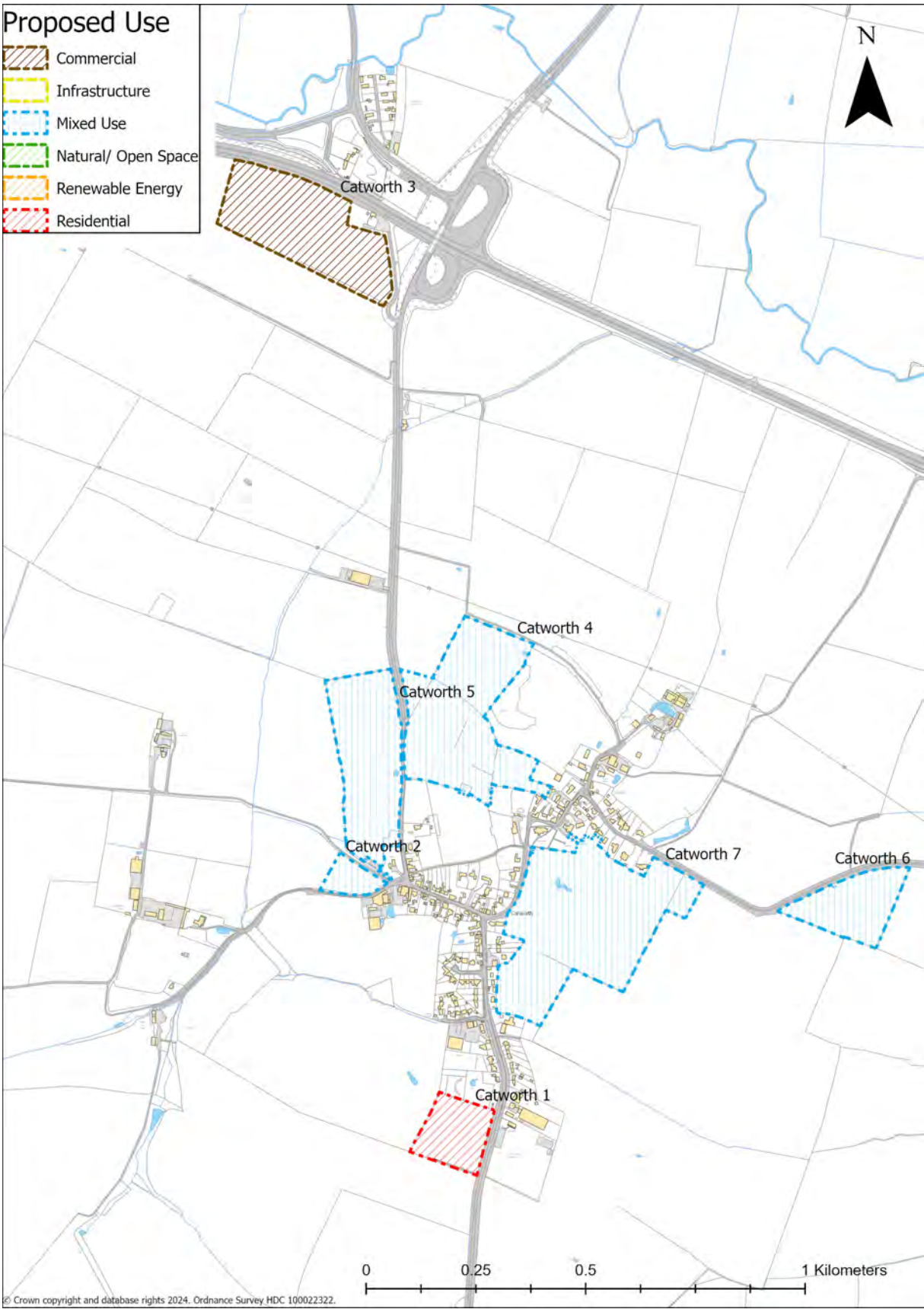
Updates after the Initial Assessment

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Catworth

14.6 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



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



Catworth 1: Fruit Field opposite Victory Playing Field, Catworth

Site reference	Catworth 1
Site name	Fruit Field opposite Victory Playing Field

Site address	Parish(es)	Site area (ha)
Field opposite Victory playing field, Station Road, Catworth	Catworth	2.12ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 homes	2024 - 2028 Build out in 1 year

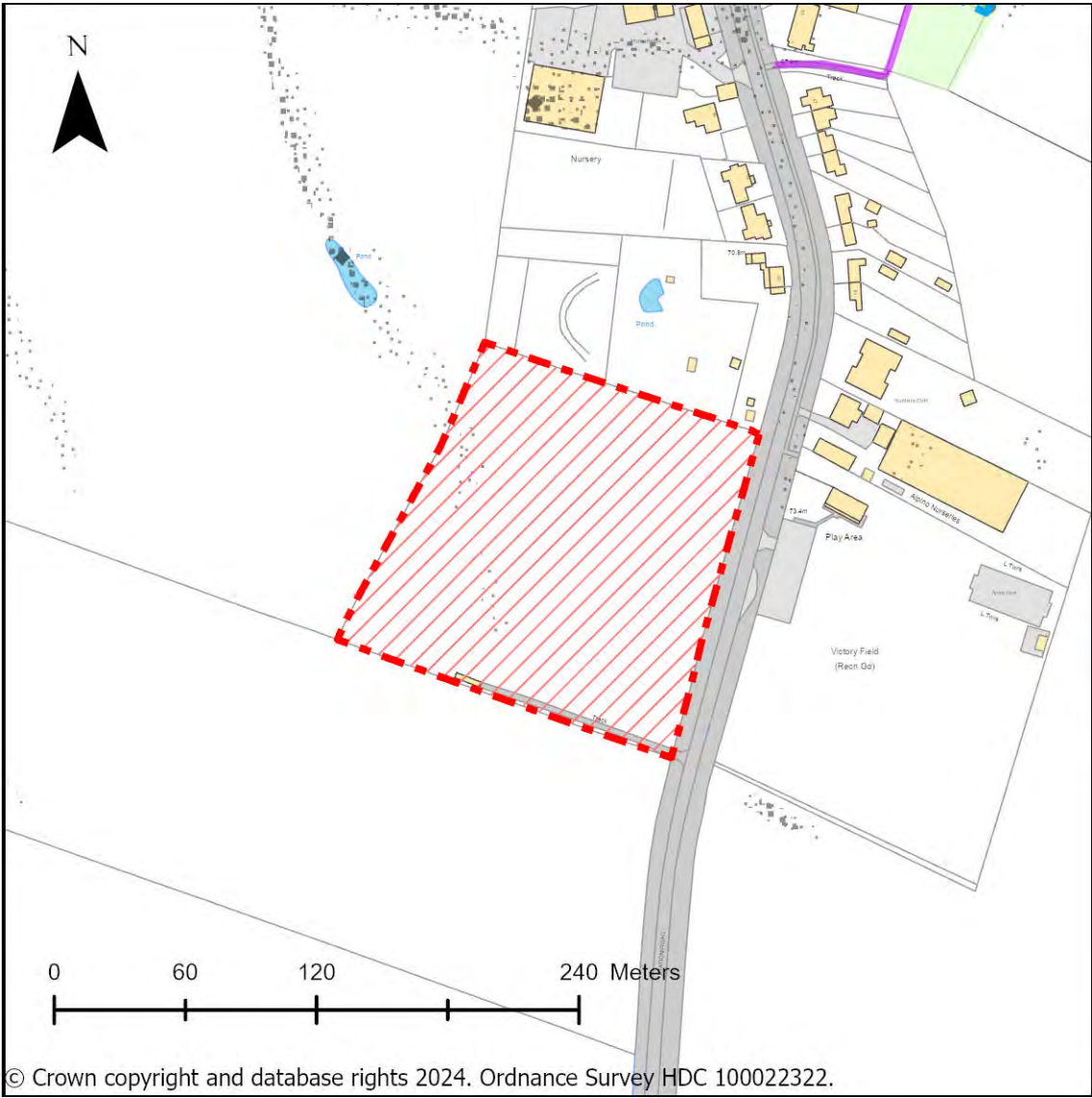
Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:12
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is within flood zone 1 and is not subject to surface water flooding. It is classified as grade 2 agricultural land. The site is wholly greenfield and in use for arable agriculture. The site is situated at the southern edge of Catworth adjoining an extensive plot to the north which is strongly landscaped with trees. It is mainly flat with a slight decline starting	+

on the western edge leading into lower land to the north west. It has trees and hedging on the northern boundary which provide some screening to the adjoining residential development. It has very sparse trees and low hedgerows on all other boundaries. These leave the site highly exposed to the adjoining agricultural land to the south and west and the B660 and Victory playing field to the east. There is no known contamination or pollution on site. No gas/ oil pipelines or their buffer zones cross the site. It has no nature designations on it or immediately adjoining it which would impact development. Also, there are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site can be accessed from the B660. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is about 100m away from a mineral safeguarding area for brickclay and is beyond 400m from a water recycling centre.	
Availability The site is owned and controlled by a single family which supports its development. There are no known legal restrictions affecting the site. There are no current uses that need to be relocated. The promoter suggests the land would be available 2024 - 2028 and seeks to obtain planning permission before selling to a third party for development.	+
Achievability All main services are accessible from the site boundary except for gas supply. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead electricity lines are present. The site can potentially be accessed from a track at the southern edge of the site which connects to Station Road (B660) although pedestrian connectivity from the north eastern corner of the site would be desirable. There is a small built structure on the site that may require clearance. The site promoter seeks residential uses of 40 homes. Landscaping will be required to mitigate the impact of the site on the open countryside and provide screening from the other adjoining uses.	+
Deliverability / developability There are no known legal or ownership constraints. There is an existing shed at the southern boundary of the site which may require clearance. Landscaping is a key development consideration within future layout of the site. The proposed development is contrary to current adopted planning policy other than as a rural exception site so allocation status would be necessary to support this development. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land that is predominantly classified as grade 2 agricultural land • Has very limited accessibility to local services and employment • Good connectivity to the strategic road network • Small scale development could be integrated into the existing place and community • The site is highly exposed to the surrounding countryside • 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. In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for built development • Would contribute to the housing needs of the district and provide some residential opportunity for local residents and families. • Could support place-making and sustainable lifestyles • Would require strategic landscaping to mitigate impact on the open countryside
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.12 ha	Net developable area of 1.06ha	Available post 2028 to allow for allocation
50% net developable area to provide substantial landscaping	Residential use - market and/ or affordable housing	Build out over 1 to 2 years
Net developable area of 2.12 ha x 50% = 1.06ha	Very low density of 25 dph anticipated due to the edge of village location.	
	Very low density of 25 dph = 1.06ha x 25dph = 26 homes	

Updates after the Initial Assessment

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Catworth 2: Land West of Catworth, Catworth

Site reference	Catworth 2
Site name	Land West of Catworth

Site address	Parish(es)	Site area (ha)
Land West of Catworth, opposite Home Farm, Brook End, Catworth	Catworth	0.83

Promoter's Intentions

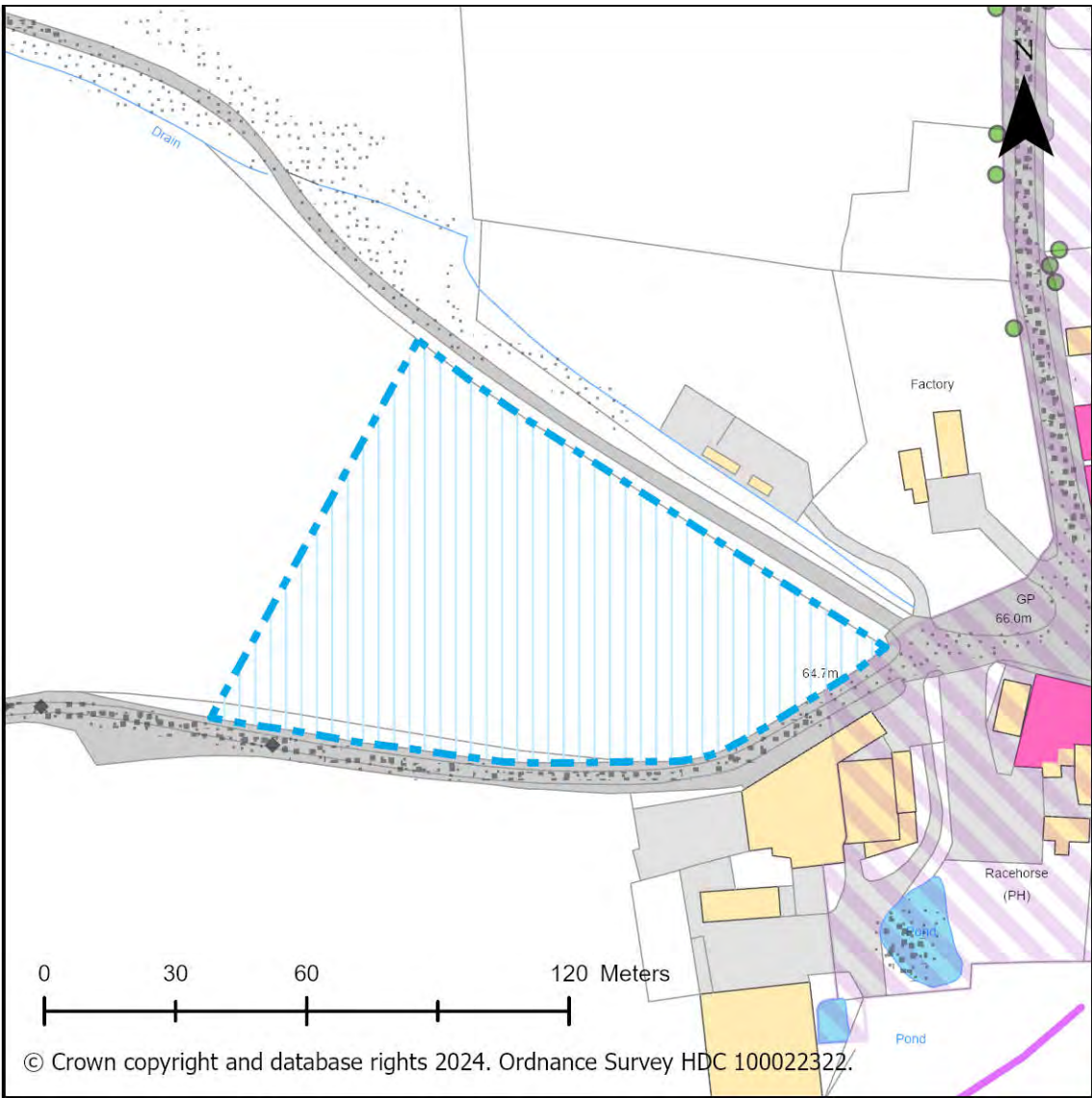
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Parking Open space: Natural, green or open spaces Biodiversity net gain	5 homes Capacity for parking and natural open space uses have not been confirmed by the site promoter and left as to be confirmed on the Call for Sites form.	Available 2024 - 2028 Build out over 3 to 6 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:64
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located wholly within flood zone 1 and there is no recorded surface water flood risk within the site. The majority of the site is classified as grade 2 agricultural land, however a proportion of the southwestern corner is classified as grade 3. There are no existing structures on the site. The site is higher on its eastern side and dips down, reflective of the undulating countryside of the Huntingdonshire Wolds. Along the site's northern boundary is a track that leads to Grange End Farm. Along the majority of the site's southern and eastern boundary along Brook End, there are established hedgerows which obscure the	~
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site from view. The site's western boundary is however open and looks into undulating arable open countryside. The site is surrounded largely by agricultural uses and farms, with the Racehorse public house within the immediate vicinity too.

There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Overhead power lines run along the site's southern and eastern edges and also through the site. At its eastern end, the site adjoins a conservation area and is adjacent to several listed buildings. There are no nature conservation designations on site. Access can be achieved from Brook End which connects onto High Street.

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

Availability

The site is owned by a single individual / company who supports its development, the land is controlled by a charitable trust. There are no known legal restrictions affecting the site. The site promoter states that the method in which the site will be delivered will be dependant upon whether allocation status is achieved. The promoter suggests the land would be available between 2024 and 2028.

Achievability

The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. The presence of overhead power lines may require some mitigation. The site is higher on its eastern side and dips down and any development layout would need to take varying heights into account. There are no buildings on site so no clearance work would be required. The access to the site is from Brook End, accessed from High Street. The High Street and Brook End are fairly narrow so it may be more challenging to create a safe access, this will need careful consideration.

Deliverability / developability

There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact, proximity to heritage assets and impact of additional vehicular movements. The site promoter has not clarified the preferred route in which to deliver development on the site, instead stating that this will be dependent on whether allocation status is achieved. As it appears that the site promoter does not intend the scheme to be a rural exception scheme and it is unclear at this time how much parking is being sought and whether this will be for a parking available for any resident in Catworth or associated with a particular business/ activity, the site's development is contrary to

current adopted planning policy so allocation status would be necessary to support its development. Additionally, the site promoter proposes a fairly long delivery period for a scheme of this potential size. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land - Is predominantly classified as grade 2 agricultural land - Is not accessible to natural green space - Has very limited accessibility to local services and employment - The site extends into the countryside but small scale development in the eastern part of the site could be integrated into the existing place and community. In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development in the eastern corner of the site as this relates most closely to the settlement - Would support residential development on sites of less than 1ha - Would provide some small scale parking for the village

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.83 ha Of this, it is considered that only the eastern 0.2ha of the site is potentially suitable for built development.	Residential - market and/or affordable housing Infrastructure - local parking to serve the village of Catworth Natural, green or open spaces and biodiversity net gain	Available post 2028 subject to successful allocation status Build out over 2 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.18 x 25 = 5 homes Parking provision - 0.2 ha	

Updates after the Initial Assessment

The Highways Authority raised significant concerns in relation to the narrow road and the feasibility of providing carriageway widening to accommodate two way traffic and suitable access. Raising concerns as to the appropriateness of development in this location.
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Catworth 3: Land South of A14, Catworth

Site reference	Catworth 3	
Site name	Land South of A14, Catworth	
Site address	Parish(es)	Site area (ha)
Land South of A14, Catworth	Catworth	6.73

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Retail • Logistics and distribution	26,880 sqm overall commercial involving any of employment, retail or logistics development	Available 2024 - 2028 Build out over 3 - 5 years

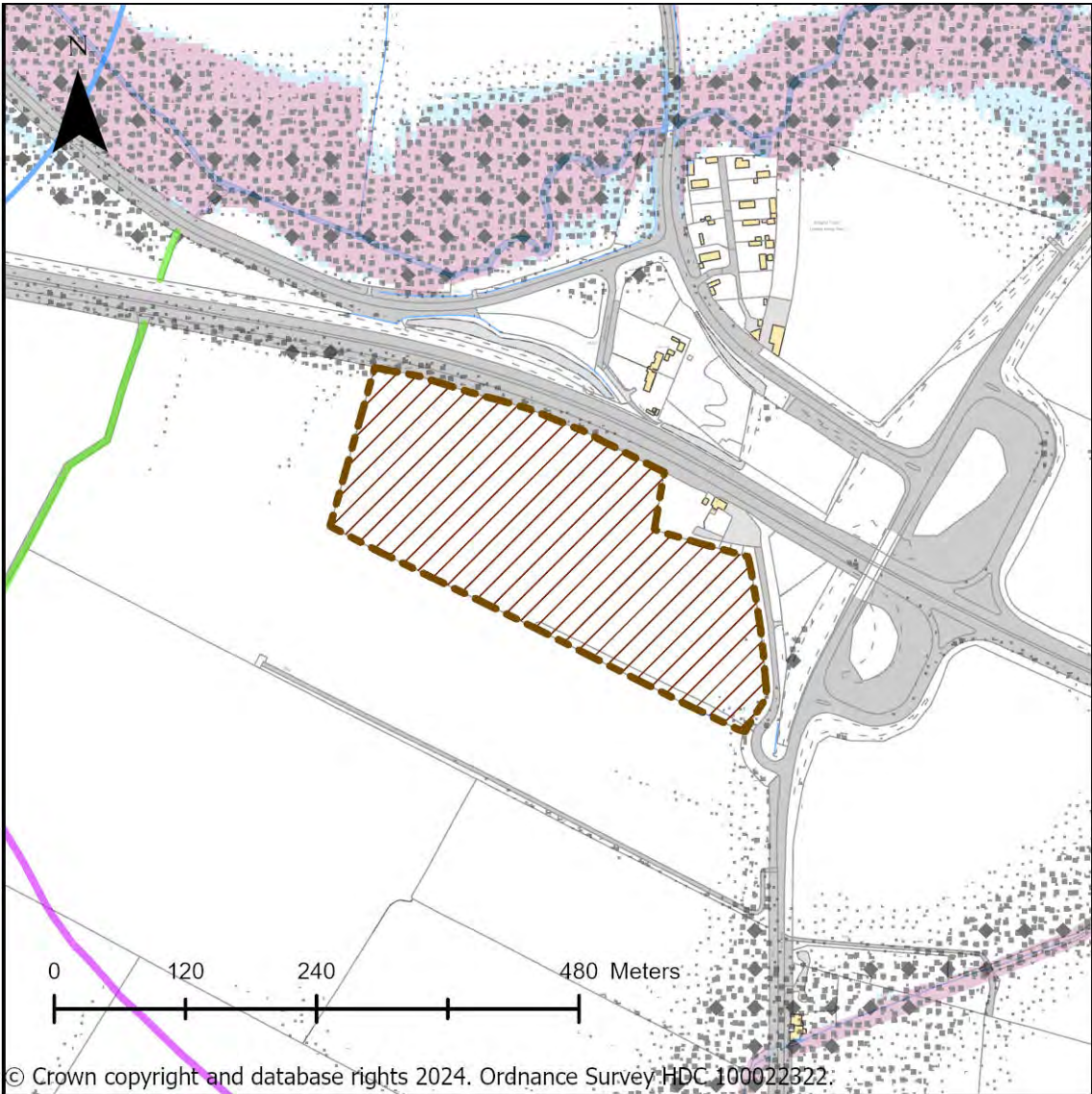
Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:63
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	+
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The site is 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. The site is wholly classified as grade 3 agricultural land and there are no existing structures on the site. The site is broadly level but does elevate gradually some 10m on its western side which does assist in reducing the site's visibility in the wider landscape. The site is still visible in the landscape as there are limited amounts of vegetation along the site's boundaries so development could have some landscape impact without appropriate screening. To the north, the A14 forms a strong feature in the landscape which obscures the site from this side. The site is predominantly surrounded by agricultural land and a former public house adjoins the site on its north western corner which is somewhat screened from the site via hedgerows. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but overhead power lines run through the site. There are no heritage or nature conservation designations on site or within its immediate vicinity. Access can be achieved via an existing entrance that the site promoter highlights could be improved to allow for HGV access. The site is in close proximity to junction 16 of the A14 with a very short length of the B660 leading to the site's existing access. The site promoter acknowledges that the existing entrance road to the site would need upgrading for use by HGVs. Its close proximity and accessibility to the A14 makes the site potentially suitable for employment uses, however, the impact of increased levels of noise, air and visual pollution on future users may require mitigation. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single individual / company who supports its development, the land is controlled by a charitable trust. There are no known legal restrictions affecting the site. The site promoter states that the method in which the site will be delivered will be dependant upon whether allocation status is achieved. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. The site is crossed by electricity power lines which may require some mitigation. The site rises slightly on its western side so building heights would need to be carefully considered within any development layout.	+

There are no buildings on site so no clearance work would be required. The site is accessible via an existing entrance that the site promoter highlights could be improved to allow for HGV access. The site is accessible from vehicles exiting the A14 at junction 16.	
Deliverability / developability There are no existing structures to clear but the location means that any future development may need to minimise and mitigate impacts arising from the site's proximity to the A14 including noise, air and visual forms of pollution. The site promoter has not clarified the preferred approach to delivering development on the site, instead stating that this will be dependent on whether allocation status is achieved. The promoter has stated that the site will be available between 2024 and 2028 but has retained flexibility over the proposed use. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Good connectivity to the strategic road network which would support a modest scale logistics and employment development • Remote from public transport • Detached from a main settlement being located in the open countryside • Only standard broadband available in the vicinity which may require upgrading to support employment development In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for built development for logistics and employment development due to the site's good location and access onto the A14 • Will need to provide appropriate landscaping to mitigate landscape impact • Overhead power lines through the site may need to be rerouted or impact the layout of development
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 6.73ha For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.	Commercial - employment 0.40 plot ratio x 6.73 ha = 2.7 ha of land for employment uses	Available 2028 subject to successful allocation status Build out over 3 - 5 years

Updates after the Initial Assessment

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Catworth 4: Land East of Fox Road, Catworth

Site reference	Catworth 4
Site name	Land East of Fox Road, Catworth

Site address	Parish(es)	Site area (ha)
Land east of Fox Road, Catworth	Catworth	8.20

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. Residential: Market and/ or affordable homes Infrastructure: Land for village hall or cemetery across the cluster of sites Open spaces uses: Natural, green or open space; and biodiversity net gain across the cluster of sites	No capacity figures put forward; amount of all uses identified as to be confirmed	Available 2024-2028 Delivery rates to be determined

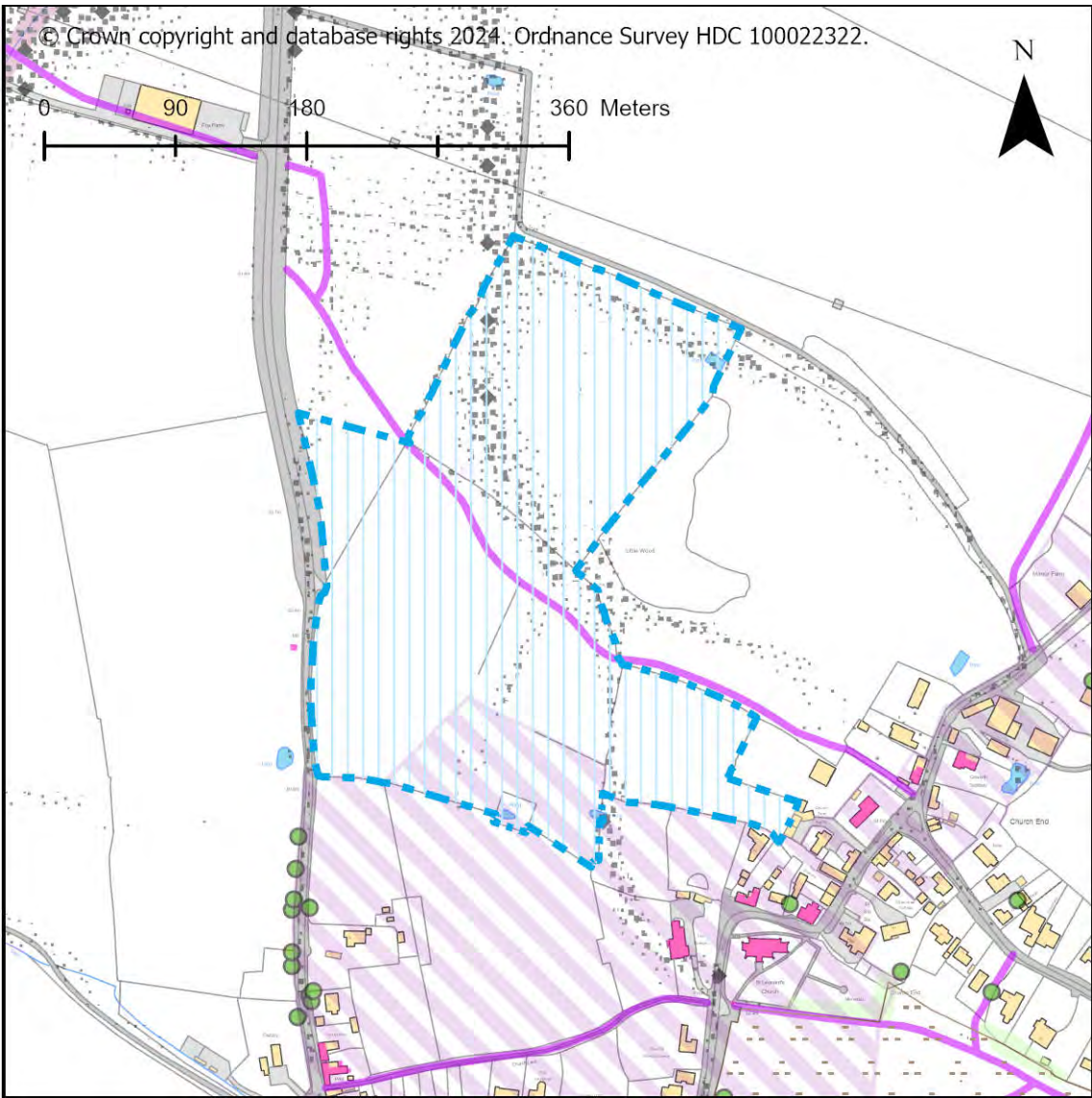
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:17
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Covering letter

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area	None	Pass
Site size threshold	Sufficient to accommodate 5 or more homes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 but around 20% is vulnerable to surface water flood risk, particularly in the north western part of the site and along the northern boundary. The land is predominantly classified as agricultural grade 3 land with the southernmost section classified as grade 2. The land rises briefly from the southern edge and then slopes down through the majority of the site to the northern edge. The south eastern corner of the site adjoins a small number of existing buildings on Church Road several of which are listed buildings. Mature garden trees provide screening in the vicinity but development could have a local impact on these properties. The layout and boundary landscaping of any development would need to mitigate any impact on these. The eastern edge parallels the	~
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boundary of Little Wood which provides effective screening from the wider landscape to the east. The northern and western boundaries contain a mixture of low hedging and intermittent trees and the site is relatively exposed to views from Fox Road and the track which connects this to Church Road and adjoins the northern boundary of the site. Careful boundary landscaping would be required to reduce the visual impact of any development on the surrounding countryside. A public right of way crosses the centre of the site from west to east; this would need to be retained in any development layout.

There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead power lines are present although they do cross close to the northern boundary.

The southern section of the site is situated within the Catworth conservation area although there are no specific heritage assets within the site itself. There are no designated nature conservation assets within the site but any development would need to be sensitive to the ecological assets at Little Wood. The site adjoins Fox Road from which there is currently a field access gate.

The site is wholly greenfield so development would not contribute to reuse of previously developed land or regeneration. The site is within a minerals safeguarding area for brickclay engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024-2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.	+
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Achievability The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is sloping but this could be incorporated into the layout of any development. Overhead powerlines cross close to the northern boundary and form a constraint to development in this end of the site. The site is just under 1km from junction 16 on the A14. Noise from this may compound constraints to development in the northern part of the site. No known major infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. There is a lack of clarity over the proposals for the site at present as it has been submitted as one of a cluster of 4 sites with a range of uses promoted across them as a whole.	~
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Deliverability / developability The site has few physical constraints to development although the northern portion of the site is limited by proximity to overhead power lines. Impact on the immediate setting would need substantial landscape mitigation. It is contrary to current adopted planning policy so allocation status would be necessary to support the development. Therefore, it is categorised as developable.	~
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bring forward this site: • Wholly comprises greenfield agricultural land with the portion nearest the village being classified as grade 2 agricultural land • Does not relate well to the built form of Catworth and effective integration would be very challenging • Built development of the whole site would be out of character with Catworth due to its scale • It is remote from most services • There is no public transport • Development would impact on the conservation area and its wider setting In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development as it would not support sustainable place-making • Has limited potential for open space uses such as biodiversity net gain in the south eastern and northern portions of the site in conjunction with existing areas of trees at The Grange and Little Wood

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 8.2 ha No net developable area suitable for built development.	Biodiversity net gain on approximately 3.7 ha	Subject to allocation From 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Potential for biodiversity net gain on approximately 3.7 ha to eastern and northern sides.		

Updates after the Initial Assessment

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Catworth 5: Land West of Fox Road, Catworth

Site reference	Catworth 5
Site name	Land West of Fox Road, Catworth

Site address	Parish(es)	Site area (ha)
Land west of Fox Road, Catworth	Catworth	5.80

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. Residential: Market and/ or affordable homes Infrastructure: Land for village hall or cemetery across the cluster of sites Open spaces uses: Natural, green or open space; and biodiversity net gain	No capacity figures put forward; amount of all uses identified as to be confirmed	Available 2024-2028 Delivery rates to be determined

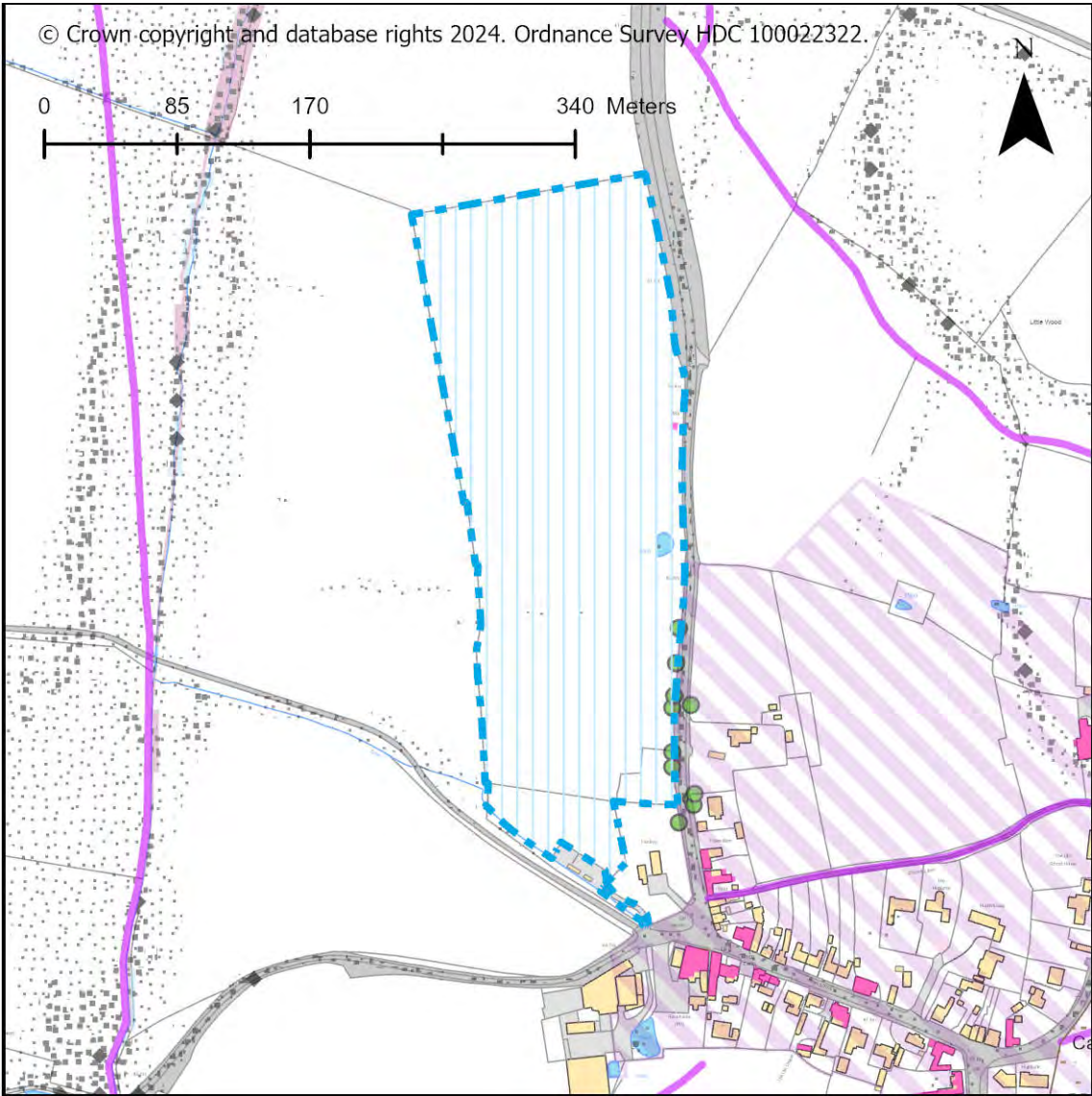
Core information

How was the site identified?	Call for sites 2023 submission - site reference - CfS:356
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Covering letter
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 but with a very narrow band of surface water flood risk running across the centre. The majority of the site is classified as grade 2 agricultural land although the northern third is classed as grade 3. The land slopes down from Fox Road to the west and north with land beyond continuing to fall away gently with the A14 being at about a 10m lower elevation than the edge of the site. The southern and western boundaries are lined with trees providing some screening from the surrounding agricultural land, the access to Grange Farm and the public right of way situated to the west. The eastern boundary to Fox Road comprises hedging providing only low screening with the northern edge being entirely open. The site extends significantly into open countryside.	~
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Any built development would need substantial landscaping to mitigate its impact on views from Fox Road and the adjoining countryside. The only built development directly adjoining the site is some semi-derelict works buildings at the south east corner with just two homes directly overlooking the site from Fox Road. All other surrounding uses are agricultural. There is no known pollution or contamination within the sites. No oil or gas pipeline infrastructures crosses the site and no overhead powerlines are present. A listed milestone is present approximately halfway along the eastern boundary of the site. The conservation area adjoins the south and eastern edges of the site and development would need to be sensitive to the local character of the area. There are no designated nature conservation assets within the site. The land adjoins Fox Road and is served by a field access gate. The site is wholly greenfield agricultural land so development would not contribute to reuse of previously developed land or regeneration. The site is within a minerals safeguarding area for brickclay, engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.	+
Achievability The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is sloping but this could be incorporated into the layout of any development. The site is just under 1km from junction 16 on the A14. No known major infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. There is a lack of clarity over the proposals for the site at present as it has been submitted as one of a cluster of 4 sites with a range of uses promoted across them as a whole.	~
Deliverability / developability The site has very few physical constraints to development. Impact on the immediate setting would need substantial landscape mitigation on the northern and western boundaries. It is contrary to current adopted planning policy so allocation status would be necessary to support the development. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Remote from local services and employment • No public transport access • Wholly comprises greenfield land predominantly of agricultural grade 2 • Development of the whole site would be out of character due to its scale relative to the existing village • Very low potential to integrate built development into the existing community so it would not support sustainable place-making In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development • Has potential to accommodate a variety of open space uses and biodiversity net gain • Should be restricted to the southern portion which could be laid out to relate to the physical form of the existing village

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 5.8 ha No net developable area suitable for built development Potential for natural, green and open space and for biodiversity net gain on southern portion of 2.2 ha to form a northern boundary corresponding with the existing field boundary to the east.	Open space - sports, recreation or allotments Open space - natural or green uses Biodiversity net gain Total potential area 2.2 ha	Subject to allocation Delivery of formal open space uses across 3 to 5 years with potentially longer for others to establish.

Updates after the Initial Assessment

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Catworth 6: Triangular Field South of Church End, Catworth

Site reference	Catworth 6
Site name	Triangular field south of Church End, Catworth

Site address	Parish(es)	Site area (ha)
Triangular field south of Church End, Catworth	Catworth	2.90

Promoter's Intentions

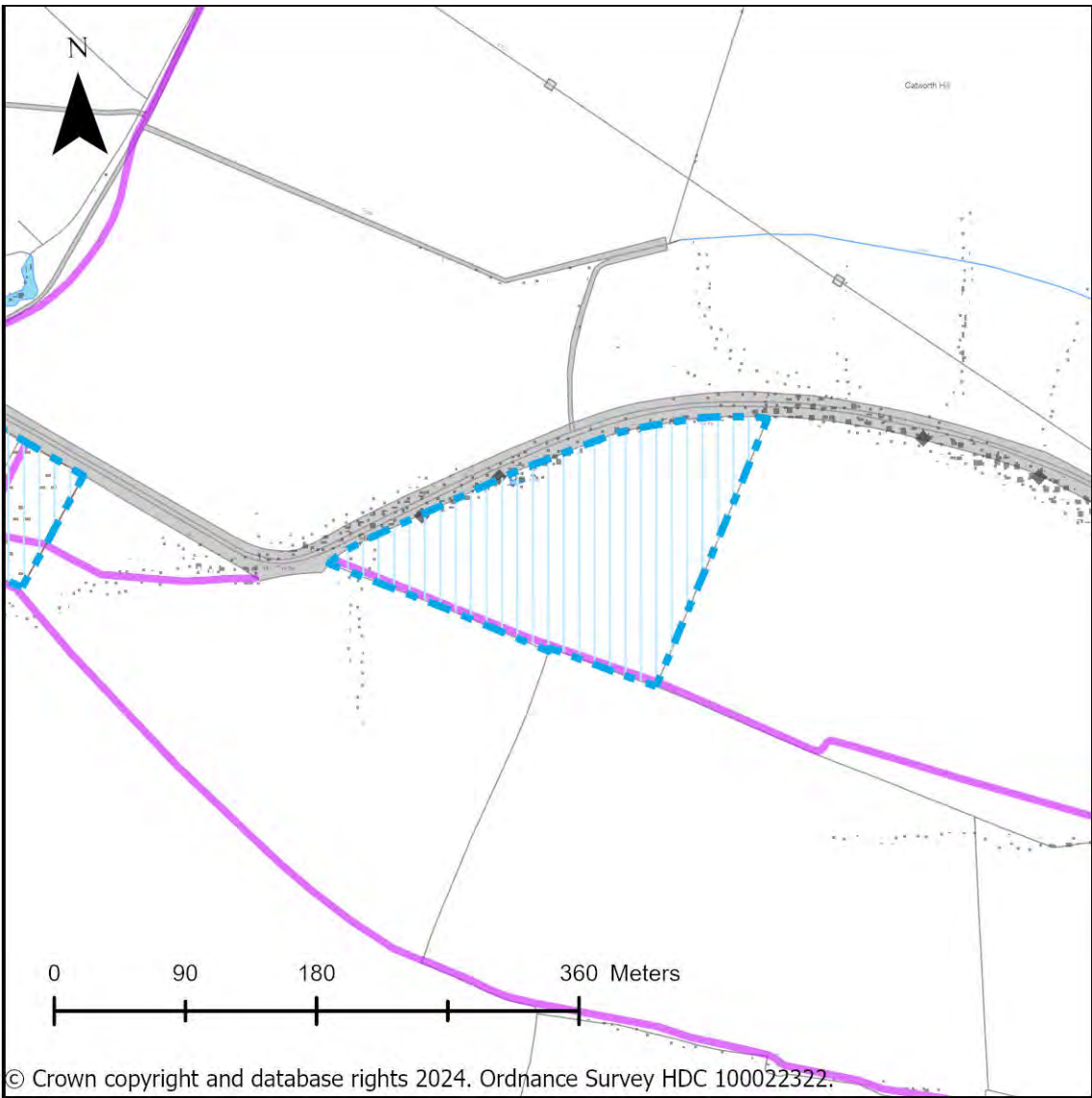
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites with the following specifically identified for this site. Open space: Natural, green and open space Biodiversity net gain	No capacity figures put forward; amount of all uses identified as to be confirmed	Available 2024 - 2028 Delivery rates to be determined

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:17
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 although a corridor of surface water flood risk runs along the northern edge of the site by the road frontage. The site is entirely classified as grade 2 agricultural land used as pasture. The site slopes down from the south west to the north east as part of an area of land falling away to the east of the village reducing its visual impact on properties in Church End. The northern boundary fronting onto Church End is contained by a low hedgerow with intermittent trees; the site is highly visible from the road which is set lower. All other boundaries also comprise low hedgerows with a public right of way inside the southern boundary from which clear views can be obtained across the site. The public right of way should be retained in any proposed scheme. There are no	+
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buildings in the immediate vicinity of the site that would be impacted by development for the proposed use. The site is highly exposed to the surrounding area so use for non-agricultural purposes would have an impact on the surrounding landscape; however, as this is proposed to be for biodiversity net gain the use could be successfully accommodated subject to an appropriate form of planting being provided. The site has an existing field gate access from Church End. There is no known contamination or pollution within the sites. No oil or gas pipeline infrastructure crosses the site and no electricity overhead power lines are present. There are no designated heritage or nature conservation assets within the site. The site is wholly greenfield which is not a constraint given the proposed use. The eastern half lies within a mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that this parcel of land would be most suited to biodiversity net gain and offsetting use which may be delivered over a long timeframe.	+
Achievability The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. The site slopes down from south west to north east; this could be accommodated within the proposed uses. No buildings currently exist on site so no clearance work would be required. Of the cluster of sites this is the one with greatest clarity over the site promoter's intentions.	+
Deliverability / developability The site has minimal physical constraints to its use for biodiversity net gain or natural open space subject to selection of appropriate species and consideration of their impact on the public right of way	+

Progression of Site through to Sustainability Appraisal

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

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

- Potential to contribute towards resilience to climate change through proposed use for biodiversity net gain
- No public transport access
- Poor access to services and facilities
- Is remote from the current village
- It is wholly grade 2 agricultural land but the proposed use is reversible/ compatible with this
- It is not well connected to strategic green infrastructure but could aid connections to Little Catworth SSSI

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

- Is unsuitable for built development
- Has potential for the proposed use for biodiversity net gain

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.9 ha 95% net developable area allowed given the proposed use for biodiversity net gain and need to retain the public right of way through the southern part of the site. Net developable area of 2.9 ha x 95% = 2.76 ha	Open space - biodiversity net gain or other natural open space uses such as woodland. The capacity would be 2.76 ha	Subject to allocation Delivery across 30 year minimum term for monitoring of formal biodiversity net gain site

Updates after the Initial Assessment

Catworth 7: Land East of Church Road, Catworth

Site reference	Catworth 7
Site name	Land East of Church Road, Catworth

Site address	Parish(es)	Site area (ha)
Land east of Church Road, Catworth	Catworth	11.10

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. This site is specifically promoted as including residential development among other possible uses. Residential: - Market and/ or affordable homes Infrastructure: - Land for village hall or cemetery across the cluster of sites Open spaces uses: - Natural, green or open space; and biodiversity net gain	No capacity figures put forward; amount of all uses identified as to be confirmed	Available 2024-2028 Delivery rates to be determined

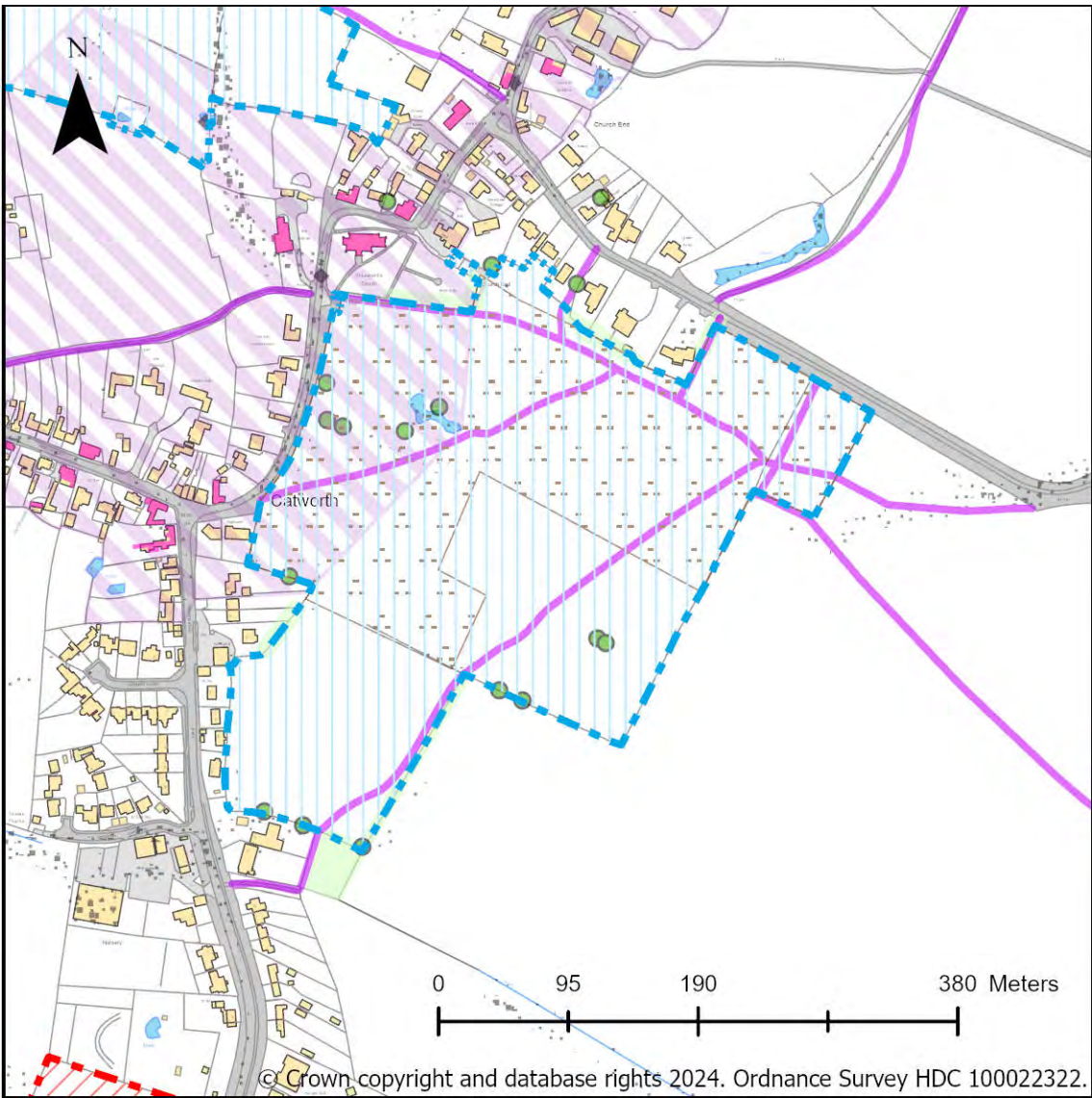
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:357
Relevant planning history	None

Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1. However, there are several areas of surface water flood risk. The largest extends eastwards from the site boundary level with 17 Church Road culminating in a pond, with a smaller southern extend from the same point. There is also a band of surface water flood risk running south east from the village hall. These all coincide with the lines of trees running through the northern part of the site. The land is all classified as agricultural grade 2.	-
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Land on the western edge of the site slopes up fairly steeply from Church Road with the majority of the site forming relatively flat high land which extends beyond the eastern edge of the site before dropping away towards Little Catworth. The Church Road boundary comprises a medium height hedgerow with very occasional trees providing limited screening of the rising land in the site. The Station Road edge of the southern portion of the site is wholly screened from the road by existing buildings with trees and hedging typically forming the boundary. The northern boundary of the site is the most complex comprising the boundaries and trees of properties along Church End and around St Leonard's Church. The eastern edge of the site is largely open with low hedgerows and very occasional trees with the small southern boundary being wholly formed of the trees related to 41 Station Road and the small copse immediately east of this. Four public rights of way cross the site which form a significant constraint that would need to be accommodated within any development scheme. Development would also impact on views from public rights of way extends eastwards. Due to the rising and elevated nature of this land and exposure to public view from multiple rights of way development of the site is significantly constrained in terms of its ability to be effectively integrated into its immediate setting.

There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead powerlines are present.

The north western quarter of the site is situated within the Catworth conservation area and immediately adjoins the grade I listed St Leonard's Church. A scheduled monument for Catworth moated manor complex with associated ridge and furrow was designated within the site in December 2023 which forms a very significant constraint. There are no designated nature conservation assets within the site. Field accesses serve the site from both Church Road and Church End.

The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is outside any minerals, waste or water safeguarding areas.

Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.	+
Achievability The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site slopes up from the village and would have a notable visual impact on on existing buildings. Careful layout and landscaping would be needed for any development to mitigate this impact. The site is approximately 1km from junction 16 on the A14. No known major	-

infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. Of the cluster of four sites the promoter suggests this one is particularly suitable for residential-led development.	
Deliverability / developability The site has significant landscape, visual impact and heritage impact constraints which will affect its ability to accommodate development and require substantial mitigation. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.	-

Progression of Site through to Sustainability Appraisal

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

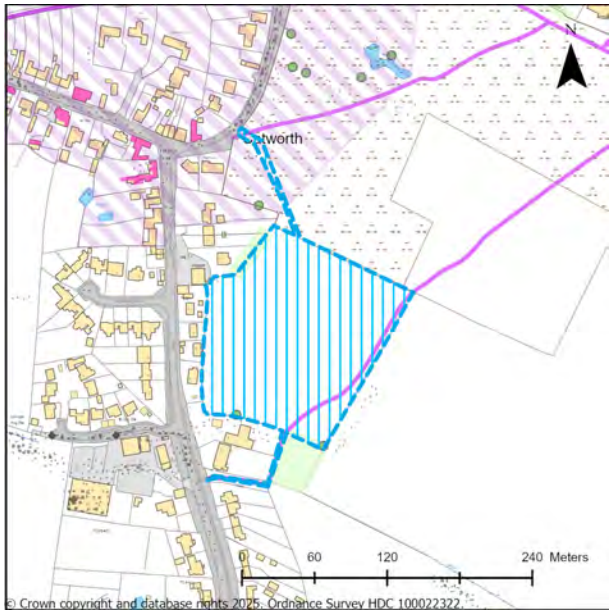
The site has not progressed through to sustainability appraisal due to the extensive area designated as a scheduled monument in December 2023 which would impede development of the residential and community uses sought on the site.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 11.1 ha Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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:
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It now largely excludes land that is protected by a scheduled monument designation part form a small section of it that is proposed to facilitate an access. The site promoter now seeks 35-40 dwellings on site with 0.98ha of natural, green or open spaces. To supported their amended proposal, the site promoter also submitted a Landscape and Visual Study (November 2024) which includes a masterplan for the site. It shows that the eastern half of the site will be proposed for open space and development focused on the western half in line with existing built form. The masterplan shows that some of land designated as a Scheduled Monument will be used as an access route following recommendations from the Heritage section within the study. This could still result in harm to the Scheduled Monument and therefore still considered unsuitable for development.

Ellington

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

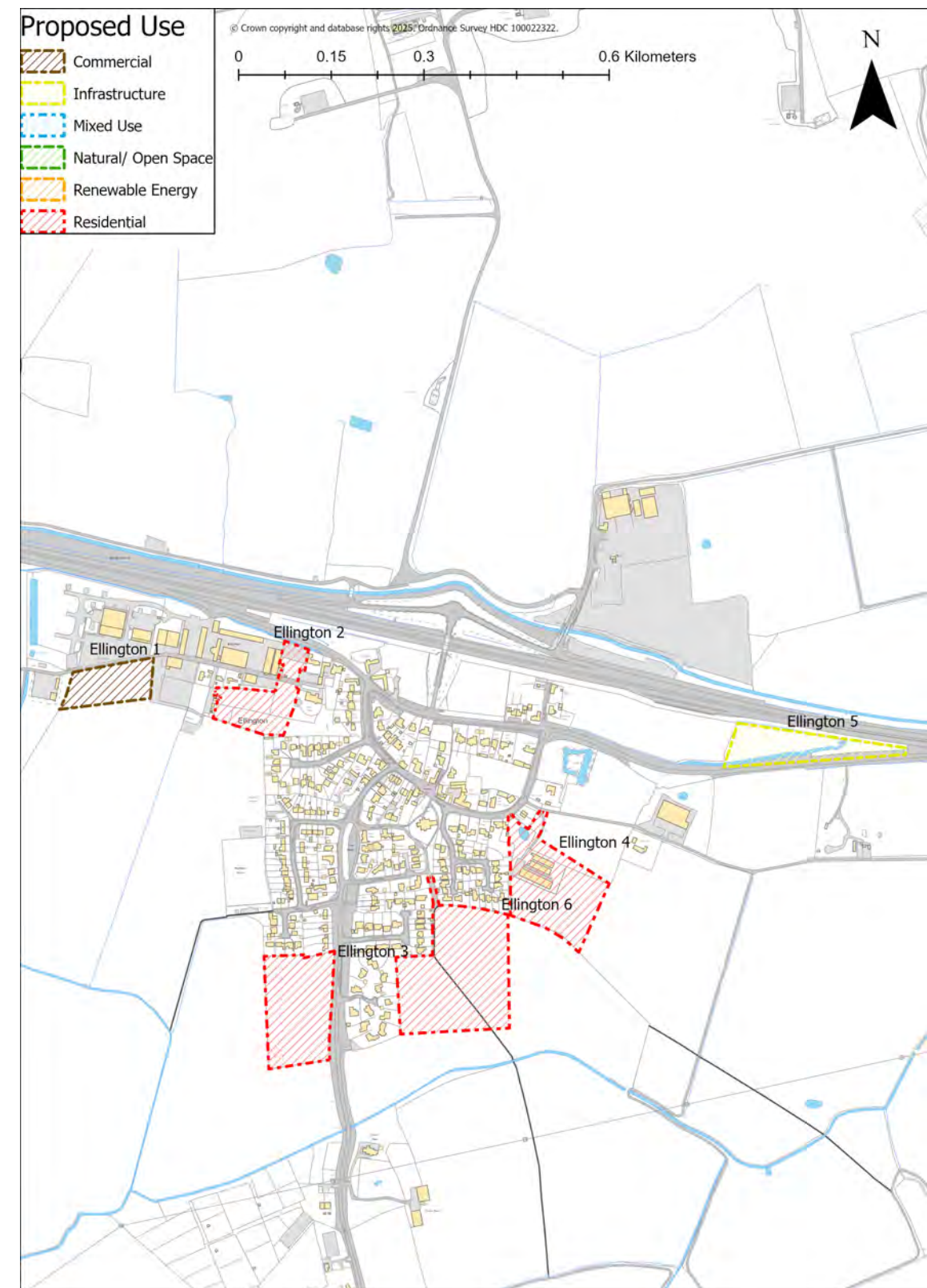
- Ellington 1: Land South of Ben Burgess, Ellington
- Ellington 2: Land South East of Brook Farm, Ellington
- Ellington 3: Land West of Grafham Road, Ellington
- Ellington 4: Old Sheds at Manor Farm, Ellington
- Ellington 5: Land between Thrapston Road East of Ellington and A14
- Ellington 6: Land South East of Ellington

14.9 Please note the following sites partially fall within Ellington parish:

14 Area 4 - Western Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

- 'Alconbury 8: Land at Weybridge Farm (Brampton Cross)' - 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.



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



Ellington 1: Land South of Ben Burgess, Ellington

Site reference	Ellington 1
Site name	Land South of Ben Burgess, Ellington

Site address	Parish(es)	Site area (ha)
North west of Ellington, to the south of the A14 and south of the existing commercial buildings (primarily the Ben Burgess building)	Ellington	0.86

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	3,400 sqm	2024 - 2028 Build out over 2 to 5 years

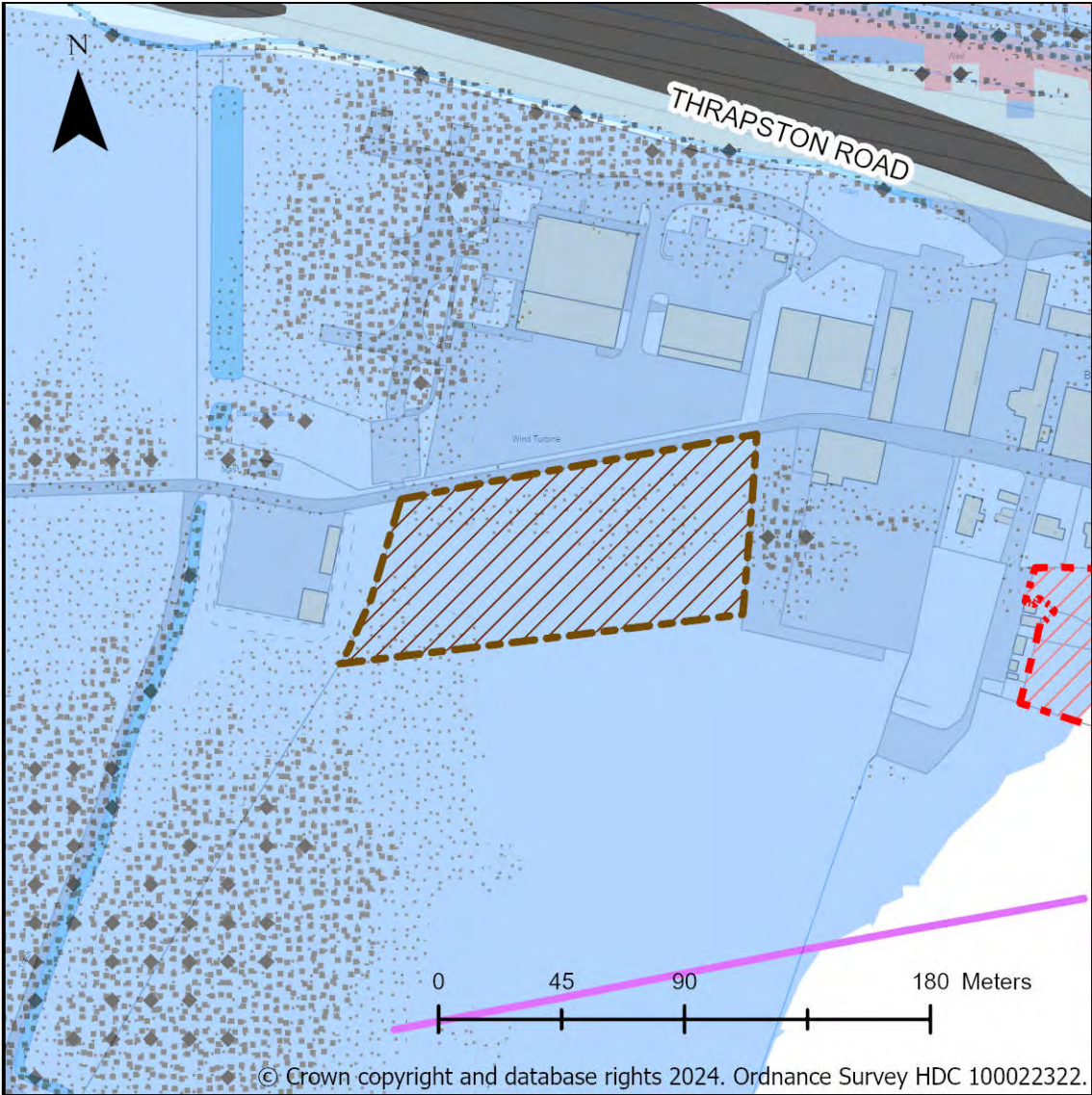
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:33
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	-
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The entire site is within flood zone 3a and is classified as grade 2 agricultural land. The site is wholly greenfield and is agricultural land. It is made up of an entirely flat land and has a similar topography to the surrounding land. It has no nature designations on it or immediately adjoining it which will impact its development. It has a few trees and hedging along its western boundary providing limited screening from the adjoining countryside. It is exposed to agricultural land and the open countryside to the south and east. Commercial buildings adjoin the site to the north. The site is in proximity to the Brook Farm Local Employment Area. This makes it compatible with neighbouring uses. There is no known contamination or pollution on site. No gas/ oil pipelines and buffer zones cross the site. There are no heritage assets existing within or immediately adjoining the site so there is no constraint from this. A large proportion of the site has been classified as a habitat for important species by CPERC. The site can potentially be accessed from a track that connects it to Easton Road. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It does not lie within a mineral safeguarding area and is beyond 400m from a water recycling centre. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
Availability The site is owned and controlled by a single individual who supports its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and it is currently unknown how the site will be delivered.	+
Achievability Accessibility to main services from the site boundary is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. There is a track road from the site to Easton Road; highway access can be achieved from the A14. The site promoter seeks employment uses of 3,400 sqm. There are no built structures on the site that would require clearance. Considering the site is within completely within flood zone 3a and there is no land within a lower flood zone, the achievability of built development is uncertain. Ecological Assessment may be required to assess and mitigate the impact of the proposed development on the important species within the area.	-
Deliverability / developability	-

There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk and landscaping are key development considerations within a future masterplanning of the site. The site has no existing planning application and an allocation status would be necessary to support this development. There is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. Considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the site being wholly located within flood zone 3a.
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Impact of the Sustainability Appraisal on the assessment

Not applicable as the site does not progress to the Sustainability Appraisal stage.
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Ellington 2: Land South East of Brook Farm, Ellington

Site reference	Ellington 2
Site name	Land South East of Brook Farm, Ellington

Site address	Parish(es)	Site area (ha)
Land South East of Brook Farm, Ellington	Ellington	1.07

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 homes	2024 - 2028 Build out over 4 - 6 years

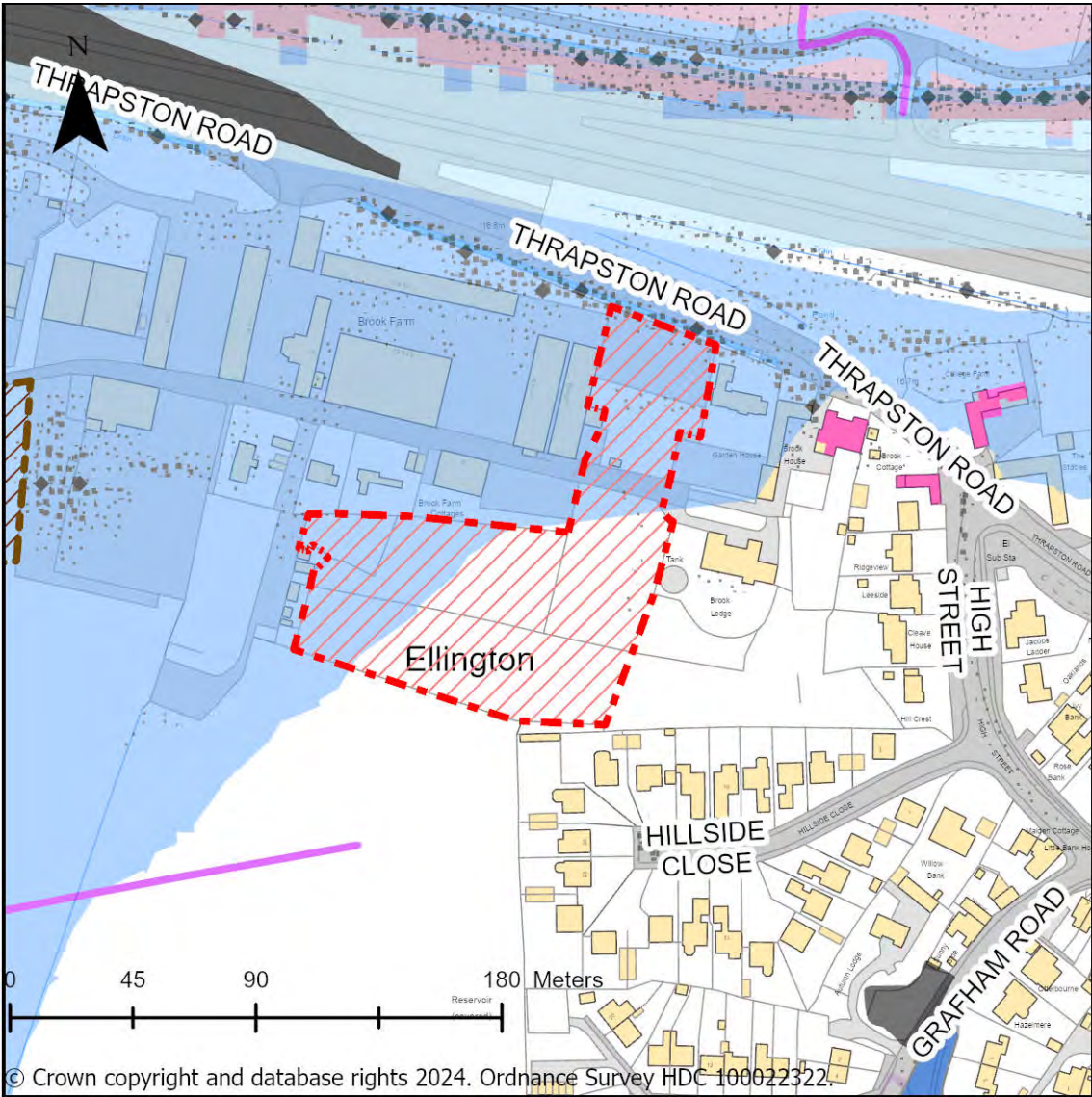
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:32
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Paddock lane used for equestrian purposes
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None of the site is within flood zone 3b although about half of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is located to the south of Thrapston Road. The site is in two parts, a northern and southern parcel separated by an access route that runs through the site and serves several properties. The northern parcel currently has no access and an established tree line obscuring it from view. An in use paddock is located in the south of the site. About half of site is within flood zone 3a, located within the north and south west of the site. The remaining portion of the south eastern part of the site is in flood zone 1 and has some surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site gently rises towards its southern boundary. To the north of the site is Thrapston Road and the A14, to the south, east and west are residential properties. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's eastern boundary. There are no nature conservation or heritage designations on site but it is near to the grade II listed Brook House located some 45m from its easternmost edge. Access to the site can be achieved from an existing route that serves several properties. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will be required to ascertain whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. It is not known how the site will be delivered at this stage. The landowner suggests the land will be available between 2024 and 2028 and take between 4 and 6 years to complete.	+
Achievability The site promoter has identified that gas supply is not immediately accessible to the site, but that mains water supply and electricity supply are accessible within the site and that the public highway and digital and telecommunications infrastructure are accessible from the site boundary. About half of the site is constrained by fluvial flood risk including the potential access to the site. Substantial flood mitigation would be required for any scheme as well as a layout that places development in areas at the lowest risk of flooding. The access cuts through the site, it is unclear if this access is also in the ownership of the site.	~
Deliverability / developability	~

There are no structures to clear but the site is heavily constrained by fluvial flood risk reducing the potential developable area considerably. It is not known at this stage how the site will be delivered but the site is expected to be available between 2024 and 2028. As such, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is greenfield land • Significant fluvial flood risk on the northern and western edge of the site meaning development would need to be focused to the south and eastern parts of the site if safe access and exit could be achieved • Good accessibility to natural greenspace and employment opportunities • Accessible to some local services and but limited in public transport access • There is limited accessibility to the main village from the site which limits opportunities for integration. • While adjoining built development, placing development within flood zone 1 would result in a development that does not relate well to the village extending into the countryside and thus not supporting sustainable place making In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development as placing development within flood zone 1 would result in development being poorly located which could not be integrated within the existing place and community • Has significant flood risk • Has unresolved issues relating to access to the site, which may be restricted due to flood risk • Has unresolved issues relating to the ownership of access
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Ellington 3: Land West of Grafham Road, Ellington

Site reference	Ellington 3	
Site name	Land West of Grafham Road, Ellington	
Site address	Parish(es)	Site area (ha)
Land West of Grafham Road, Ellington	Ellington	1.87

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Custom and self build housing	23 affordable homes (including First Homes and single storey homes) 1 self-build plot Total capacity of 24	Available 2024 - 2028 Build out over 3 years

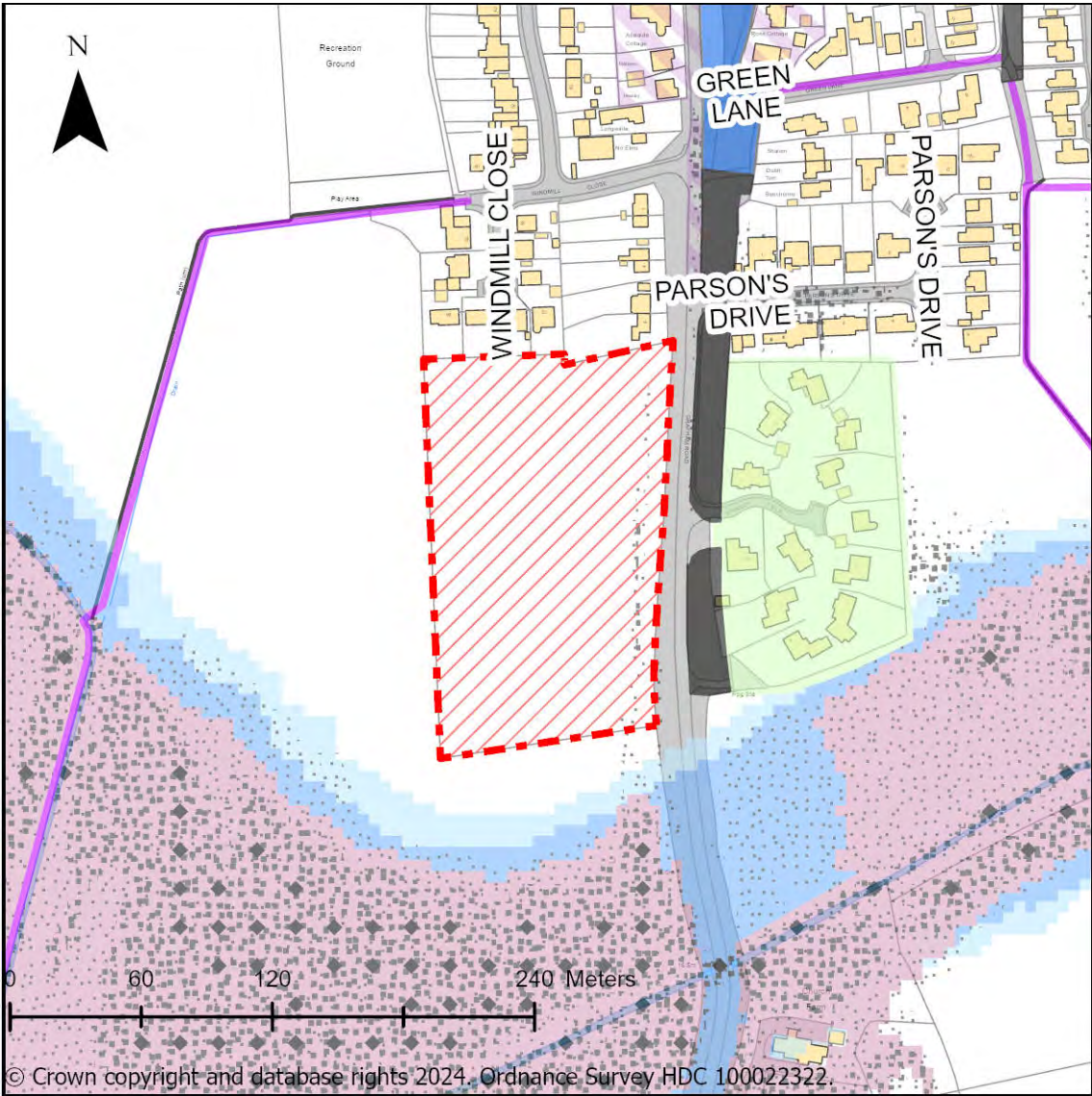
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:35
Relevant planning history	None relevant
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	- Call for Sites Supporting Statement (June 2023) - Clean water plan (June 2022) - Draft Tree Survey Schedule (July 2022) - Draft Tree Constraints Plan (July 2022) - FCI Flood Commercial Search (February 2021) - Land and Visual Statement (May 2023) - Land and Visual Statement - Figure 1 Site Context (May 2023) - Land and Visual Statement - Figure 2 Viewpoints 1 and 2 (May 2023)

	- Land and Visual Statement - Figure 2 Viewpoints 3 and 4 (May 2023) - Land and Visual Statement - Figure 2 Viewpoints 5 and 6 (May 2023) - Land and Visual Statement - Figure 2 Viewpoints 7 and 8 (May 2023) - Preliminary Ecological Appraisal (July 2022) - Proposed site plan (drawing number: 22023/SK04) (June 2023) - Wastewater plan (June 2022)
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1, there is however some surface water flood risk along the site's frontage along Grafham Road. The site is wholly classified as grade 3 agricultural land with no existing structures on site. The site is broadly level situated on land that is not as prominent on the wider landscape as land levels dip here. Trees, native hedgerow species and ornamental shrubs on the northern boundary and within adjoining gardens provide some visual and physical separation between the site and the residential properties immediately to the north. Mature hedgerow and trees define the eastern boundary alongside Grafham Road. Both hedgerows include occasional gaps which allow partial	+
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views. The western and southern site boundaries are open, being defined by post and wire fencing, with further grassland beyond on both sides. In terms of neighbouring uses, to the north and east are residential properties with agricultural land to the south and west. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or no nature conservation designations on site. Access can be achieved from Grafham Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single individual / company who supports its development, the land is controlled by a developer company. There are no known legal restrictions affecting the site. The site promoter states that the site will be delivered by a housebuilder. The promoter suggests the land would be available between 2024 and 2028 and could take three years to build out depending on market conditions.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. There are no buildings on site so no clearance work would be required.	+
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact. The site promoter has stated that a developer company is involved with the site and clarified that development will be delivered via a housebuilder. Several technical studies and assessments have already been undertaken and a proposed site plan developed in support of the site's development and which have been submitted as part of the Call for Sites. No planning application has yet been made on site however, therefore the site is classified as developable.	~

Progression of Site through to Sustainability Appraisal

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

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

- Is wholly greenfield land
- Accessible to natural green space
- Reasonable accessibility to local services and employment opportunities
- Some accessibility to public transport
- Development can be integrated into the existing place and community being located on the southern edge of the village
- Not constrained by fluvial flood risk or by heritage assets
- Some surface water flood risk along the site's frontage

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

- Is potentially appropriate for built development which can be integrated into the existing place and community supporting sustainable development
- Should incorporate sustainable drainage to mitigate surface water flood risk and retain existing hedgerows and vegetation which provide established landscaping

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.87 ha 80% net developable area allowed for incorporation of landscaping and some SuDs. 1.87 ha x 80% = 1.50 ha	Residential - market and/or affordable homes and custom and self build housing Very low density of 25 dph anticipated due to the edge of village location. Capacity = 1.5 ha x 25 dph = 38 homes	Available post 2028 Build out over 3 years

Updates after the Initial Assessment

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Ellington 4: Old Sheds at Manor Farm, Ellington

Site reference	Ellington 4
Site name	Old Sheds at Manor Farm

Site address	Parish(es)	Site area (ha)
Old Sheds and surrounding land at Manor Farm, PE28 0AB	Ellington	2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	30-40 homes	Available between 2029-2034 2-3 years

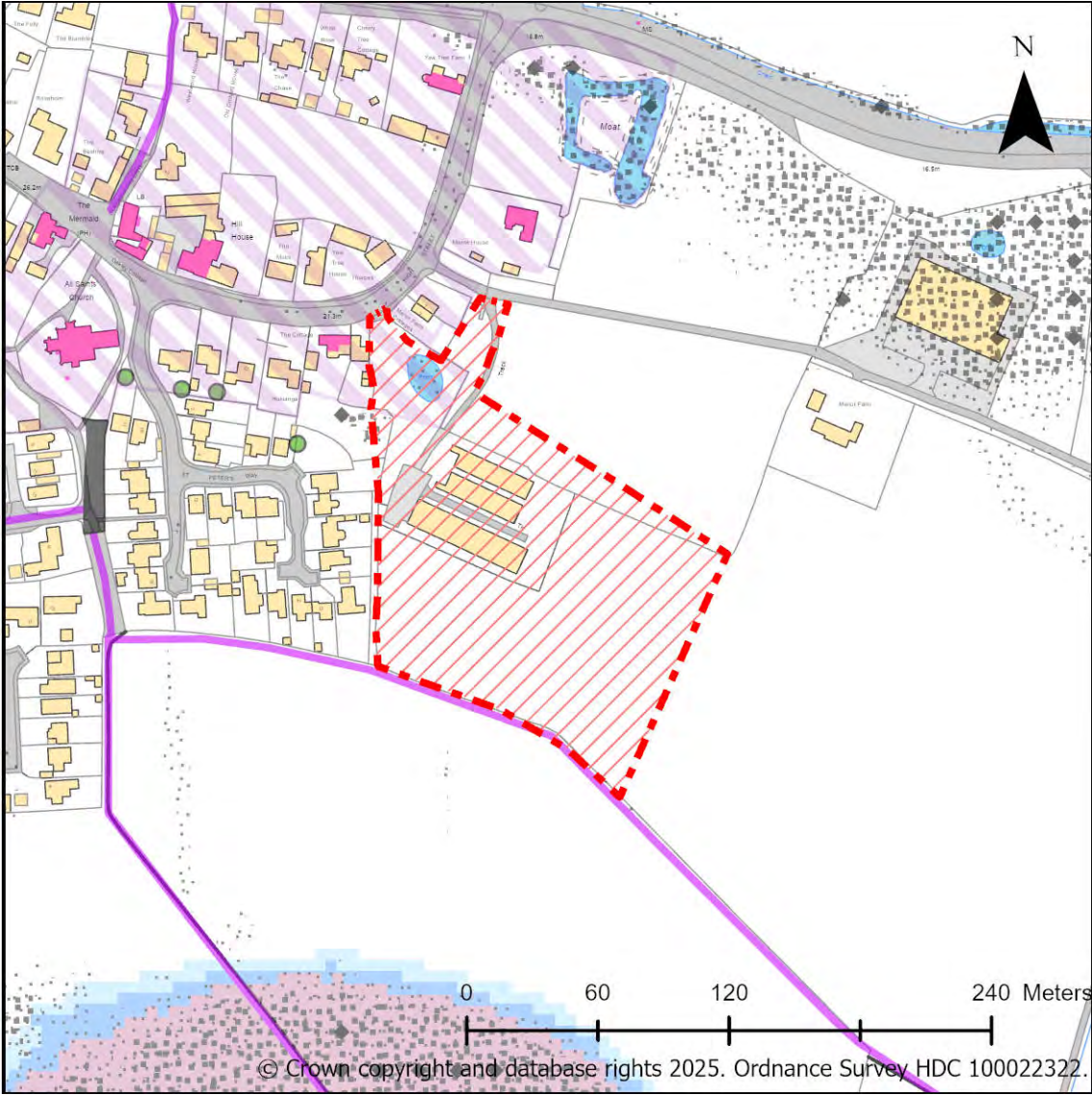
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-2421
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is greenfield, wholly classified as grade 3 agricultural land. The site is in flood zone 1 with no recorded risk of surface water flooding. The topography of the land within the site is broadly level, sloping gently downwards from west to east. This downward topography continues beyond the eastern boundary towards Brampton Wood. There are significant built agricultural structures on the western side of the site. The whole of the western boundary consists of established vegetation screening the site from adjoining residential properties. The northern, southern and eastern boundaries adjoin agricultural fields but the characteristics of the boundary vary. The parcel of land forms part of a larger agricultural field to the east meaning the eastern boundary is completely open and would therefore be highly visible looking in from this direction. The northern boundary comprises established vegetation whereas the southern boundary has some but limited vegetation. A public right of way runs along the southern boundary and this path continues in a south easterly direction. Hence, the development would be visible from a public vantage point and adverse impact would need to be mitigated. There would likely be significant adverse landscape impact but this could be potentially overcome through effective landscape buffering along the southern and eastern boundaries. The site is not impacted by ground contamination, pollution and oil or gas pipeline buffer zones. There seems to be a electricity line running through the site and there is electricity infrastructure in the north western corner of the site adjoining the High Street, further assessment would be required to ascertain if this could constrain development. The north western corner of the site is located within Grafham and Ellington Conservation Area. There are no designated nature assets located within the site. The site adjoins the high street to the north west and a agricultural track to the north which could be developed to access the site. As mentioned, there is electricity infrastructure and Grafham and Ellington Conservation Area in the north western corner and therefore access from the High Street may not be feasible. The site is wholly greenfield land but has some significant agricultural structures which could be reused or recycled. The north eastern portion of the site is located within a mineral safeguarding area for sand and gravel and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is not impacted by a water recycling area.	
Availability The site is owned by a single family who support the proposal. There are legal issues to overcome prior to development relating to a Agricultural Tenancy Agreement, meaning the land would need to be surrendered by the existing tenant for the proposal to come forward. The landowner has stated the tenant of the farm has indicated support for the proposal. The landowner intends to sell the land to a third party once allocation status has been attained. It is expected the land will become available between 2029-2034, delivered by a house builder and will take approximately 2-3 years to build out.	~
Achievability	~

The landowner has stated that gas supply, water supply, electricity supply, public highway and digital and telecommunications infrastructure is available from the site boundary. The site could potentially accessed from the High Street or an agricultural track to the north but feasibility of access is unclear. Electricity infrastructure and Grafham and Ellington Conservation Area is situated to the north west of the site and the agricultural track is outside the red boundary which are both constraining factors. It is suggested the land to the north of the site is owned by the same landowner so the agricultural track could be a workable access point but this would need to be clarified. Consultation with Cambridgeshire County Council highways team will help ascertain whether highway access is achievable. There are no topographical constraints to overcome. As mentioned, there is electricity infrastructure in the north western corner of the site which seems to run through the site which could impact the layout, capacity and costs of the proposal. In addition, the agricultural structures on site will need to be removed and further assessment looking into ground contamination would be required. Due to the open eastern boundary and clear views looking into the site from a public right of way running along the southern boundary, there would likely be significant adverse landscape impact. This could potentially be overcome through effective masterplanning. The development would also need to be designed in a way that protects the form and character of the conservation area.	
Deliverability / developability There are large agricultural buildings that would need to be cleared prior to development. It is expected the proposal would take 2-3 years to build out with the land not available until 2029. There are constraints to overcome relating to heritage, highway access, electricity infrastructure/ lines and legal issues that would need to be overcome for the proposal to come forward. With these factors considered, the site is classed as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding. • It is greenfield classified as grade 3 agricultural land with significant structures on site which could contribute to regeneration. • Remote from natural green space, local shops, a primary school and a frequent bus service. • The site is partly within Grafham and Ellington Conservation Area and in the vicinity of listed buildings namely Manor House and The Cottage. • It is sufficiently remote from designated nature assets.
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- Could be subject to noise pollution with the A14 situated immediately north of Ellington village.
- The form and character of the landscape and townscape could be negatively impacted by the development.
- With effective masterplanning the site could integrate with the existing place and community.

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

- Is potentially suitable for development subject to effective masterplanning to ensure the form and character of Grafham and Ellington conservation area and surrounding listed buildings is maintained and the public right of running along the southern boundary is effectively integrated.
- Suitable highway access is unclear so consultation with Cambridgeshire County Council will be required.
- Electricity lines run through the site may require redirection/ impact the layout of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2 ha	1.4 ha net developable area	Allocation status required
70 % net developable area to ensure sufficient landscape buffering along the southern and eastern boundaries.	25dph to reflect the site being located in a rural village location.	Build out over 2-3 years
2 ha x 70% = 1.4 ha	1.4 ha x 25dph = 35 homes	

Updates after the Initial Assessment

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Ellington 5: Land between Thrapston Road East of Ellington and A14

Site reference	Ellington 5
Site name	Land between Thrapston Road East of Ellington and A14

Site address	Parish(es)	Site area (ha)
Land between Thrapston Road, Ellington and the A14 near PE28 OAB	Ellington	1.2 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: - Transport and parking - EV charging - Renewable Energy - battery storage	0.6 ha parking for EV charging 0.6 ha battery storage to support EV charging.	Available between 2024-2028 Build out rate unknown

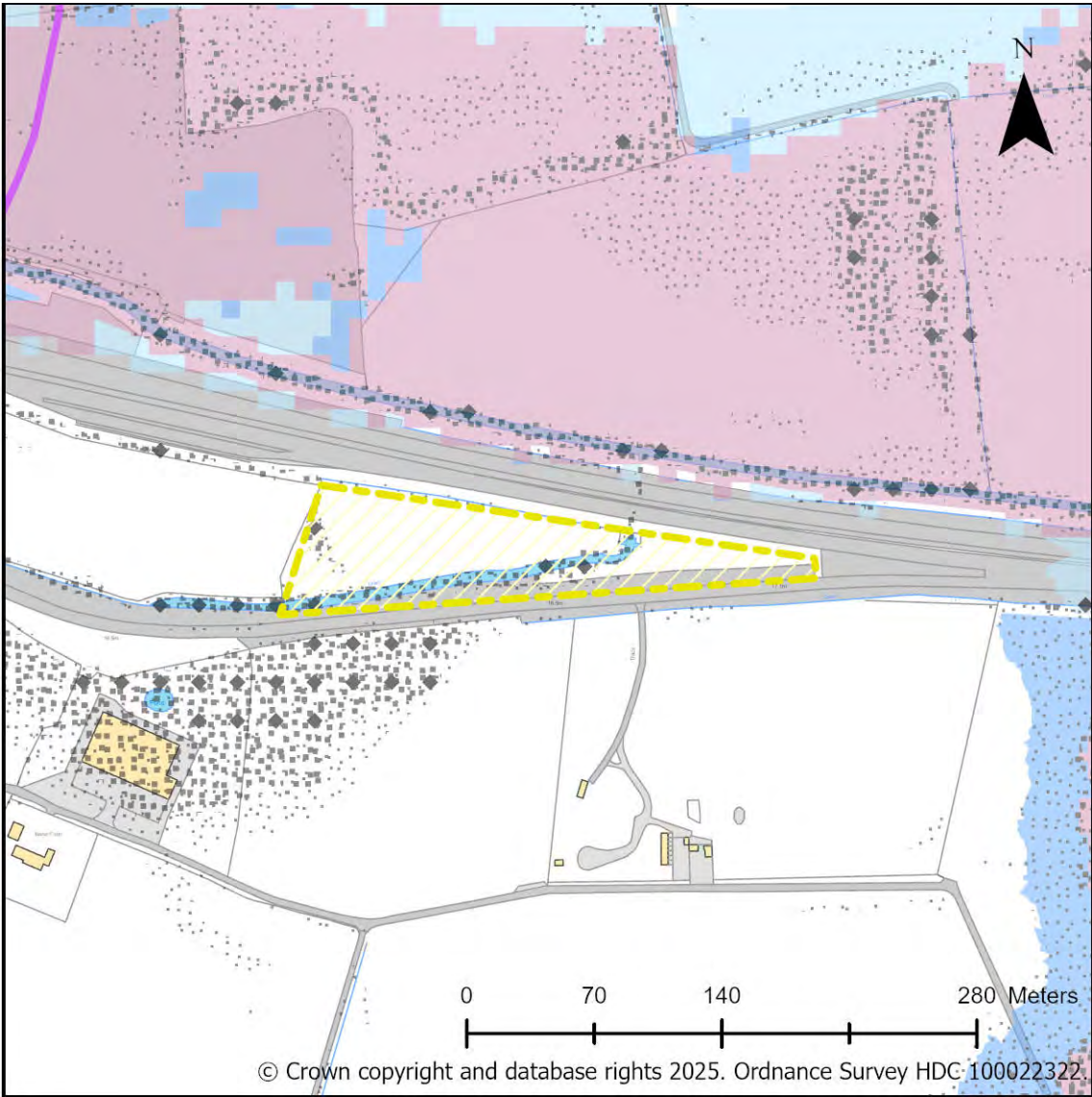
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-2422
Relevant planning history	No known history
Land type	Wholly greenfield land
Current use of the site	Disused scrub land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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14 Area 4 - Western Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

The site is wholly greenfield, classified as grade 3 agricultural land. It was formerly used for agriculture but is currently disused scrubland. The site is in flood zone 1 at medium risk of surface water flooding with a culvert traversing the site from west to east. As suggested by the site promoter, this infrastructure will need to be maintained and protected. The site is level with an elevation of 18m across the whole site. The land in the immediate vicinity of the site is broadly level but slopes upwards in the main settlement of Ellington which has an elevation range of 24-26m. Hence, the site will likely be visible from this direction but this is not considered a constraint due to the existing views onto A14. The site does not consist of any built structures but dense vegetation of mature trees exist across the whole site which would need to be cleared prior to development. The site is enclosed by the A14 running along the northern boundary and Thrapston Road to the south whilst to the east there is vacant greenfield land. As mentioned, the site comprises dense vegetation and whilst the majority of this would be cleared to accommodate the development, it should be maintained to ensure effective landscape buffering. These factors considered, whilst the site is separate from the main settlement of Ellington, given the proximity to busy roads and existing vegetated borders there would likely be minimal adverse impact to the landscape. The location bodes well to the proposed use of EV charging and battery storage due to the proximity to the A14 which accommodates large flows of vehicle traffic. The site is not impacted by ground contamination, oil/ gas pipeline buffer zone or electricity lines/ infrastructure. There are no nature or heritage designation within the site. The suitability of the site depends on whether safe and appropriate access from the A14 or Thrapston road can be achieved, Consultation with Cambridgeshire County Council will be required. The site is wholly greenfield consisting of established vegetation that would be need to be cleared prior to development and therefore offers no opportunities for regeneration. The site lies within a mineral safeguarding area for sand and gravel and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is outside a water recycling area.	
Availability The site is owned by a single family who support the proposal. The site is under an agricultural tenancy agreement and therefore any development would require the agreement of the tenant farmer. The site promoter has stated the farmer is aware and supportive of the submission. The site is considered to be available between 2024 - 2028 but how long it would take to complete is unknown.	+
Achievability The site promoter has stated gas, mains water supply, electricity, public highway access and digital telecommunications infrastructure is available from the site boundary. The site could be accessed from the A14 or more likely Thrapston road as suggested by the landowner. There are no topographical constraints to overcome. As stated, the proximity to the A14 means the achievability of the scheme is dependent on	~

whether appropriate measures can be implemented to ensure highway safety on this major road. This will be understood through consultation with Cambridgeshire County Council. Further investigation of the habitats and biodiversity present on the site will be necessary to establish whether the existing dense vegetation can be cleared. In addition, surface water flooding risk mitigation such as sustainable drainage requires implementation due to the site being at medium surface water flooding risk with a culvert running through the middle of the site.

Deliverability / developability

There are no built structures on site but thick vegetation will need to be cleared prior to development. There are constraints to overcome relating to the Agricultural Tenancy Agreement and the existing farmer, highway safety with the A14 immediately north of the site and surface water flooding risk. The site is available now but the amount of time required for completion is unknown. These factors considered, the proposal is considered deveopable.

Progression of Site through to Sustainability Appraisal

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

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

- Within flood zone 1 with medium risk of surface water flooding.
- Greenfield, classified as grade 3 agricultural land.
- Sufficiently remote from designated nature and heritage assets
- Clearing the site for EV charging could result in some adverse impact to the landscape

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

- Is potentially appropriate for development subject to a transport assessment and consultation with Cambridgeshire County Council to understand whether development in this location would be safe in highway terms.
- Flood mitigation measures such as SUDs should be implemented to deal the surface water flood risk.
- Further investigation will be required to understand whether the culvert running through the middle of the site could constrain development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to incorporate sustainable drainage and landscape buffering. 80% x 1.2 ha (EV charging and battery storage) = 1.28 ha	Capacity of 1.28 ha : - EV charging = (1.28/2) = 0.64 ha - Battery storage to support EV charging = (1.28/2) = 0.64 ha	Delivery between 2024-2028 subject to allocation status and the Agricultural Tenancy Agreement.

Updates after the Initial Assessment

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Ellington 6: Land South East of Ellington

Site reference	Ellington 6
Site name	Land South East of Ellington

Site address	Parish(es)	Site area (ha)
Land South East of Ellington, Cambridgeshire	Ellington	3.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open Space Uses: - Natural, green or open spaces for a variety uses - Biodiversity Net Gain opportunities	57 homes: 34 market 23 affordable 0.6 ha of natural, green or open spaces 0.7ha of Biodiversity Net Gain opportunities	Available between 2024 and 2028 Build out over 2 years

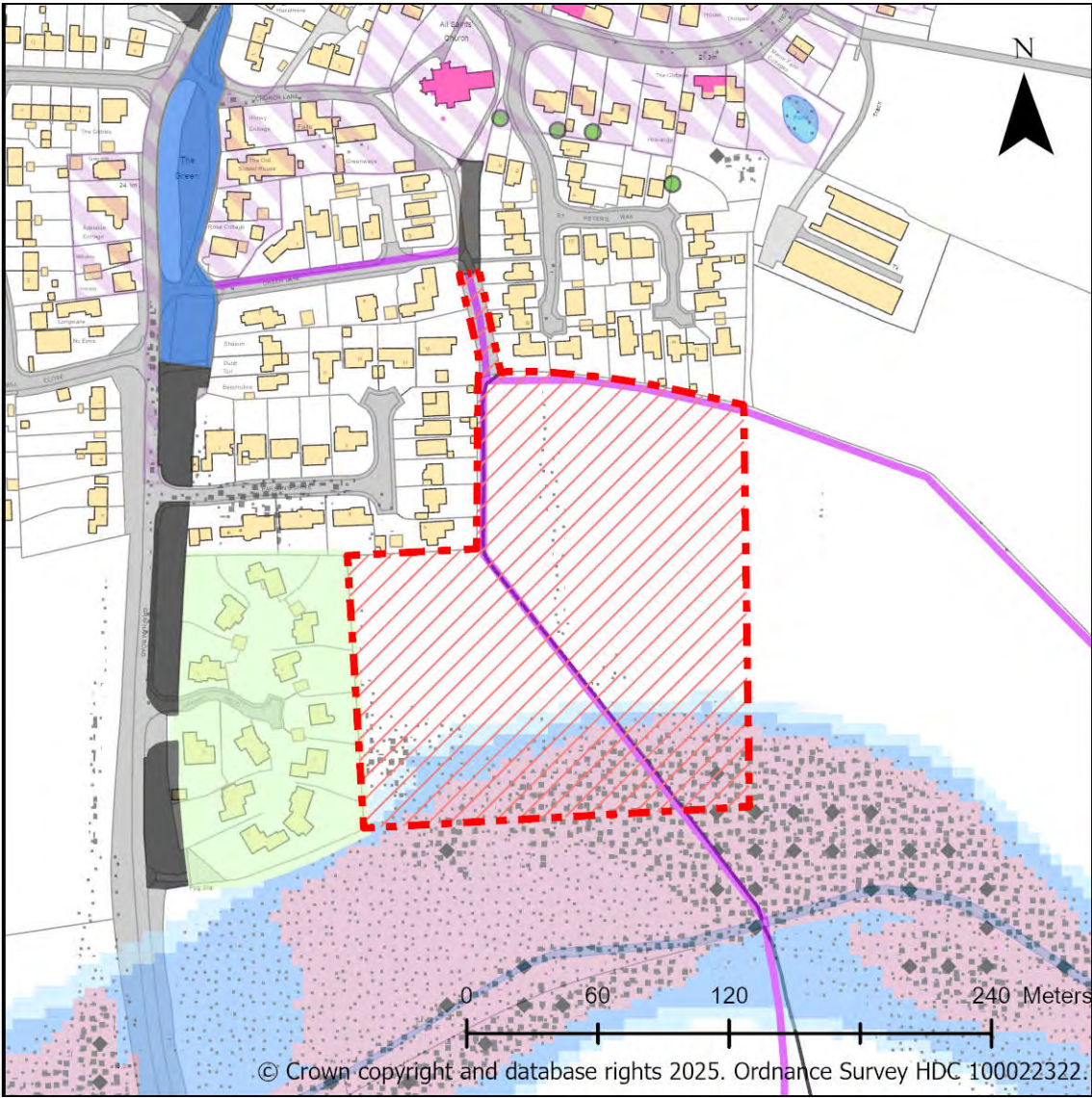
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-2424
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 20% is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly greenfield, classified as grade 3 agricultural land. Approximately a quarter of the site, to the south, is within flood zone 3b, the remaining area being partly within flood 2 but predominantly flood zone 1. There is some surface flooding risk to the south of the site. The site is located on the southern edge Ellington, adjoining residential properties to	~
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the north, north west and west and agricultural land to the south and east. The boundaries adjoining the built form consist of trees and hedgerow which is denser along the far western boundary. In contrast, due to the site forming part of a larger agricultural field, the eastern boundary is completely open resulting in unfiltered views looking into the site from this direction. The southern boundary and along Grafham Road is relatively denser in terms of vegetation which screens the site to some extent from the south and on approach to the village. There is a public right of way that traverses through the middle of the site from north to south and also along the northern boundary. Public benefit attained from these routes should be maintained and enhanced and therefore form key development consideration. This has been considered by the site promoter who stated 'an upgraded public footpath can be incorporated into a development scheme'. Overall, without mitigation there would substantial landscape impact particularly due to public vantage points and an open eastern boundary which would need to be mitigated. The site is not impacted by oil or gas pipelines or ground contamination. There are electricity lines which run through the site which could constrain development. There are no designated nature or heritage assets located within the site. Highway access is potentially suitable from Green Lane to the north of the site which consists of dirt track and some vegetation and therefore would need to be upgraded to accommodate the proposal. Consultation with Cambridgeshire County Council would help to scope out the suitability of access from Green Lane.

The site is wholly greenfield and therefore would not contribute to regeneration. It is outside a mineral safeguarding area and is not impacted by a water recycling centre.

Availability

The site is owned by a single individual/ company who support the development. The site promoter has stated the site is available now and will take 2 years to build out. The landowner intends to sell the land to a third party once allocation status has been attained. There are no apparent legal issues to resolve prior to development.

Achievability

The promoter has stated gas supply, water mains, electricity supply, public highway access and digital and telecommunications infrastructure is available from the site boundary. Highway access is intended to be achieved from Green Lanes but will likely require significant upgrades to accommodate the development. Achievability of access from this point will be better understand through consultation with Cambridgeshire County Council. There are no topographical constraints to overcome prior to development. Electricity infrastructure borders the access point on Green Lane road and a electricity line traverses through the middle of the site. This could impact the cost, layout and capacity of the proposal. Significant boundary screening/ landscaping would be required, particularly to the east, to protect the form and character of the surrounding landscape. In addition, the public right of way running through the middle of the site will need to be effectively integrated into the design process ensuring public benefit attained from this path is not compromised.

The south of the is subject to high fluvial and surface water flood risk with approximately a quarter of the site being located within flood zone 3b. Therefore, this area (portion of the site within flood zone 3b) is not suitable for development and would need to be used for flood mitigation measures such as sustainable drainage or green infrastructure. Hence, residential development should be limited to the middle/ north of the site where there is lower flood risk.	
Deliverability / developability There are no built structures to clear prior to development. There are constraints to overcome relating to highway access, electricity infrastructure, public right ways and flood risk but these constraints could be overcome. The proposal would be contrary to current policy and therefore an allocation status would be required. Therefore, the site submission is considered to be developable	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is partly within flood zone 3b at high risk of surface flooding and partly within flood zone 1 at low risk of surface of surface water flooding. • It is wholly greenfield, classified as grade 3 agricultural land. • Sufficiently remote from designated nature and heritage assets. • Remote from active travel infrastructure, education facilities and a frequent bus service. • In close proximity to multiple culture and leisure facilities and some employment opportunities. • A public right of way runs through the middle of the site and along the northern boundary meaning the proposal has immediate access to active travel infrastructure. • Has a relationship with the built form and greenfield land, landscape buffering and integration of the public right of way could protect the form and character of the landscape and integrate the site with the existing place and community. In combination , the outcomes of the LAA and SA indicate that the site: • Is suitable for development subject to effective masterplanning to ensure the form and character of the landscape and townscape is protected, development is not located to the south of the site where there is high flood risk and the electricity line is effectively integrated. • With a quarter of the site in flood zone 3b, to the south, development would be limited to the north of the site as residential development is not appropriate in an areas of high flood risk.

Flood mitigation measures such as sustainable drainage would be required in the south of the site. • Highway access from Green Lane road would need to be upgraded to accommodate the development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.2 ha 50% net developable area to ensure development is located outside areas of high flood risk and there is appropriate space for effective integration of the public right of way traversing the middle of the site and landscape buffering. 3.2 ha x 50% = 1.6 ha	1.6 ha net developable area 25 dph to reflect the site being located in a rural village location 1.6 ha x 25 dph = 40 homes	Allocation status required Build out over 2 years

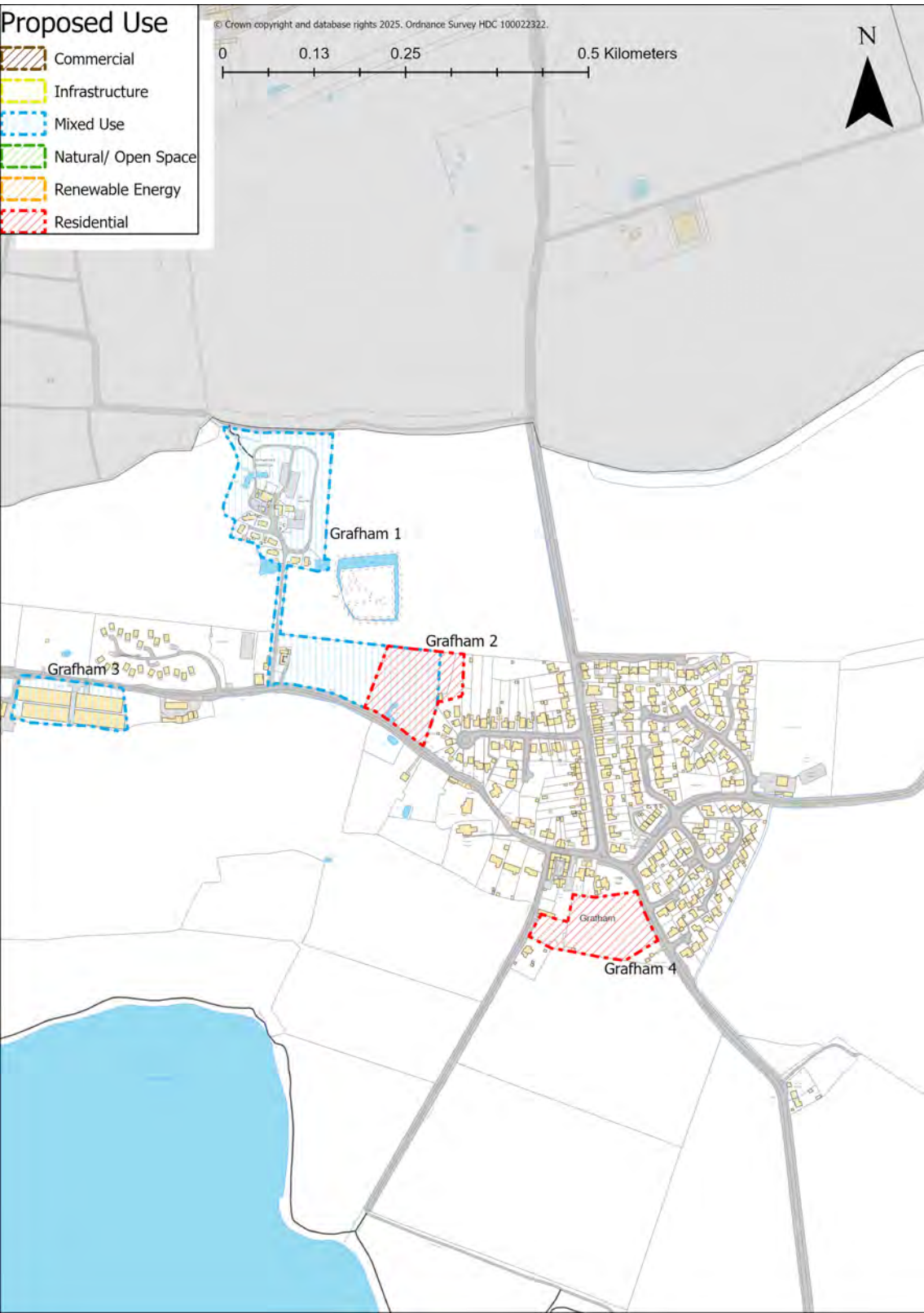
Updates after the Initial Assessment

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Grafham

14.11 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



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



Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham

Site reference	Grafham 1
Site name	Grafham Water Caravan and Motorhome Club Campsite

Site address	Parish(es)	Site area (ha)
Grafham Water Caravan and Motorhome Club Campsite, Church Road, Grafham	Grafham	4.40

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Custom and self-build housing Commercial: - Commercial leisure uses	20+ homes consisting of one or a mix of the following: 20+ market and/or affordable houses 20+ specialist houses 20+ custom and self-build plots Floorspace for expansion of current use as alternative tourism accommodation (camping and motorhome, glamping, pitches etc) not provided	Available 2029 - 2034 Not sure how long it will take to build out

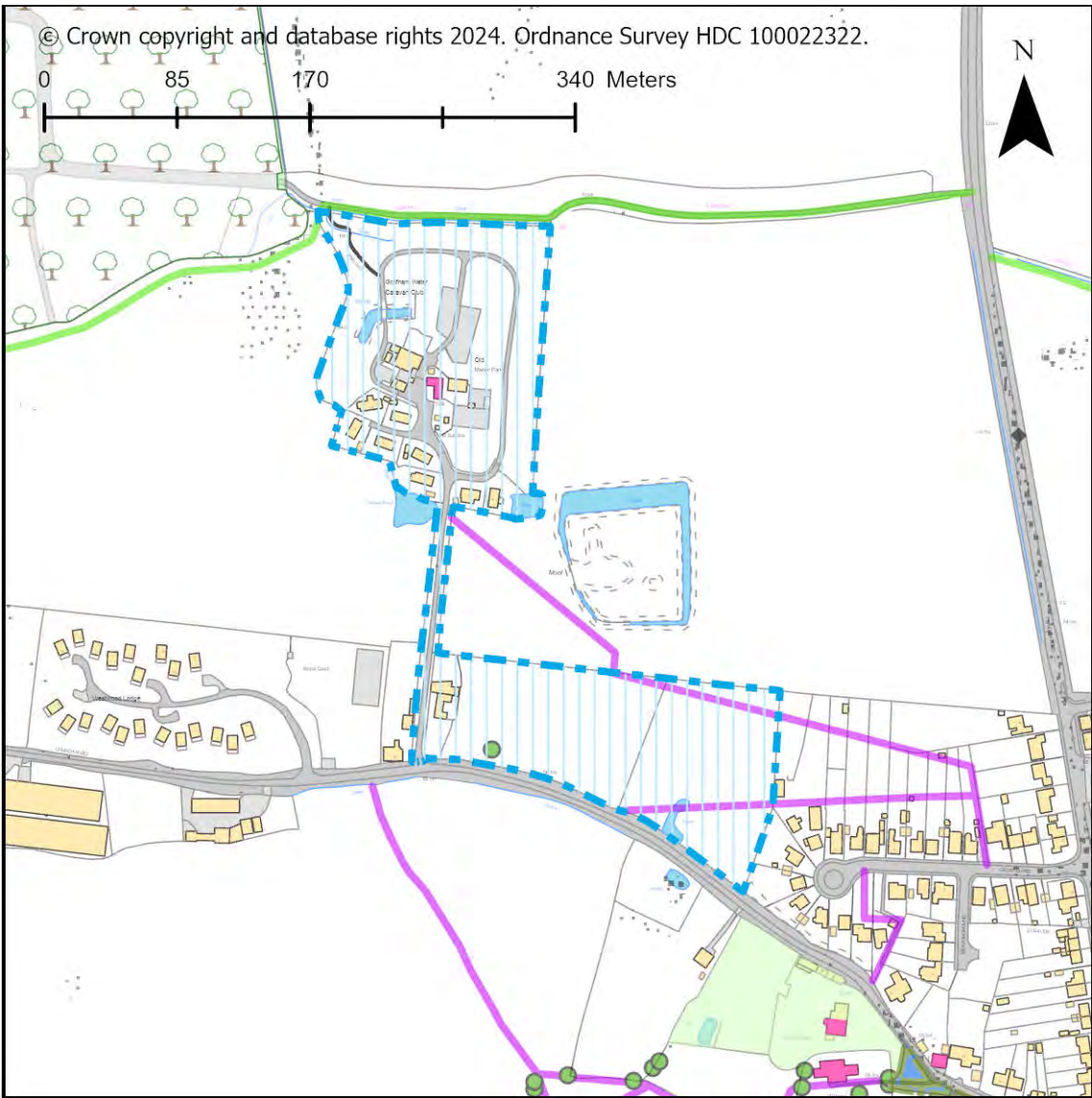
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:45
Relevant planning history	None recent - historic applications relating to the use of land for the Grafham Water Caravan and Motorhome Club Campsite
Land type	Part previously developed land and part greenfield land
Current use of the site	Commercial

Supporting information	None submitted
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site consists of two parcels of land: one is the campsite, and the other a parcel of land that runs along Church Road. The main parcels of the site are located wholly within flood zone 1 and not at risk from surface water flooding. There is some surface water flood risk along the access to the campsite. The land is wholly classified as grade 3 agricultural land. There are several existing structures on the campsite supporting its current use as a holiday campsite and several private park homes, the other parcel is completely greenfield. There are 60 pitches on the site including 41 with hardstanding. The site is broadly flat and the main campsite is enclosed by thick tree belts and vegetation. The southern and eastern parts of the site are much more open but still largely obscured from view by vegetation. When viewing the site from Church Road, there are no breaks in the vegetation so the site	~
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is completely obscured. The borders of the campsite are surrounded by open countryside, to the south is Westwood Lodge, a collection of holiday lets. The easternmost edge of the site adjoins Cedar Close, a residential cul-de-sac (this part of the site has also been submitted under Grafham 2 - CfS:303).

There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Within the campsite there is the grade II listed Old Manor Cottage. There are no nature conservation designations on site. Adjacent to the site along Church Road is a Tree Preservation Order Area. Highways access to the campsite is already established from Church Road, there could be potential to add another access along Church Road to serve the easternmost part of the site although this is a narrow road with no footpath access and there is currently no break in the vegetation along the site's frontage with Church Road to provide an access. Therefore, advice from Cambridgeshire County Council will be sought to determine if an appropriate and safe access could be achieved to serve the site.

The campsite has several structures on site with the other parcel largely being greenfield land. The site promoter is primarily seeking to expand and provide additional leisure facilities and tourist accommodation, but also wishes to explore other uses. They state 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 be solely for residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

Availability

The site is owned by a single individual/ company who supports its development. The site promoter has stated that they do not know if there are legal restrictions affecting the site. The site promoter states that it is not known how the proposed development will be delivered. They suggest the land would be available between 2029 and 2034. However, the eastern parcel of this site has also been submitted by another site promoter solely for residential development (see Grafham 2 - CfS:303) which states that it is understood that the site is owned and controlled by a single family. Therefore, further investigation on who owns this particular parcel of land will be required to ascertain availability, achievability and deliverability of development.

Achievability

The site promoter has identified that all services are available within the site apart from the public highway which is accessible from the site boundary. There is existing access to the campsite, but any additional access will need to be determined. As highlighted above, there is some overlap with another site submission with potentially alternative uses on site. It is not clear at this stage the level of overlap there will be between these developments

and if they will be delivered in tandem or not. There is also some further investigation required regarding land ownership and control. It is also unclear at this stage what additional tourist accommodation and leisure facilities the campsite wish to pursue on site as it appears the priority is to retain the existing business with the potential for residential as either an alternative land use or maybe on the secondary parcel along Church Road. Contact has been made with the site promoter to address these but no response has been received to date, as such the site is categorised as being potentially unachievable arising from the levels of uncertainty in the proposals.

Deliverability / developability

The site is a mixture of previously developed land and greenfield land. Development will need to be sensitive to the site's edge of village location and landscape impact, the impact on the adjoining residential cul-de-sac at Cedar Close and provide safe access from Church Road as well as consider the impact of any intensification of leisure uses on the amenity of residents. Continuing the leisure on site appropriate but this could potentially be undertaken under existing planning policy but the loss of such facilities would be resisted. The site promoter is not sure how the proposed development will be delivered. As outlined above the uncertainties of the proposals means that the site is categorised as not being either deliverable or developable at this time.

- It also unclear at this stage what use the site submission is proposing and whether the tourist accommodation and leisure facilities are to remain. Contact has been made with the site promoter to address these but no response has been received to date, as such the site is categorised as being potentially unachievable arising from the levels of uncertainty in the proposals.
- Residential development may be appropriate on the eastern parcel. This has been assessed through a separate proposal - Grafham 2 - CfS:303
- Continuing the leisure use on site is considered appropriate, however the loss of such facilities would be resisted.
- Requires further investigation regarding land ownership and control.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

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

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

- The site is partly previously developed consisting of a campsite and also greenfield land
- The site is at minimal risk of flooding
- It is accessible to natural green space
- Somewhat detached form the main built form with the eastern parcel adjoining the western edge of Grafham
- Reasonable accessibility to local services and facilities and employment opportunities
- Development could impact heritage assets

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

- The site is considered to be inappropriate for residential development due to the loss of leisure uses and development being located in the countryside.

Grafham 2: Land adjacent to 24 Cedar Close, Grafham

Site reference	Grafham 2
Site name	Land adjacent to 24 Cedar Close, Grafham

Site address	Parish(es)	Site area (ha)
Land adjacent to 24 Cedar Close, Grafham	Grafham	1.14

Promoter's Intentions

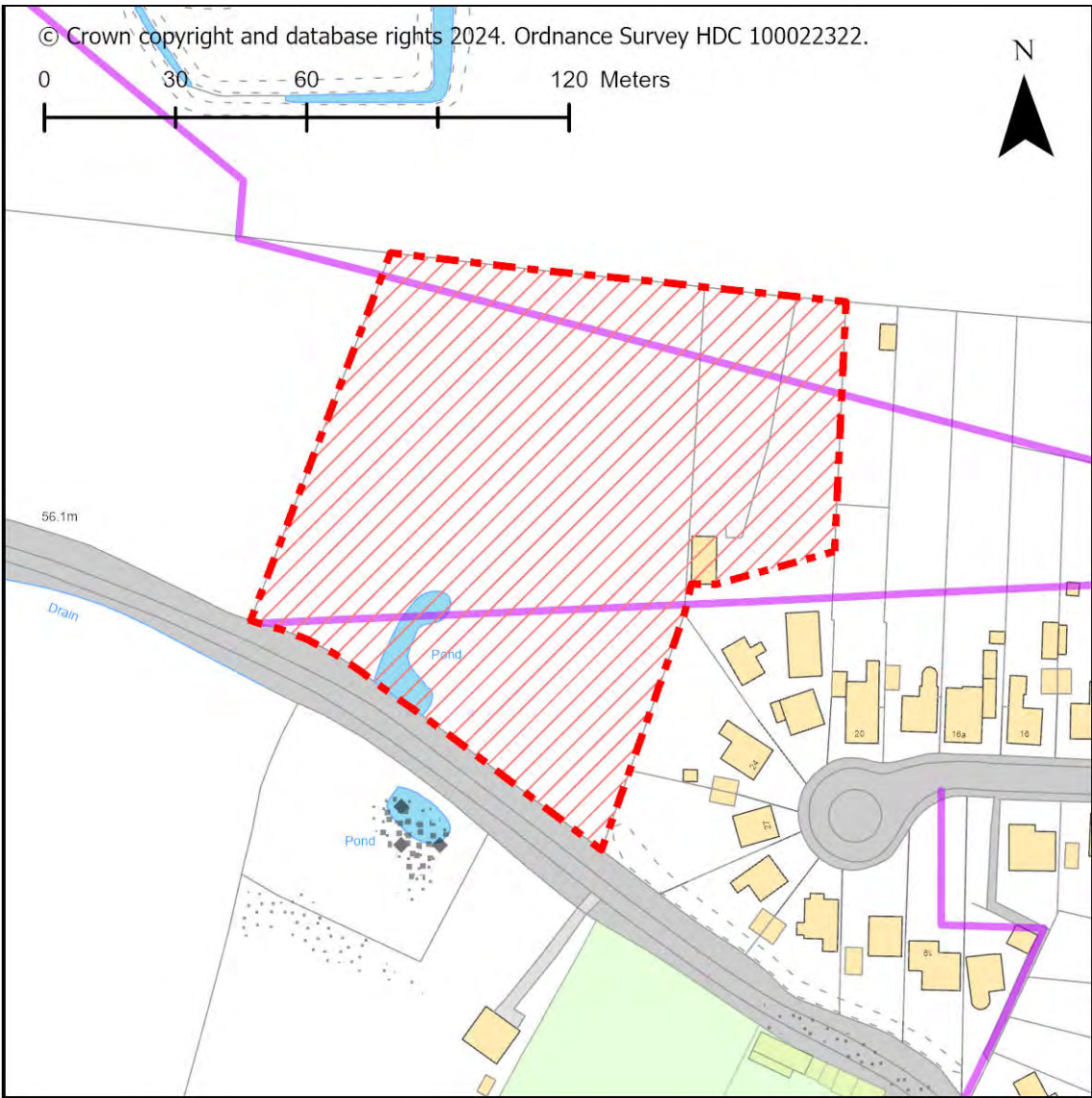
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Custom and self-build housing Open spaces uses: - Natural, green or open space - Biodiversity net gain	17 market dwellings and 12 affordable dwellings and 2 custom and self-build plots giving a total capacity of 31 homes 1.1ha of land for biodiversity net gain	Available 2024 - 2028 Build out over 1 - 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:303
Relevant planning history	None recent - historic applications relating to the use of land for the Grafham Water Caravan and Motorhome Club Campsite
Land type	Wholly greenfield land
Current use of the site	Paddock land associated with Grafham Water Caravan and Motorhome Club Campsite
Supporting information	Infographic leaflet

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located wholly within flood zone 1 and is not at risk from surface water flooding. The land is wholly classified as grade 3 agricultural land with only one existing structure on site. There is also a pond on site located centrally along the site's southern boundary. The site is broadly level, and is largely obscured from view with vegetation along all of its boundaries. A tree line along its western edge provides a clear distinction between the site and the rest of the adjoining land associated with the Grafham Water Caravan and Motorhome Club Campsite. When viewing the site from Church Road, there are no breaks	~
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in the vegetation so the site is completely obscured. To the east is Cedar Close, a residential cul-de-sac. To the north and south is open countryside with the Grafham Water Caravan and Motorhome Club Campsite to the west and north-west. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage or nature conservation designations on site. Adjacent to the site is a Tree Preservation Order Area. Highways access to the site could be achieved from Church Road although this is a narrow road with no footpath access and there is currently no break in the vegetation along the site's frontage with Church Road. Therefore, advice from Cambridgeshire County Council would be needed to determine if an appropriate and safe access can be achieved to serve the site. There are two public rights of way cutting through the site which would need to be retained. The site is greenfield land apart from one existing structure on site so development would not contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site promoter states that the land is owned by a single family who supports its development and that there are no known legal restrictions affecting the site. The site promoter states that an allocation status is sought and then the site will be sold to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028 and could take one to two years to build out. However, this site has also been submitted by another site promoter as part of a wider site area (see Grafham 1 - CfS:45) which states that it is owned and controlled by a single/individual company. Therefore, further investigation on who owns this particular parcel of land will be required to ascertain availability, achievability and deliverability of development.	~
Achievability The site promoter has identified that only electricity supply and the public highway are accessible from the site boundary with the remaining services (gas supply, mains water supply and digital and telecommunications supply) being unknown. There is only one structure to clear on site. The site promoter identifies that the provision of access from Church Road needs to be scoped. As highlighted above, there is some overlap with another site submission with potentially alternative uses on site. It is not clear at this stage the level of overlap there will be between these developments and if they will be delivered in tandem or not or are mutually exclusive regarding this parcel of land. There is also some further investigation required regarding land ownership and control.	~
Deliverability / developability	~

The site is greenfield with only one structure to clear. Development will need to be sensitive to the site's edge of village location and landscape impact, the impact on the adjoining residential cul-de-sac at Cedar Close and provide safe access from Church Road. The site promoter identifies that an allocation status is sought before selling the site onto a third party to acquire planning approval. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

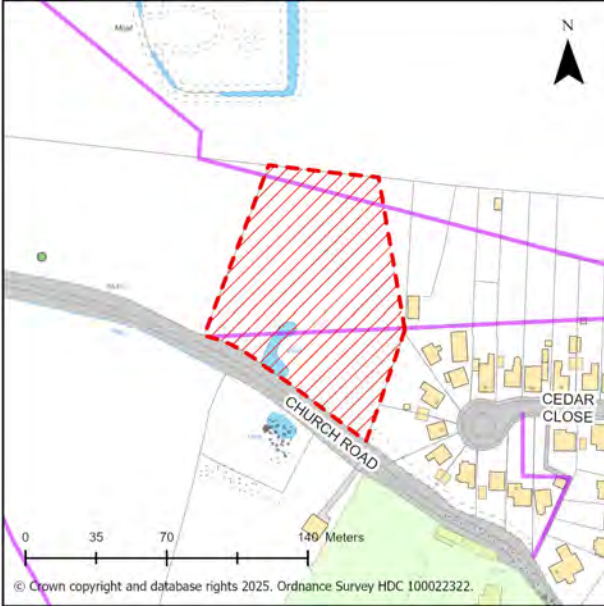
The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Wholly greenfield land - No risk from fluvial or surface water flooding - Good access to local facilities, shops and employment - Good accessibility to natural greenspace including being within 1km of Grafham Water SSSI - Limited public transport access - Relates well to the existing built form of Grafham In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for residential use as it relates well to the immediate surroundings and the scale would integrate well with the established community - Highways access to the site could be achieved from Church Road but this will need to be investigated further - Landscaping will be required to provide a soft development edge

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.14 ha 90% net developable area allowed for landscaping and reflecting the presence of a pond on site. This can also provide	Residential: market and/or affordable housing; and self-custom build housing	Available post 2028 subject to successful allocation status Build out over 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
the diversity net gain identified by the site promoter as well as measures that can be incorporated within plots themselves. 1.14 ha x 90% = 1.03 ha	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 1.03 x 25 = 26 homes	

Updates after the Initial Assessment

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 is also updated: Gross site area is 0.858a, 90% net developable area to allow sufficient landscaping and BNG opportunities. Net developable area is 0.792 x 25dph = 20 homes. Amended site area: 
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Grafham 3: Sullivans Poultry Farm, Grafham

Site reference	Grafham 3
Site name	Grafham Poultry Farm, Church Road, Grafham

Site address	Parish(es)	Site area (ha)
Grafham Poultry Farm, Church Road, Grafham	Grafham	0.90

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Custom and self-build housing - Care home Commercial: - Commercial leisure uses	18 market and/or affordable homes and/ or 18 custom and self-build plots, or 70 bed care home, or Commercial leisure uses - floorspace to be confirmed	Available 2024 - 2028 Build out over 1 year

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:388
Relevant planning history	0801186OUT - submitted for ten holiday lets, application was withdrawn.
Land type	Partly previously developed and partially greenfield land (agricultural uses)
Current use of the site	The site is an existing intensive poultry farm comprising of four large poultry sheds and associated hardstanding
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is 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. The land is classified wholly as grade 3 agricultural land. There are four large poultry sheds on site used for intensive poultry farm and associated hardstanding. The site is broadly level, and is largely obscured from view with vegetation along all of its boundaries. When viewing the site from Church Road, there are breaks in the vegetation for access which also allow for some views into the site. To the west is a residential property, to the north on the other side of Church Road is Westwood Lodge which is used for holiday lets. To the east is a small field and to the south is open countryside.	~
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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. No gas or oil pipelines run through the site. There are no heritage or nature conservation designations on site or within its immediate vicinity. Highways access to the site can be achieved from Church Road although this is a narrow road with no footpath access. Advice from Cambridgeshire County Council will need to be sought to determine if an appropriate and safe access can be achieved at this point. The site promoter states that residential, care uses and leisure uses could be pursued, it is not clear if one use will be chosen or there will be a mixture of uses. The site is not considered to be suitable for a care home given the constraints on safe and sustainable access to the site and its detached location from the village due to the inability to achieve safe pedestrian access. The site could be assessed further for residential and/or leisure uses to complement the adjacent holiday lets . The site is mostly covered in hardstanding and large sheds so development could contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that the site will be delivered by the landowner. The promoter suggests the land would be available between 2024 and 2028 and could take one year to build out.	~
Achievability The site promoter has identified that all services are accessible within the site apart from the public highway which is accessible from the site boundary and main gas supply which is unknown. There are several structures and hardstanding to clear on site so there is a substantial amount of work needed to make the site ready for redevelopment. Information has not been provided regarding if the existing business will relocate or be shut down. There will also be the need to assess any level of contamination on the site and remediate it if there is before development can take place. There is uncertainty on what proposed uses will be brought forward on the site, whether a mixture of residential and leisure uses is sought and hence the amount of development.	~
Deliverability / developability There are several structures and hardstanding to clear on site so there is a substantial amount of work needed to make the site ready for redevelopment. Additionally, the location of the site will need to be sensitive to the wider landscape and look to maintain the level of surrounding vegetation in order to minimise landscape impact. The level of potential contamination on the site would need to be assessed and further clarity gained on the	~

proposed mix and quantity of uses. It is proposed that the development will be delivered by the landowner so the site will not be sold on. No planning application has yet been made on site however, therefore the site is classified as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site consists of four large poultry sheds used for intensive poultry farming thus clearance provides an opportunity to enhance the character of the area and provide an enhanced approach to Grafham • Remote from a local shop, primary education and local leisure and community facilities • Very limited public transport access • Remote from natural greenspace but is within 1km of Grafham Water • 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. • Proposals for residential and care home development would not be 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. In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development • 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. • Will not support sustainable lifestyles as it is remote from key day to day services, employment and cannot be accessed via sustainable modes of transport • As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Grafham 4: Field south of Village Farm, Grafham

Site reference	Grafham 4
Site name	Field south of Village Farm, Grafham

Site address	Parish(es)	Site area (ha)
Field south of Village Farm, Grafham	Grafham	1.62

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	60 homes	Available 2024 - 2028 Build out over 2 years

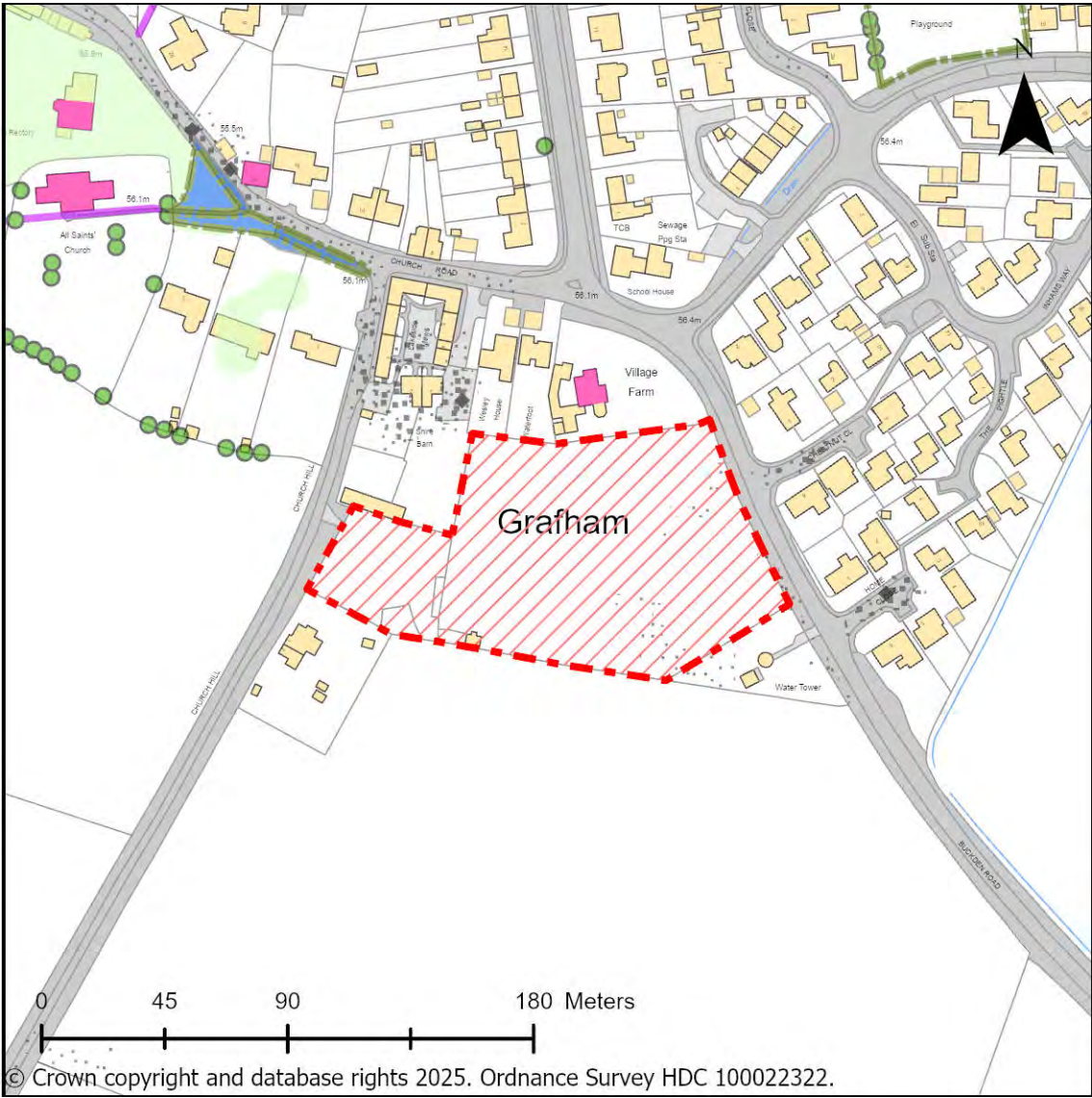
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2481
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is located wholly within flood zone 1 and is at risk from surface water flooding across its eastern half. The western third of the site is classified as grade 3 agricultural land with the remaining two thirds being grade 2. The site is broadly level, and is largely obscured from views from Buckden Road due to established trees and vegetation.	+

Vegetation runs along all of its boundaries with some more sparse vegetation on its western edge, together they largely obscure the site from longer range views. To the north, west and east are residential properties and to the south is the open countryside. Adjoining the site's south eastern corner s a water tower. There is no known contamination or pollution on site. No gas or oil pipelines run through the site, telegraph poles run across the site. There are no nature conservation designations on site. 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. There is currently an access into the site form Church Hill, however the site promoter identifies that 'permission will be needed to access to Buckden Road, however a mini roundabout would provide safe access to the site and also slow traffic entering/leaving the village.' Advice from Cambridgeshire County Council would be needed to determine if this is appropriate. The site is greenfield land apart so development would not contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site promoter states that the land is owned by a single family who supports its development and that there are no known legal restrictions affecting the site. The site promoter states that it is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028 and could take up to two years to build out.	+
Achievability The site promoter has identified that all services are accessible from the site boundary apart form gas supply which is not immediately accessible. The provision of an access to serve the potential quantum of development will need further scoping. There are already established trees and vegetation enclosing the site which should be retained, however some may be lost in providing an access into the site. When masterplanning the site the impact on heritage assets must be considered and mitigated, the site's edge of village location also needs careful consideration as do the existing telegraph infrastructure that runs through the site.	+
Deliverability / developability	~

The site is greenfield with no structure to clear. Development will need to be sensitive to the site's edge of village location, impact on heritage assets and landscape impact. An allocation status is not sought but it is unlikely to be supported under current policy, therefore an allocation would likely be required to support the development. Therefore, the site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Wholly greenfield land predominately classified as being grade 2 agricultural land • No risk from fluvial flooding but there is some risk from surface water flooding • Good access to local facilities, shops and employment • Good accessibility to natural greenspace including being within 1km of Grafham Water SSSI • Limited public transport access • Relates well to the existing built form of Grafham and could be integrated into the existing place and community • Is within the setting of a grade II listed building In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential use as it relates well to the immediate surroundings and the scale would integrate well with the established community • Highways access to the site could be achieved from Buckden Road or Church Hill but this will need to be investigated further • Landscaping will be required to provide a soft development edge and mitigate impact on heritage assets
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.62 ha 90% net developable area allowed for landscaping and sustainable drainage. 1.62 ha x 90% = 1.458 ha	Residential - market and/or affordable housing Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 1.458 x 25 = 36 homes	Available post 2028 subject to successful allocation status Build out over 2 years

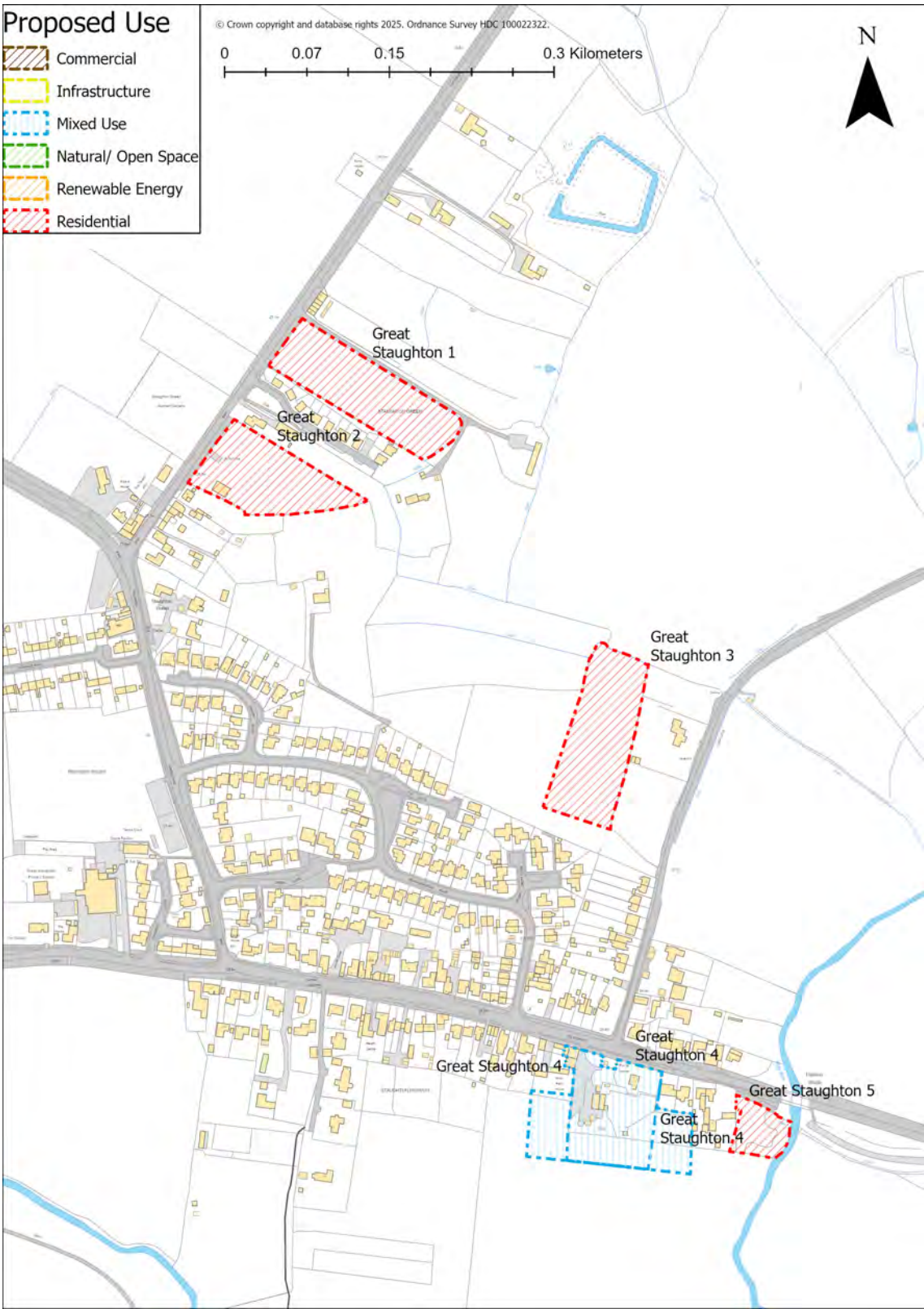
Updates after the Initial Assessment

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Great Staughton

14.13 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



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



Great Staughton 1: Land East of B661, The Green, Great Staughton

Site reference	Great Staughton 1
Site name	Land East of B661, The Green, Great Staughton

Site address	Parish(es)	Site area (ha)
Land East of B661, The Green, Great Staughton	Great Staughton	0.90

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2024 - 2028 Build out over 1 year

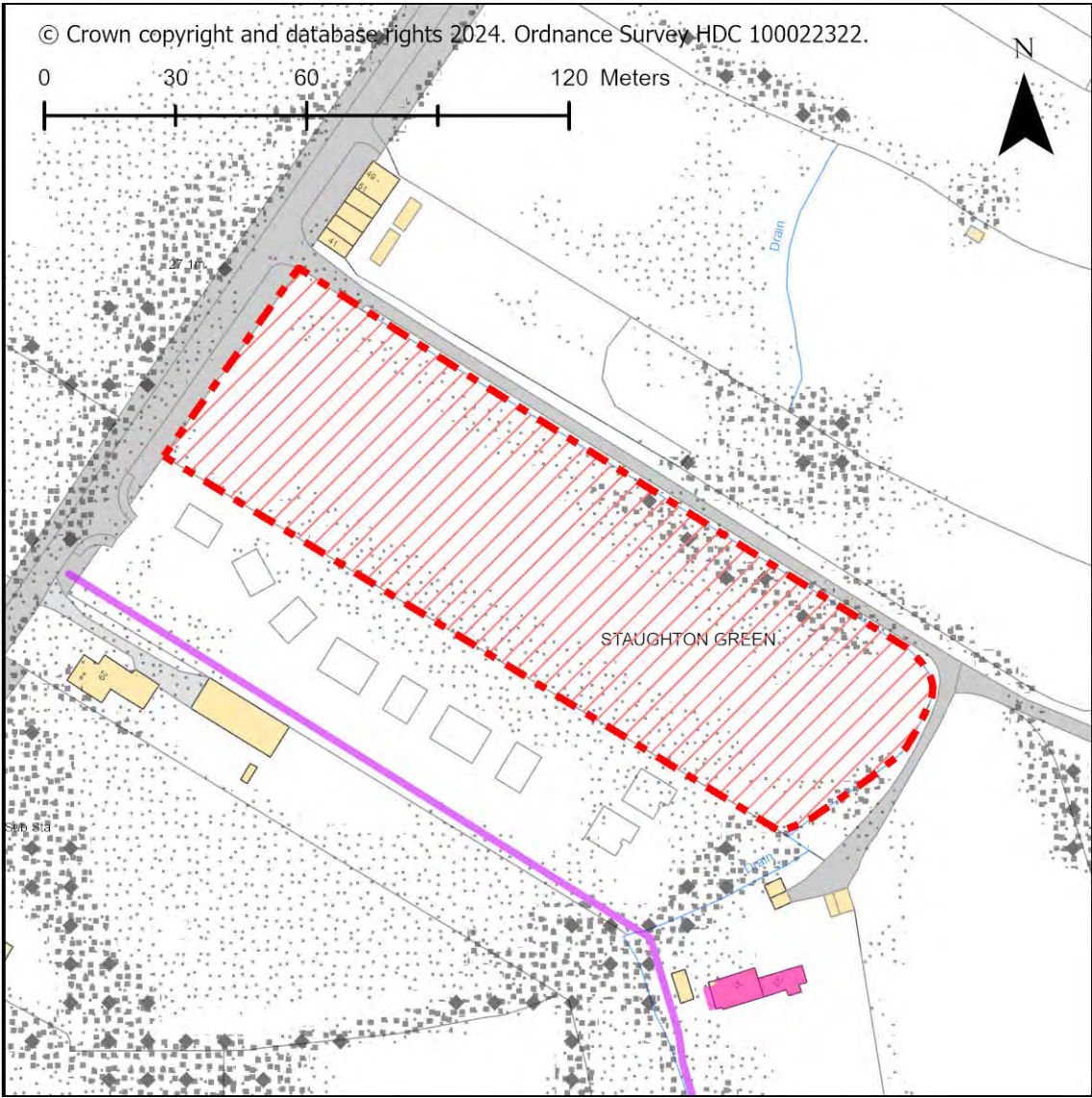
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:125
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting statement (June 2023)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is located within flood zone 1, there is risk of surface water flooding across the site particularly along the site's northern and southern boundaries. The land is classified wholly as grade 3 agricultural land with no existing structures on site. The site is broadly level and is in agricultural use. Its north-west boundary fronts onto The Green where there	+

is vegetation screening it from view. Along the site's northern boundary there is a track that provides access to other agricultural plots and residential properties. Vegetation is present but the site is clearly visible along the track. Along the site's southern and eastern boundary are trees and vegetation but again these are fairly loose so the site is not obscured. To the north and south are residential properties. The properties to the south were completed in 2023. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity cables run along The Green adjacent to the site's frontage. The site is not within a conservation area but is adjacent to a grade II listed building at its far eastern end. There are no nature conservation designations on site or within its immediate vicinity. Highways access to the site can be achieved from the B661 (The Green). The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is owned by multiple individuals within a single family who all supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. The presence of electricity cables may require some mitigation. There are no buildings on site so no clearance work would be required and the site is flat so there are no topographical challenges to overcome. The access to the site is from The Green (B661).	+
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its location and incorporate landscaping measures and SuDs. The site promoter states that it is intended to acquire planning permission then sell to a third party for development. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Some surface water flood risk • Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area • Remote from natural greenspace • Limited public transport access • Accessible to some local services and employment opportunities In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area • Support residential development on sites of less than 1ha • Landscaping and sustainable drainage will be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.9 ha	Residential - market and/or affordable housing	Available post 2028 subject to allocation
80% net developable area allowed for landscaping and SuDs to mitigate against the identified surface water flood risk.	Very low density of 25 dph anticipated due to the edge of village location.	Build out over 2 years
Net developable area of 0.9 ha x 80% = 0.72 ha	Very low density of 25 dph = 0.72 x 25 = 18 homes	

Updates after the Initial Assessment

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Great Staughton 2: Land South of 29 The Green, Great Staughton

Site reference	Great Staughton 2
Site name	Land South of 29 The Green, Great Staughton

Site address	Parish(es)	Site area (ha)
Land South of 29 The Green, Great Staughton	Great Staughton	0.71

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 homes including 8 (40%) affordable units. The site promoter states there is scope for a two bungalows and the potential for two self build plots. It is unclear from the submission if this is in addition to the 20 homes or not.	Available 2024 - 2028 Build out over 1 to 2 years

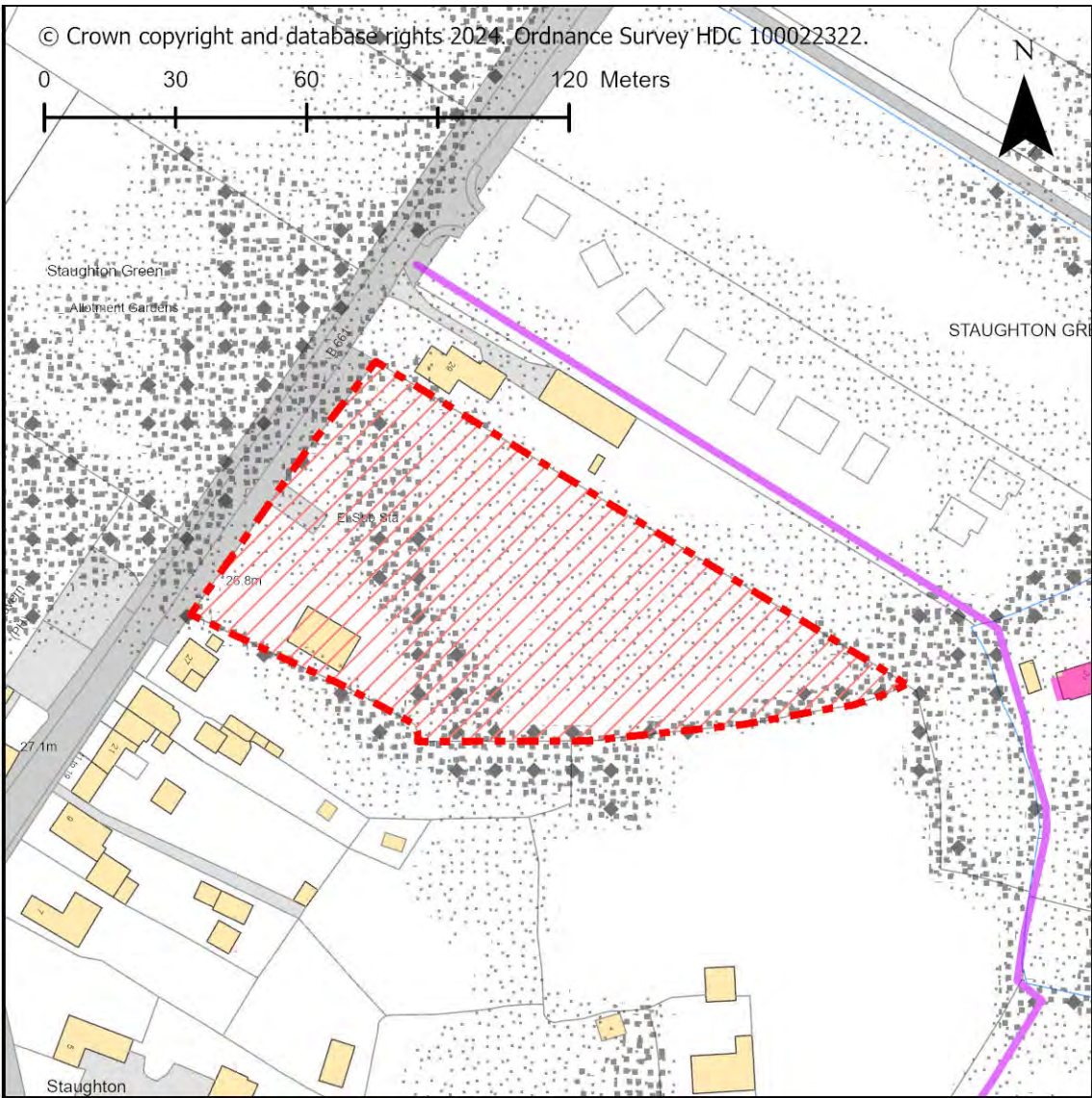
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:150
Relevant planning history	19/00576/PIP - residential development of between 5 - 9 dwellings - refused in June 2019 20/01087/PIP - residential development of up to 9 dwellings - refused in September 2020 - The Site was included in the HELAA (2017) (050 - South of 29 The Green, Great Staughton), the site was considered potentially suitable for low density residential development across a net developable area of 85% of the site resulting in an estimated capacity of 20 dwellings. The site was taken forward as a proposed allocation in the Local Plan to 2036 but was deleted under main modification 38. The site was not allocated.

Land type	Majority is greenfield (a small proration is not where there is a storage building)
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1 but almost the entirety of the site is constrained by low, medium and high risk of surface water flooding. There is an overland flow path traversing the site with a high risk of surface water flooding. The risk of surface water flooding may give rise to access and escape implications because of its extent and location. The site is wholly classified as grade 3 agricultural land. The site is well-screened, flat and covered by rough grass with a storage building on site, but development on the site would be visible from the approach to the village from the northeast. The site is located to the	~
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east of the B661, on the northern edge of Great Staughton surrounded primarily by open countryside. On the opposite side of the B661 are allotments. The site is primarily greenfield however a storage building is situated along the southern boundary. This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (GS 1 South of 29 The Green). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity cables run along the B661 along the site's frontage and a pole mounted transformer is located on the boundary. The site is not within a conservation area but is adjacent to numbers 31 and 33 The Green located to the east of the site, both of which are grade II listed. There are no nature conservation designations on site or within its immediate vicinity. Highways access to the site can be achieved from the B661 (The Green). The site is mostly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028 and take 1 to 2 years to complete.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from gas supply which is unknown. The presence of an electricity transformer may require some mitigation and the site promoter has obtained advice from UK Power Networks indicating that the transformer unit could be relocated or replaced by an electricity substation as part of any development scheme. There is one building on site so some clearance work would be required and the site is flat so there are no topographical challenges to overcome. The access to the site is from The Green (B661). There are however significant levels of surface water flood risk on site which will require assessment to determine if development on the site is possible with appropriate mitigation.	~
Deliverability / developability	~

There is a structure to clear, the site is located on the edge of Great Staughton. The location means that any future development will need to be sensitive to its location and incorporate landscaping measures and SuDs if it is possible to overcome the surface water flood risk. The site promoter states that it is intended to acquire planning permission then sell to a third party for development. The site is expected to be available between 2024 and 2028. As there is not an active planning application on site, and if the surface water flood risk can be overcome, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is mostly greenfield land with an existing structure on site • Significant surface water flood risk • Remote from natural greenspace • Accessible to some local services and employment opportunities • Limited in public transport access • Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area • Support residential development on sites of less than 1ha • Landscaping and sustainable drainage will be required
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.71 ha 80% net developable area allowed for landscaping and SuDs to mitigate against the identified surface water flood risk.	Residential - market and/or affordable housing	Available 2024 - 2028 Build out over 1 to 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
0.71 ha x 80% = 0.568 ha	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.568 x 25 = 14 homes	

Updates after the Initial Assessment

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Great Staughton 3: Land West of Cage Lane, Great Staughton

Site reference	Great Staughton 3
Site name	Cages Lane, Great Staughton

Site address	Parish(es)	Site area (ha)
Cages Lane, Great Staughton	Great Staughton	0.92

Promoter's Intentions

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

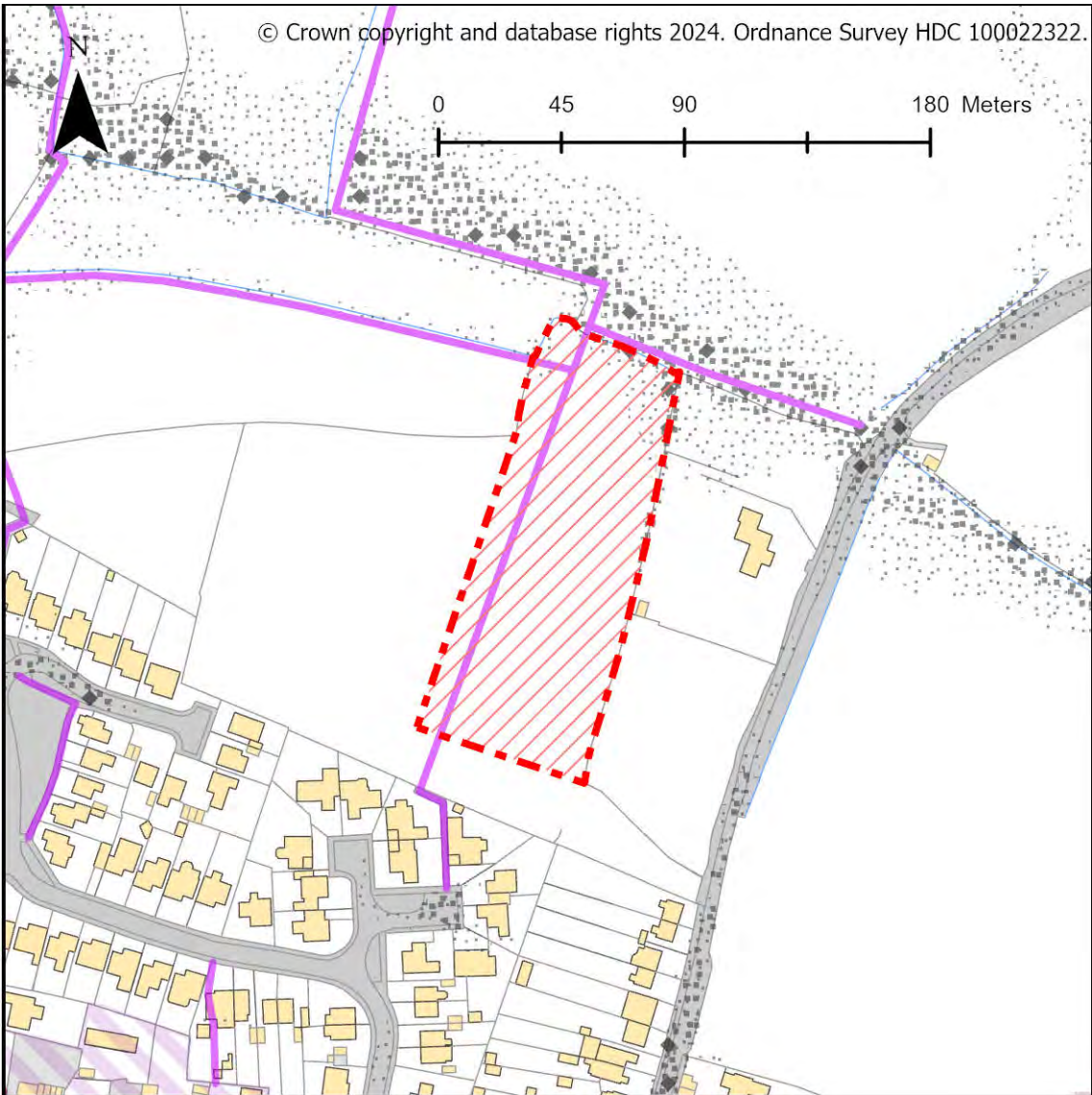
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:377
Relevant planning history	None relevant The site was included as part of a larger site in the HELAA (2017) (149 - West of Cage Lane & North of Croft Close, Great Staughton), this larger site was not taken forward as an allocation.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1, there is risk of surface water flooding in the site's north eastern corner. The land is classified wholly as grade 3 agricultural land with no existing structures on site. The site is broadly level and is in agricultural use. The site is relatively enclosed but more open on its western side where it adjoins agricultural fields. To the east and south, it is adjacent to some residential properties where vegetation is thicker providing a greater degree of separation. 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. These would need to be protected in any development scheme to retain public accessibility. Development would be visible from these public rights of way and from the approach to the village from the northeast. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or nature conservation designations on site or within its immediate vicinity. The site is not immediately accessible to the public highway, however, there is a track that appears to lead to the site which may have potential for upgrading. It is unclear how much of this land falls within the call for sites submission. If an appropriate connection can be made, the site could be accessed from Cage Lane, otherwise lack of access is a substantial constraint to development. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.	~
Availability The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to deliver the development via the landowner and also a master developer. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that mains water supply, electricity supply and digital and telecommunications are available within the site. The public highway is identified as being accessible from the site boundary. Accessibility to a gas supply is marked as unknown. There are no buildings on site so no clearance work would be required and the site is flat so there are no topographical challenges to overcome, however access to the site may be challenging and considerable landscaping will be required as well as incorporation of the existing public right of way.	~

Deliverability / developability

There are no existing structures to clear but the location means that any future development will need to be sensitive to its setting and incorporate landscaping measures. SuDs will be necessary to address surface water flood risk and the existing public right of way that runs through the western edge of the site would need to be incorporated. The site promoter states that it is intended to deliver the development directly by the landowner and a master developer. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Is not constrained by fluvial flood risk but there is some surface water flood risk • Remote from natural greenspace • Limited public transport access • Accessible to some local services and employment opportunities • Very low potential to integrate built development into the existing community considering it is physically detached from the main built form of the village • Will require consideration and incorporation of existing public rights of way In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for residential development as there is little opportunity to successfully integrate the site with the existing place and community considering its detachment from the built form and also the potential difficulty in accessing the site

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Great Staughton 4: Brook Farmyard, Great Staughton

Note: The site promoter has submitted this site three times, each with slightly varying site boundaries and capacities:

- Central site - gross site area of 0.79
- Western extension - gross site area of 1.03
- Eastern extension - gross site area of 0.98

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

Site reference	Great Staughton 4
Site name	Brook Farmyard, The Highway, Great Staughton

Site address	Parish(es)	Site area (ha)
Brook Farmyard, The Highway, Great Staughton	Great Staughton	CfS 373: 0.79 (central site) CfS374: 1.03 (central site with western extension) CfS375: 0.98 (central site with eastern extension)

Promoter's Intentions

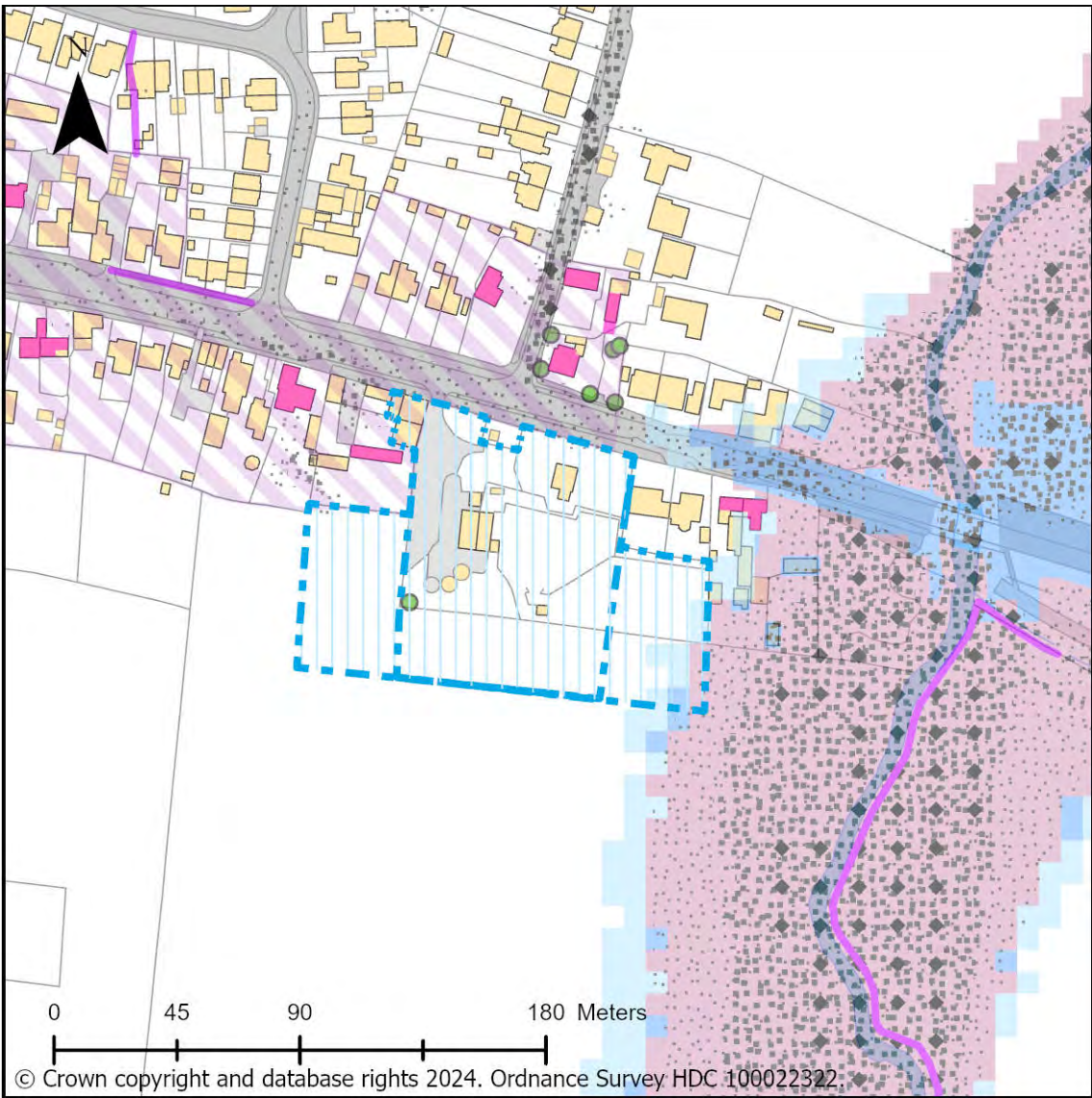
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Retail	Between 8 and 12 homes 331.57 sqm of employment 70 sqm of retail The site promoter has stated that 'If appropriate, the landowner would be receptive to discussions regarding the inclusion of a local medical centre within the site'.	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	- Call for sites 2023 submission: site reference – CfS:373 - central site - Call for sites 2023 submission: site reference – CfS:374 - central site with western extension - Call for sites 2023 submission: site reference – CfS:375 - central site with eastern extension
Relevant planning history	Within the site 21/00061/PIP for the residential conversion of grain silos to form up to 1 dwelling - approved in December 2021 The site was included in the HELAA (2017) (148 - Brook Farm, The Highway, Great Staughton) but was not taken forward as an allocation.
Land type	Part previously developed / part greenfield land
Current use of the site	Agricultural land / commercial
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is 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. The land is classified wholly as grade 3 agricultural land with several existing structures on site. The site is in partly commercial and partly agricultural use so is a mix of previously developed land and greenfield land. The site gently rises away from The Highway and is fairly open. A line of vegetation separates the site on its eastern side from the adjoining residential properties but to the south and west the site is open with views out into the wider landscape. There is a tree protected by a Tree Preservation Order within the site. As the land rises here,	~
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views from the nearby public right of way that runs along the River Kym means the site is more visible here. It is more likely that the western and eastern expansion sites will have greater landscape and heritage impacts than the central site, albeit this is still highly constrained.

There is no known contamination or pollution on site but this may be possible considering the existing use of the site. No gas or oil pipelines run through the site. It adjoins a conservation area and is adjacent to several listed buildings on three sides. There are no nature conservation designations on site or within its immediate vicinity. The site is accessed via The Highway. Advice from Cambridgeshire County Council will be sought to assess whether this access can accommodate the potential increase in vehicular movements associated with the proposed range of uses

The site is partly previously developed and partly greenfield land so its development could contribute to the reuse of previously developed land and regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.

Availability The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to deliver the development via the landowner and a master developer. The promoter suggests the land would be available between 2024 and 2028. The landowner has been in discussion with Great Staughton Parish Council about the potential use of the site for the relocation of the current medical facility. Some housing could be provided alongside this to assist with the viability of the scheme. It is understood via the Neighbourhood Plan process that the Parish Council are working with the landowner to allocate the site for a mixed medical facility / residential scheme with the Great Staughton Community Land Trust; funding has been received from the Greater Cambridge Partnership to facilitate the scoping, viability and promotion of a new GP surgery / NHS healthcare facility.	+
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Achievability For all submissions, the site promoter has identified that mains water supply, electricity supply and digital and telecommunications are available within the site. The public highway is identified as being accessible from the site boundary. Accessibility to a gas supply is marked as unknown. There are buildings on site so some clearance work would be required. While funding has been received to scope out the potential for a new medical facility within Great Staughton, there is some uncertainty on the scale of such facility, whether it can be made viable and the proposed mix of uses that may be delivered as part of such a development. It is understood that this will become more certain as the neighbourhood planning process progresses.	~
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Deliverability / developability	~
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There are existing structures to clear and the location means that any future development would need to be sensitive to its location relative to several heritage assets. The implication of additional vehicular movements into and out of the site along The Highway also needs careful consideration. It is uncertain at this stage the exact nature of the development and the precise site boundaries. The site promoter states it is intended to deliver the development directly by the landowner and a master developer. It appears that the site may become allocated via the neighbourhood plan process. Due to the uncertainty on the proposals at this stage and the absence of a planning application, the site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is partly previously developed land - Some surface water flood risk and some risk from fluvial flooding particularly on the eastern part of the site making the eastern expansion unsuitable - Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area - Remote from natural greenspace - Limited in public transport access - Accessible to some local services and employment opportunities with the potential to provide expanded services to the village In combination the outcomes of the LAA and SA indicate that the site: - Is potentially appropriate for a mixed development within the central and/or western land areas which have the potential to provide built development of a scale that will not harm the character of the area - Careful design to mitigate heritage impacts as well as landscaping and sustainable drainage will be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Central site - gross site area of 0.79 Western extension - gross site area of 1.03 Eastern extension - gross site area of 0.98 - not considered suitable due to the increased risk of fluvial flooding 80% net developable area allowed for sensitive design to address heritage constraints and landscaping. Net developable area for central area of 0.79 ha x 75% = 0.59 ha Net developable area of central area with western extension of 1.03 ha x 75% = 0.77 ha	Residential - market and/or affordable housing Commercial - employment and retail and/or Community uses - medical centre/ NHS facility To indicate capacity for the site, it is proposed that the non-residential uses will be on 0.15 ha of the site and residential will be on the rest of the net site area. <u>Central site:</u> Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.44 x 25 = 11 homes Non-residential uses = 0.15ha <u>Central site with Western extension:</u> Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.62 x 25 = 16 homes Non-residential uses = 0.15 ha	Available post 2028 Build out over 2 years

Updates after the Initial Assessment

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Great Staughton 5: Land South of The Highway, Great Staughton

Site reference	Great Staughton 5
Site name	Land South of The Highway, Great Staughton

Site address	Parish(es)	Site area (ha)
Land South of The Highway, Great Staughton	Great Staughton	0.24

Promoter's Intentions

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

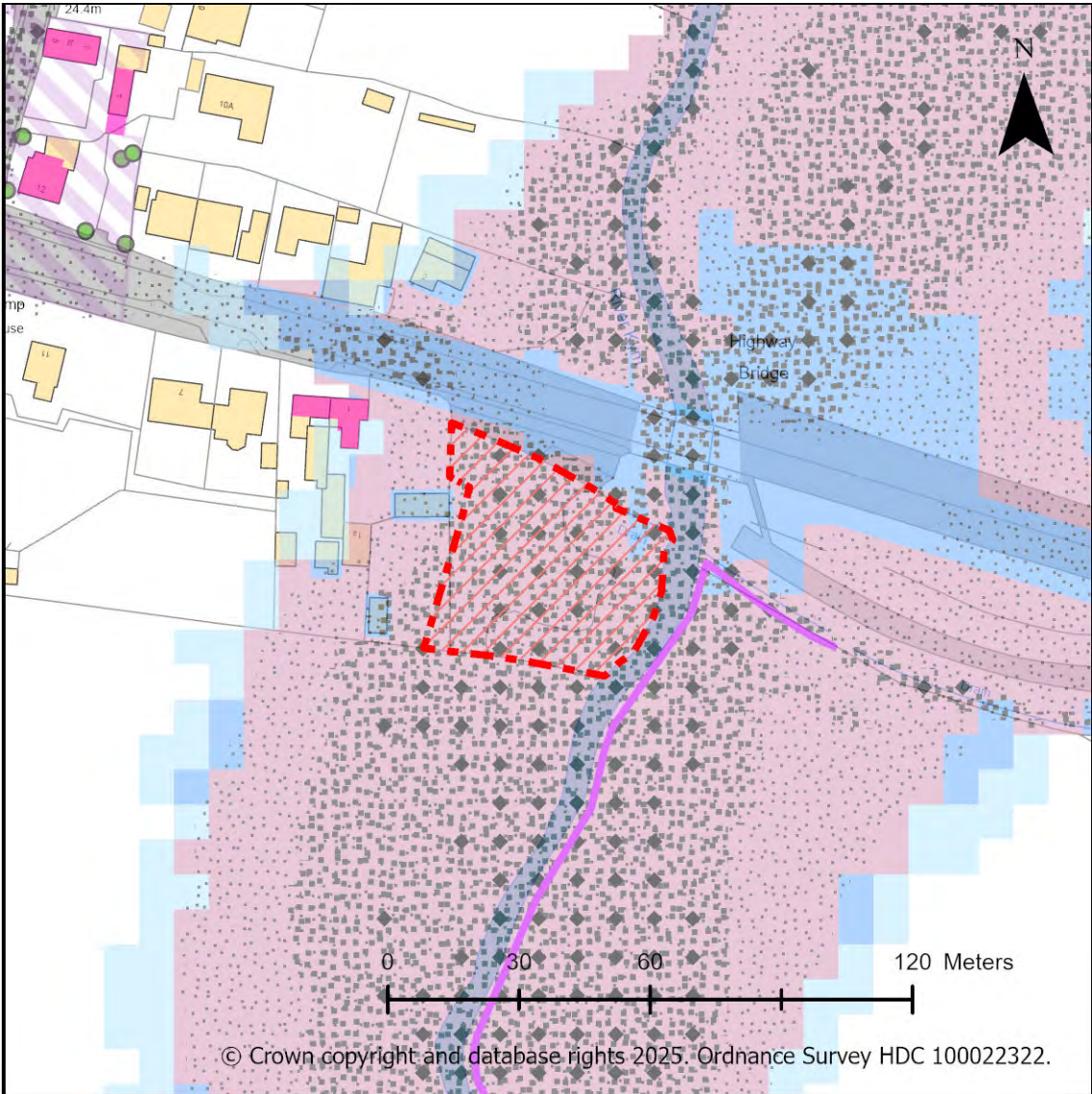
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24321
Relevant planning history	None relevant
Land type	Garden land
Current use of the site	Residential
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost all of the site is within flood zone 3b	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	No	Fail



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site has failed the fundamental constraints by being below the site size and number of homes threshold and is almost wholly within flood zone 3b.
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Impact of the Sustainability Appraisal on the assessment

The site failed two fundamental constraints and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment and is almost all within flood zone 3b.	N/A	N/A

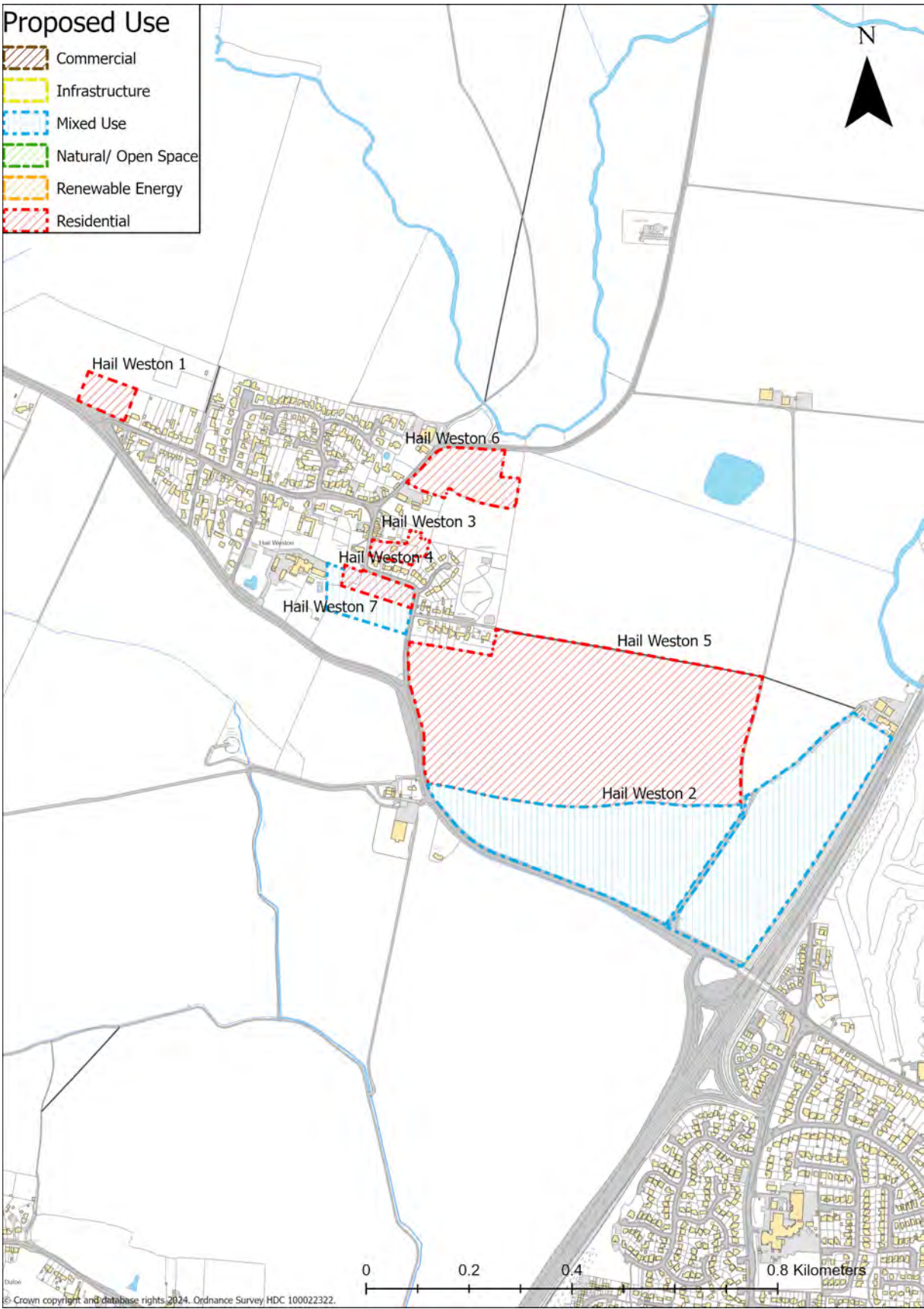
Updates after the Initial Assessment

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Hail Weston

14.15 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



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



Hail Weston 1: Land West of 5 High Street, Hail Weston

Site reference	Hail Weston 1	
Site name	Land West of 5 High Street, Hail Weston	
Site address	Parish(es)	Site area (ha)
Land West of 5 High Street, Hail Weston	Hail Weston	0.80

Promoter's Intentions

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

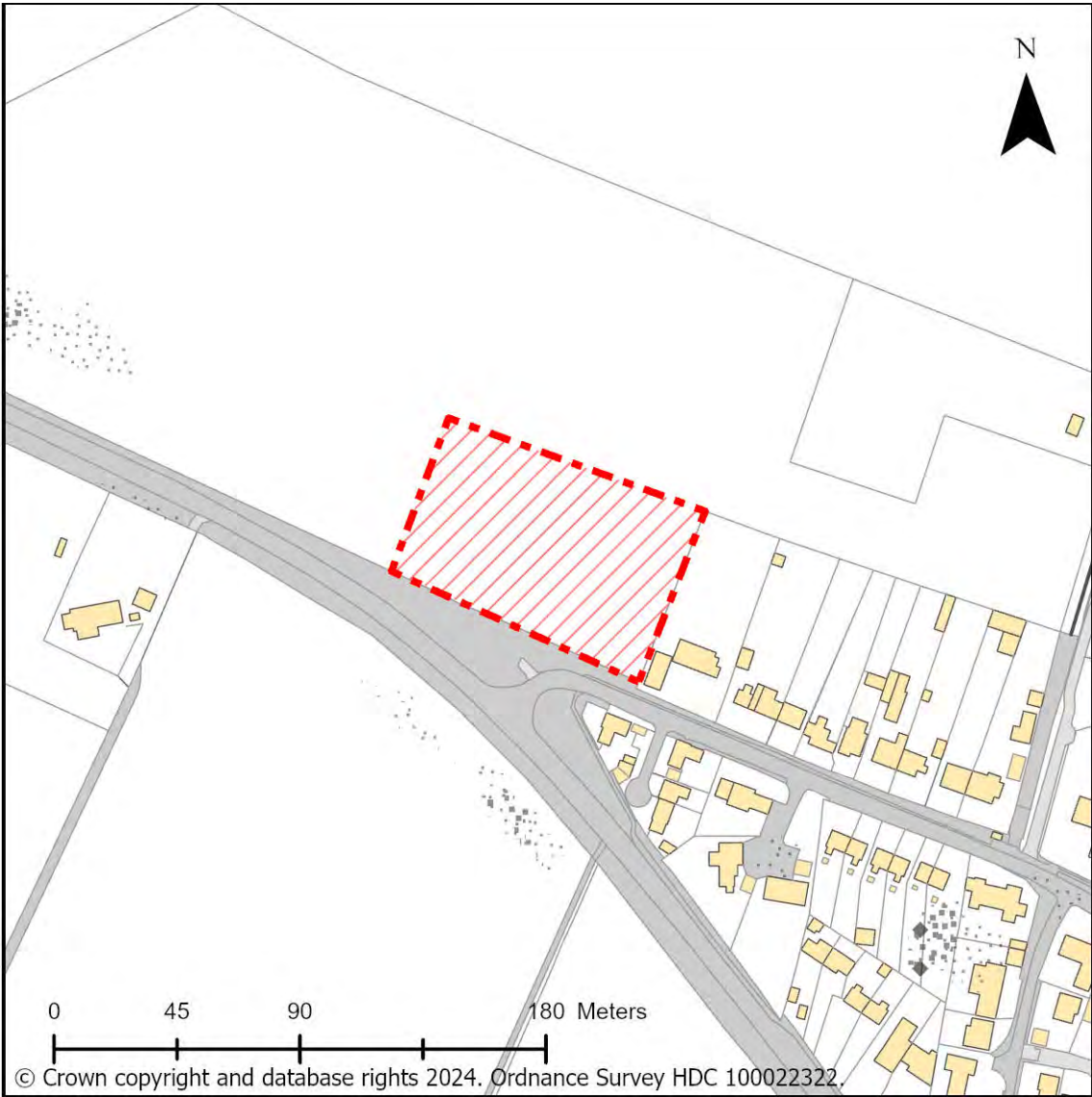
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:39
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	The site promoter states this is amenity land but it appears to be part of a larger field comprising rough grassland
Supporting information	Schematic block plan (drawing number: 2023.26.101) (May 2023)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	+
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The site is located within flood zone 1, there is no recorded risk of surface water flooding. The land is classified wholly as grade 2 agricultural land with no existing structures on site. The site promoter has identified that the land is currently used as amenity land although it appears to form part of a larger field of rough grassland. If there is a formal amenity use of the land this may form a constraint to development. The site is broadly level and open. There are few boundary features obscuring the site from views other than hedging, trees and a fence along the site's eastern edge where it adjoins a residential property so overall the site is very open to view, particularly on the approaches from the B645. To the south west is a single residential property with open countryside in all other directions which is primarily in arable agricultural use. The size of the site, its relationship with existing residential development and its proposed residential use means that it would have minimal landscape impact and could be integrated with the existing built development. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity powerlines run along the frontage of the site along High Street. There are no heritage or nature conservation designations on site or within its immediate vicinity. Highways access to the site may be achievable from High Street which is accessed directly from the B645. Advice from Cambridgeshire County Council would need to be sought to assess if this a safe point to provide an access. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that the site will be delivered by the landowner. The site promoter states there are no issues to overcome apart from acquiring planning permission. The promoter suggests the land would be available between 2024 and 2028 and could take one to two years to build out.	+
Achievability The site promoter has identified that gas supply to the site is not immediately accessible, but mains water supply is available within the site and with electricity supply, public highway and digital and telecommunications being accessible from the site boundary. Electricity powerlines run along the frontage of the site along High Street which may need relocating to accommodate development. There are no buildings on site so no clearance work would be required. The size of the site, its relationship with existing residential development and its proposed residential use means that it would have minimal landscape impact and could be integrated with the existing built development	+

Deliverability / developability There are no existing structures to clear but the setting means that any future development will need to be sensitive to its landscape impact. It will also need to be assessed whether the proposed access point is safe. A schematic site plan has already been prepared which shows the intention to build five large detached dwellings. It is proposed that the development will be delivered by the landowner so the site will not be sold on. No planning application has yet been made on site however, therefore the site is classified as developable.	~
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as grade 2 agricultural land • The site is located on the edge of the village and provides an opportunity for small scale organic growth on a site of less than 1ha • The size of the site, its relationship with existing residential development and its proposed residential use means that it would have minimal landscape impact and could be integrated with the existing built development • Remote from natural greenspace • Limited in public transport access • Accessible to some local services and employment opportunities In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that will not harm the character of the area • Development should be linear in form and not be in depth in order to reflect the character of the area • Should demonstrate that it is not in active amenity use for the community • Support residential development on sites of less than 1ha

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.8 ha 90% net developable area allowed for landscaping. Net developable area of 0.8 ha x 90% = 0.72 ha	Residential - market and/or affordable homes, or custom and self-build plots Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.72 x 25 = 18 homes but considering that development should be linear in form in order to reflect the existing character of the site's immediate environs, this brings the capacity down to 8 homes	Available post 2028 subject to successful allocation status Build out over 2 years

Updates after the Initial Assessment

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Hail Weston 2: Eaton Bank (northern section), North of Kimbolton Road, Hail Weston

Site reference	Hail Weston 2	
Site name	Eaton Bank (northern section)	
Site address	Parish(es)	Site area (ha)
Land north of Kimbolton Road (B645/ B1048) North west of A1 junction 16 and Eaton Ford	Hail Weston	15.91 The site forms part of a 158.85 ha site the majority of which lies within Bedford Borough

Promoter's Intentions

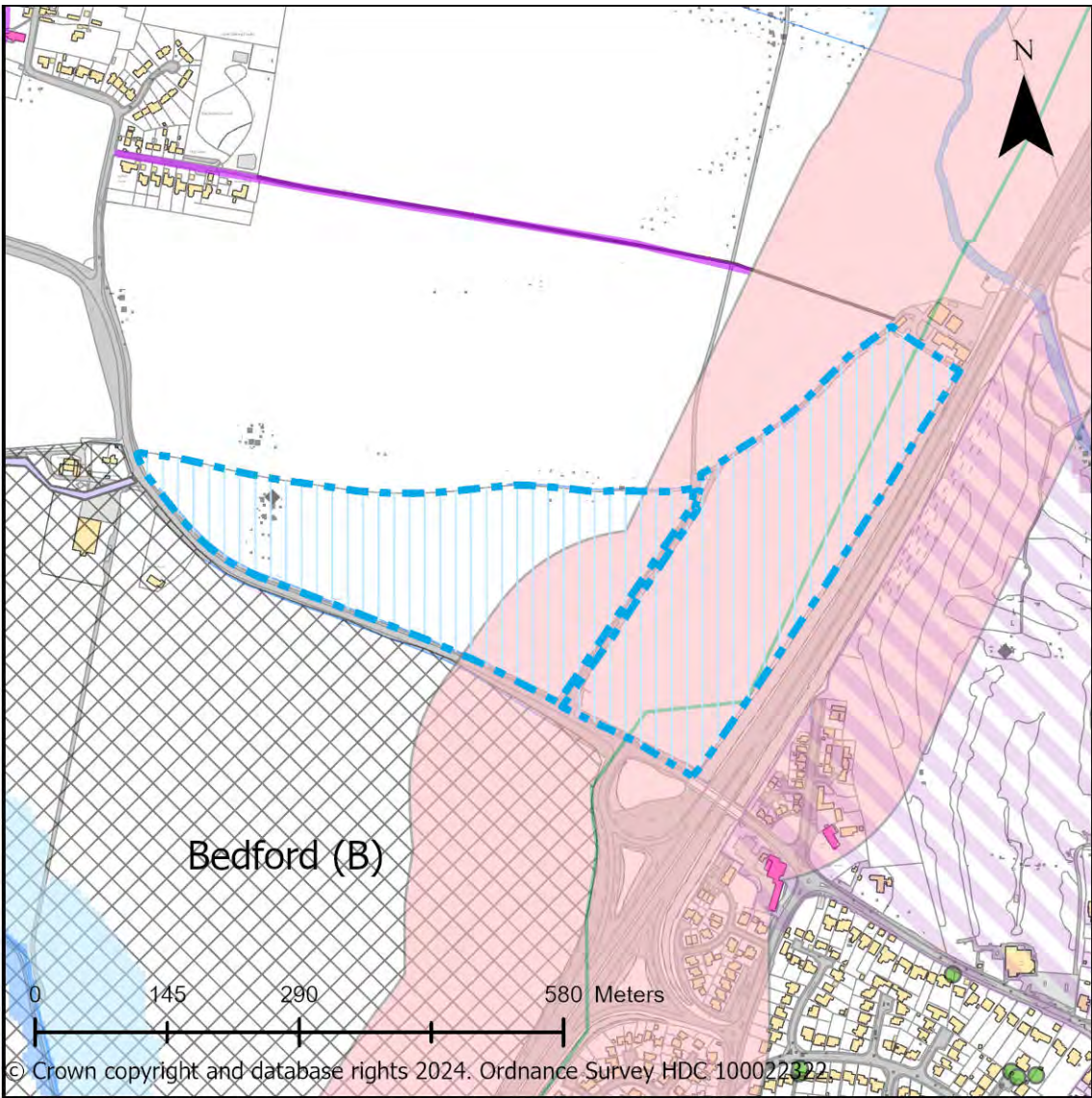
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
The site forms the northern extent of a large scale proposal described by the promoter as being a sustainable new neighbourhood forming an extension to St Neots.	This site would contain approximately 250 new homes with other uses being integrated across the wider site.	Available 2024 - 2028 Delivery of this element over up to 3 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:54
Relevant planning history	Bedford Local Plan to 2040
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Eaton Bank Vision Statement

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is an integral part of the Eaton Bank sustainable new neighbourhood proposal put forward to Bedford Borough Council for consideration for allocation in the Bedford Local Plan to 2040 which was submitted for examination on 12 January 2023. The site is not a proposed allocation within that Local Plan. Following the examination hearings the Planning Inspector wrote to Bedford Borough Council on 23 November 2023 and expressed 'concerns that raise fundamental soundness issues that are incapable in the present circumstances of being resolved by identifiable main modifications'. on 13 March 2024 a formal pause to the examination was agreed for further work to be undertaken until early 2025.	-
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The site is put forward as an integral part of the large scale Eaton Bank proposal with proposed uses shared across the wider site. As this is not being taken forward at present it is not appropriate to assess the land as a free-standing site because it is not the intention of the site promoter to develop it in this manner. The outcomes of the Bedford Local Plan to 2040 examination will be taken into account in any future consideration of this site. However, at present it is not considered appropriate to undertake a detailed assessment of this portion of the Eaton Bank scheme.	
Availability The site is in single ownership and a developer has an option agreement on the land. Development is supported by the landowner and there are no known legal restrictions affecting the site. The site is promoted as the northern element of a much larger development the majority of which falls within Bedfordshire. The site is intended to be delivered by the housebuilder holding the option on the site.	+
Achievability The site promoter notes that all main services are available from the site boundary. The site directly adjoins the B645 to facilitate access. The site does not present any significant topographical challenges for development although the eastern boundary adjoins the A1 and may be susceptible to pollution arising from the traffic levels on this road. An oil pipeline traverses the eastern edge of the site and it is crossed by electricity powerlines. The proposal forms part of a much larger scale scheme which includes a range of infrastructure proposals to meet the needs arising from the development; however, the free-standing provision of this site would not benefit from these wider infrastructure proposals in the absence of the larger development. The site promoter has not submitted a separate proposal just for this site so their intentions of how it could be developed in isolation are unclear.	-
Deliverability / developability The larger site proposal is not included within the draft Bedford Borough Plan to 2040 so there is no expectation of its delivery although this remains subject to change until the examination is completed and the plan successfully adopted or withdrawn. The specific site within Huntingdonshire is contrary to current adopted planning policy so allocation status would be required to support it. The site is not considered developable at present as the uncertainty over the wider scheme forms a fundamental constraint at present with no apparent prospect of it being overcome in the short-term.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No - as the site is not considered to be suitable or deliverable at this time it should not progress to more detailed appraisal. The site promoter has not submitted a separate proposal just for this site so their intentions of how it could be developed in isolation are unclear. The site is put forward as an integral part of the large scale Eaton Bank proposal with proposed uses shared across the wider site. As this is not being taken forward at present it is not appropriate to assess the land as a free-standing site because it is not the intention of the site promoter to develop it in this manner.
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Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable.		

Updates after the Initial Assessment

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Hail Weston 3: The Walnuts, 113 High Street, Hail Weston

Site reference	Hail Weston 3
Site name	The Walnuts, 113 High Street, Hail Weston

Site address	Parish(es)	Site area (ha)
The Walnuts, 113 High Street, Hail Weston	Hail Weston	0.47

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing; or Custom and self-build housing	Up to 12 homes	Available 2024 - 2028 Delivery over 1 year to 18 months

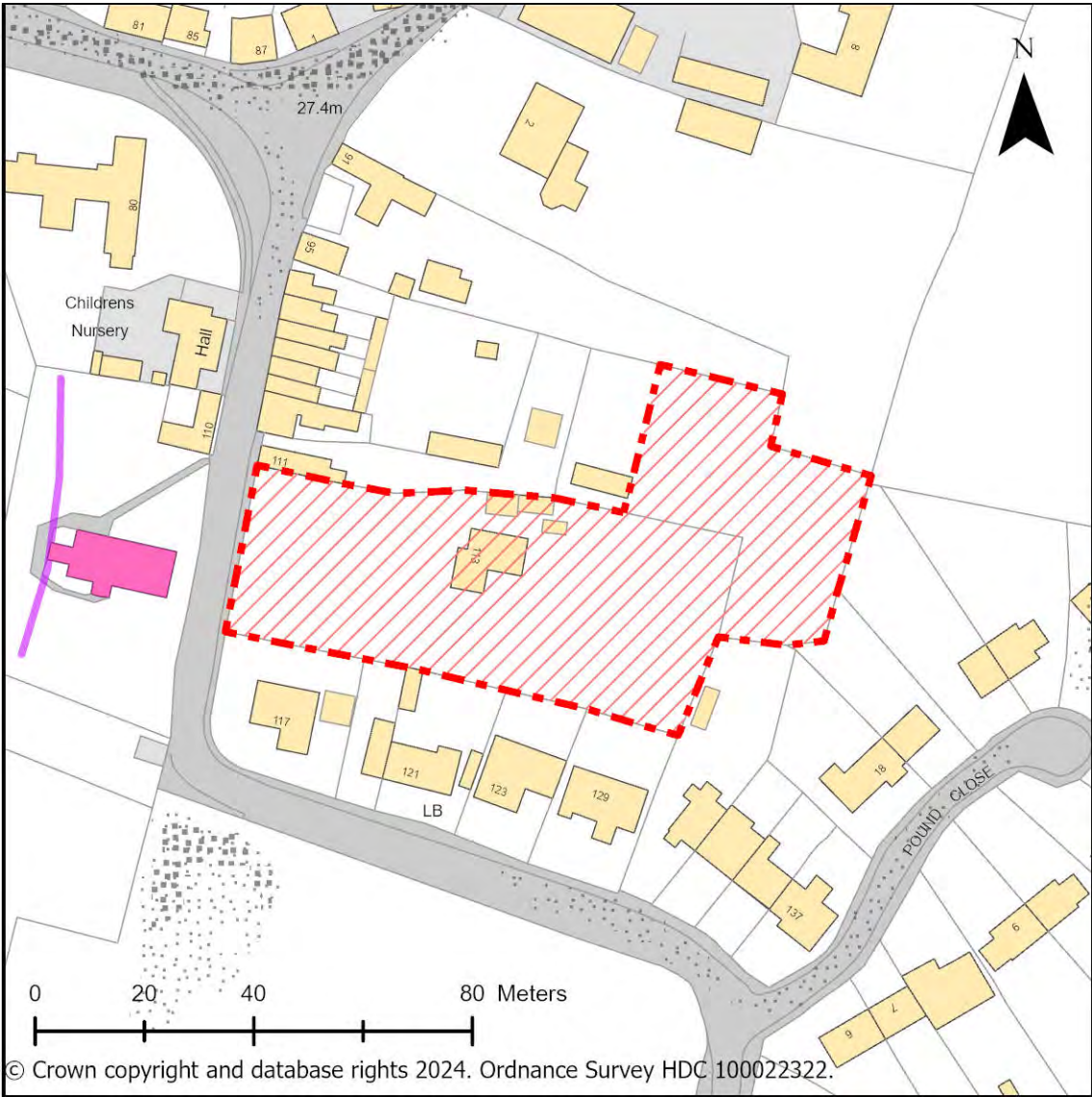
Core information

How was the site identified?	Call for sites submission: site reference - CfS:187
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Residential and garden land
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is situated wholly within flood zone 1 and there is no recorded risk of surface water flooding. The land is wholly classified as agricultural grade 2 although currently in use for a house and garden with several mature trees. The site is entirely bounded by existing properties with residential uses on three sides mainly screened by trees. It faces St Nicholas' Church to the west although is completely screened from this view by tall hedging and a tree. The interior of the site is not visible from any public viewpoint although development may necessitate removal of some or all of the frontage hedging which would substantially increase the potential for impact on the grade II* listed church immediately opposite, this would influence the layout of the site and require replacement landscaping to mitigate it. The landscape impact of the site's development would otherwise be limited subject to retention of the boundary trees and hedging to minimise impact on the amenity of neighbouring properties. There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site. Local electricity cabling crosses the frontage of the site which may require relocation or replacement. There are no heritage or nature conservation assets directly within the site. An existing access serves the current property close to 111 High Street and use for additional development would need further investigation and potentially upgrading or an alternative access may be required. Development of the site would in part contribute to reuse of previously developed land subject to demolition of the existing house and outbuildings; otherwise the garden land is considered to be greenfield land. The land is wholly within a minerals safeguarding area for sand and gravel and confirmation would be required from Cambridgeshire County Council that it does not form a workable resource. The site is beyond any 400m buffer zone for a water recycling site.	~
Availability The land is in the ownership of a single family who support exploration of its development potential. There are no known legal restrictions affecting the site. There is a single dwelling and outbuildings on the site which may require demolition to facilitate development. The landowners wish to explore the most effective way of releasing the land for development either as custom and self-build plots or for development by a housebuilder including considering the possibility of a replacement home for their own use.	+
Achievability All main services other than gas are accessible from the site boundary or are already within the site. The site has no significant physical challenges other than the boundary trees which could contribute to creation of an attractive scheme and potential impact on the adjacent listed church. Hail Weston is served by the B645 from the A1 providing good road	+

access. The site owners' intentions for development are not certain with consideration being given to custom and self-build housing, use of a housebuilder and potentially inclusion of a property for their own use.	
Deliverability / developability Development of the site may necessitate clearance of the existing home and outbuildings although the owners' intentions regarding this are uncertain. If development were to take place it would need to be sensitive to the impact on the adjacent grade II* listed church and to the amenity of surrounding residential properties. The site lies within the existing built up area of Hail Weston so the principle of development in the location would be acceptable when judged against current adopted Local Plan policies so awaiting an allocation is not essential. Given the uncertainty of the owners' intentions and the need to address multiple development constraints the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Wholly flood zone 1 with no recorded risk of surface water flooding • Partially previously developed land with small scale potential demolition required • Well related to the built form of the village • Tree cover on the site contributes to local amenity • Good access to town centre services but remote from education facilities • Limited public transport but has reasonable active travel linkages • Close proximity to heritage assets In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential development and has potential to accommodate development that will not harm the character of the area • Development would need to take account of the existing tree cover and its contribution to current local amenity and that of any potential homes • Would support development on sites of less than 1 ha

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.47 ha 60% net developable area allowed due to extensive boundary trees Net developable area of 0.47 ha x 60% = 0.28ha	Residential - market and/or affordable homes or custom and self-build plots Very low density of 25 dph anticipated due to nature of surrounding properties Very low density of 25 dph = 0.28 ha x 25 = 7 homes	From 2024 Delivery over 1 to 2 years if a housebuilder is involved or longer if sold as custom and self-build plots.

Updates after the Initial Assessment

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Hail Weston 4: Land South of High Street, Hail Weston

Site reference	Hail Weston 4	
Site name	Land south of High Street, Hail Weston	
Site address	Parish(es)	Site area (ha)
Land south of High Street (opposite 117 - 137), Hail Weston	Hail Weston	1.52

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable homes Custom and self-build plots Community use	25 market and/ or affordable homes and 5 custom and self-build plots 0.2 ha of land for unspecified community use	Available 2024 - 2028 Built out over 2 years

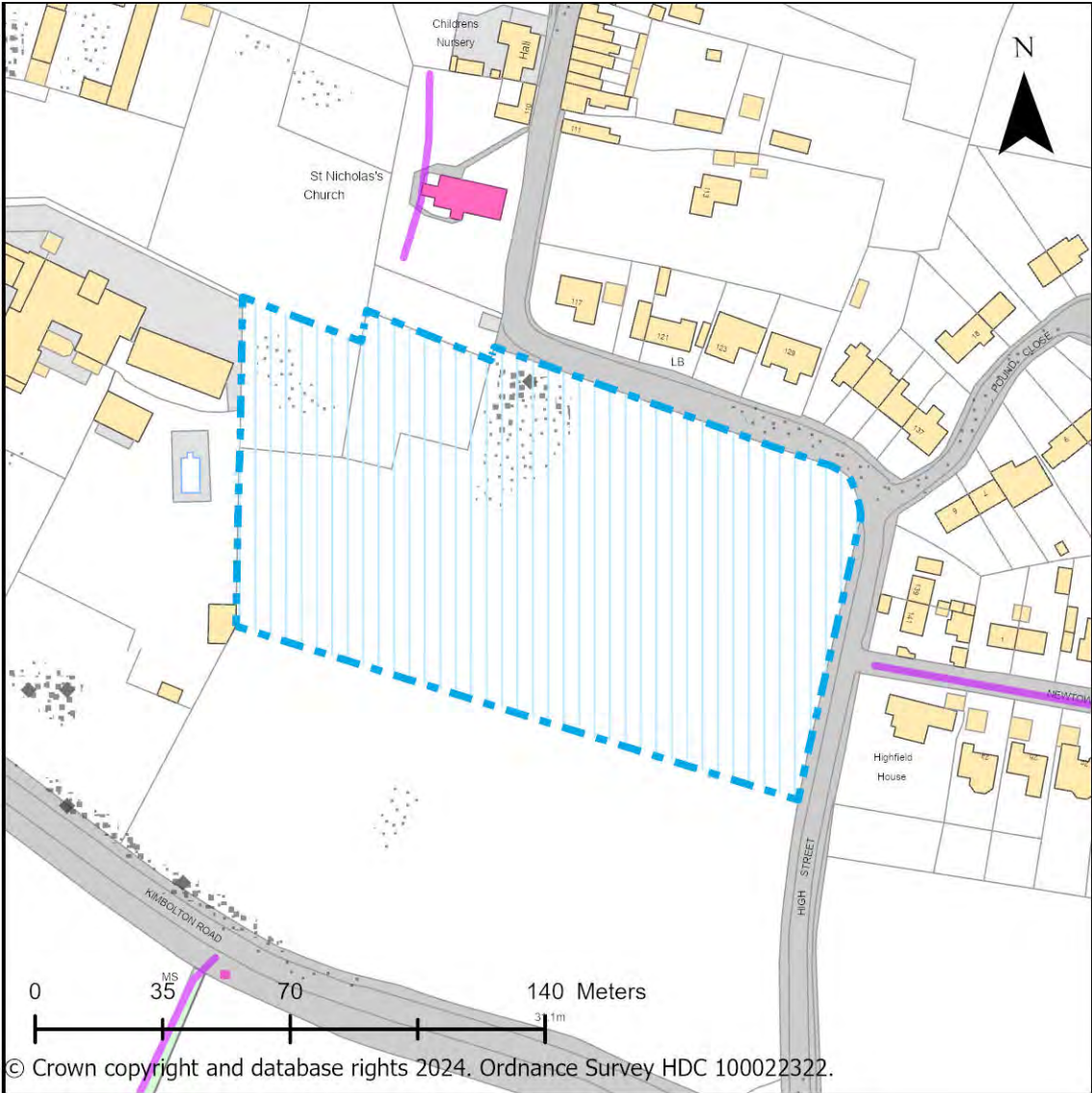
Core information

How was the site identified?	Call for Sites 2023 submission: site reference - CfS:182
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Paddock
Supporting information	None

Fundamental Constraints

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

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



14 Area 4 - Western Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Assessment of Site Potential

Context, constraints and potential suitability The site is situated wholly in flood zone 1 although there is a small area of surface water flood risk in the north western corner close to High Street. The land is used as a paddock and is entirely classified as grade 2 agricultural land. The site is relatively flat with views from the northern edge across the whole site and beyond to the trees and hedging on the southern side of Kimbolton Road. A group of mature trees is situated in the north western corner that contributes to the setting of the the adjacent grade II* listed St Nicholas' Church. These coincide with the area at risk of surface water flooding and would need to be retained in any development layout. The northern and eastern boundaries face onto homes on High Street with mixed height hedging and a cluster of trees facing the junction with Pound Close providing limited screening. The western boundary again comprises low hedging adjoining the grounds of Hail Weston House now used as business premises. The southern boundary of the site has no physical demarcation being contiguous with the remainder of the paddock with no buildings beyond this. The site is partially visible from Kimbolton Road. Substantial additional landscaping would be needed to reduce the impact of development on surrounding properties and the countryside. There is no known pollution or contamination affecting the site. No oil or gas pipeline infrastructure crosses the site. There are no heritage assets within the site although it adjoins St Nicholas' churchyard. No designated nature assets are recorded within the site either. The site currently has only a field access opposite the garden of Highfield House on Newtown and a new access would need to be created onto High Street. As the site is wholly greenfield development would not contribute to reuse of previously developed land. It is situated within an extensive minerals safeguarding area for sand and gravel and confirmation would be needed that this does not form a viable resource before development could be agreed.	+
Availability The land is in single family control with development supported by all members of the family. There are no known legal restrictions on the site. As paddock land there are no particular uses to be relocated. The landowners aspiration is to acquire allocation status for development and the sell the site to a third party for development.	+
Achievability Water, electricity, digital and telecommunications infrastructure are all accessible from the site boundary; there is no local mains gas supply. Electricity cables parallel the northern side of High Street opposite the site. There are no particular physical challenges to developing this site which at its nearest point is 1 km from junction 17 with the A1 primarily along the B645. The landowners intentions are, however, not entirely clear as site reference	~

Hail Weston 7 is a smaller portion of this site also promoted for development. Although the housing aspirations are clear for this larger site there is no indication of the intended community use for the 0.2 ha put forward for this which would need to be explored with the local community.	
Deliverability / developability There are no buildings on the site but the suitability and safety of any future access point will need to be assessed. The limited boundary screening means that any future development will need to be sensitive to its landscape impact and additional boundary planting will be necessary. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Relates well to the existing built form of Hail Weston with existing properties on three sides • Comprises grade 2 agricultural land • Easy access to local facilities • The north western wooded area is subject to surface water flooding • Active travel opportunities are available nearby • Good accessibility to local services and St Neots town centre and to employment within St Neots In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential use as it relates well to the immediate surroundings and the scale would not overwhelm the established community • Would need to respect the setting of the adjacent listed church • Would need to retain the wooded area which has surface water flooding both to retain local character and minimise risk • Would need substantial landscaping on the southern boundary to minimise impact of development on longer distance views from the south

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.52 ha 80% net developable area allowed due to need to retain tree group and for boundary landscaping Net developable area of 1.52 ha x 80% = 1.22 ha	Residential - market and/or affordable homes and custom and self-build plots Very low density of 25 dph anticipated due to edge of village locations and nature of nearby properties 0.2 ha for community use if required Very low density of 25 dph = 1.02 ha x 25 dph = 26 homes	Post 2028 Built across 2 years for market and affordable homes with custom and self-build plots potentially taking longer Delivery of community use dependent on requirement.

Updates after the Initial Assessment

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Hail Weston 5: Land South of 143 High Street, Hail Weston

Site reference	Hail Weston 5
Site name	Land south of 143 High Street, Hail Weston

Site address	Parish(es)	Site area (ha)
Land south of 143 High Street and Newtown Hail Weston	Hail Weston	18.72

Promoter's Intentions

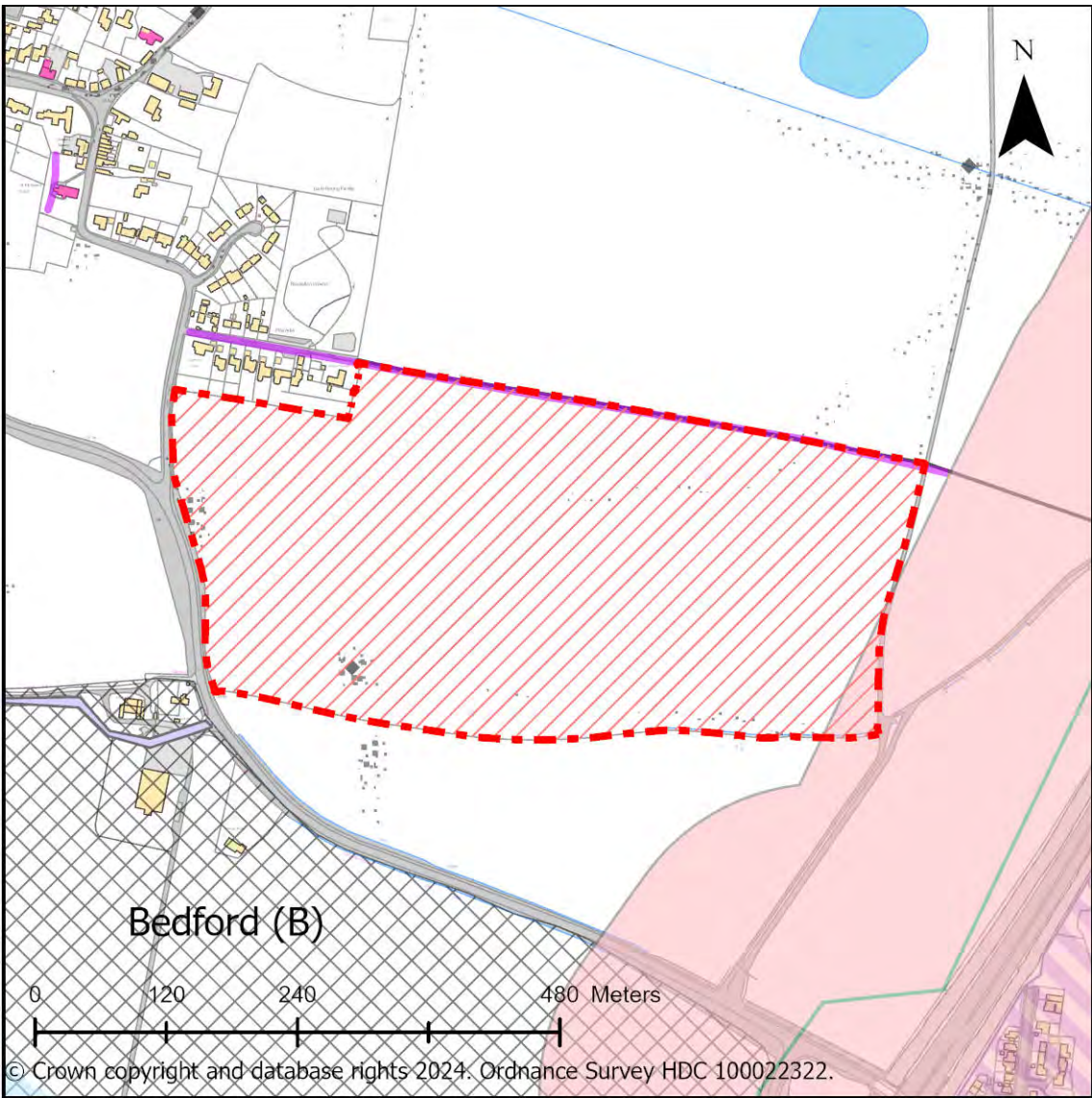
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and affordable housing Custom and self-build housing	205 market homes, 114 affordable homes and 11 custom and self build plots (330 new homes in total) Natural, green or open space - 4.92 ha Biodiversity net gain - 1.8 ha	Available 2029 - 2034 Delivery over 3 to 4 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:295
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 but has small strips susceptible to surface water flooding particularly along the northern boundary and opposite the junction of High Street and the B645. The land is wholly classified as grade 2 agricultural land. The western half of the site is relatively flat with the eastern portion falling towards the valley of the River Kym further east. The boundary with High Street and the southern edge of properties in Newtown comprises low hedging across which the site is highly visible. The remaining field boundaries are also either very low hedgerows or open field margins and the northern boundary comprises a public right of way connecting Newtown to 589 Great North Road. Only the north western corner of the site adjoins existing buildings at Newtown and 143 High Street	~
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although the south eastern corner lies opposite a small group of buildings and the entrance to a burial ground. The site is highly visible from both the B645 and the public right of way and substantial landscaping would be necessary to mitigate the impact of any development. There is no known pollution or contamination affecting the site although the very south eastern corner lies within an oil pipeline buffer zone constraining the nature of development in this area. The site is also crossed by electricity wires. There are no known heritage or nature conservation assets within the site. However, given its proximity to the grade II* listed St Nicholas Church an appraisal of heritage assets and the potential impact of development on them would be required. As the land is wholly greenfield it will not contribute to reuse of previously developed land or regeneration. The whole site lies within a mineral safeguarding area for sand and gravel; advice from Cambridgeshire County Council will indicate the viability of working the site to extract these resources. It is beyond any buffer zone for a water recycling site.	
Availability The site is in individual control with development supported by the landowner. There are no known legal constraints affecting the site and no current uses requiring relocation. The landowner anticipates securing allocation status and then selling the site to a third party for development.	+
Achievability In terms of service provision electricity is available within the site with highway access and digital and telecommunications services accessible from the boundary. Access to water supplies is unknown and there is no mains gas in the local area. Proximity to the A1 may constrain the nature of development on the eastern portion of the site. A very small portion of the south eastern corner of the site falls within an oil pipeline buffer zone; this could be mitigated through the layout of any scheme allowing for open space uses in this portion. The site promoter's development aspirations for the site are clearly defined and broadly allow scope for mitigation of constraints.	~
Deliverability / developability The site would have significant landscape impact and be challenging to integrate with Hail Weston village. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Wholly comprises grade 2 agricultural land • Only adjoins the existing village along the rear gardens of eight properties making conectivity and integration extremely challenging • The proposed scale of development would harm the form and character of Hail Weston even with a third of the site proposed for open space uses • St Neots town centre is approximately 2.5 kms away providing access to town centre services • May suffer noise and air pollution as it is only 210m from the A1 at the nearest point In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to its impact on the local area and inability to be integrated into the existing village of Hail Weston • Is of an excessive scale which would overwhelm the village and even a substantially reduced proposal would still suffer integration challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 18.72 ha Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston

Site reference	Hail Weston 6
Site name	Land opposite Brook End Farm, 17-19 Ford End, Hail Weston

Site address	Parish(es)	Site area (ha)
Land opposite Brook End Farm, 17-19 Ford End, Hail Weston	Hail Weston	1.68

Promoter's Intentions

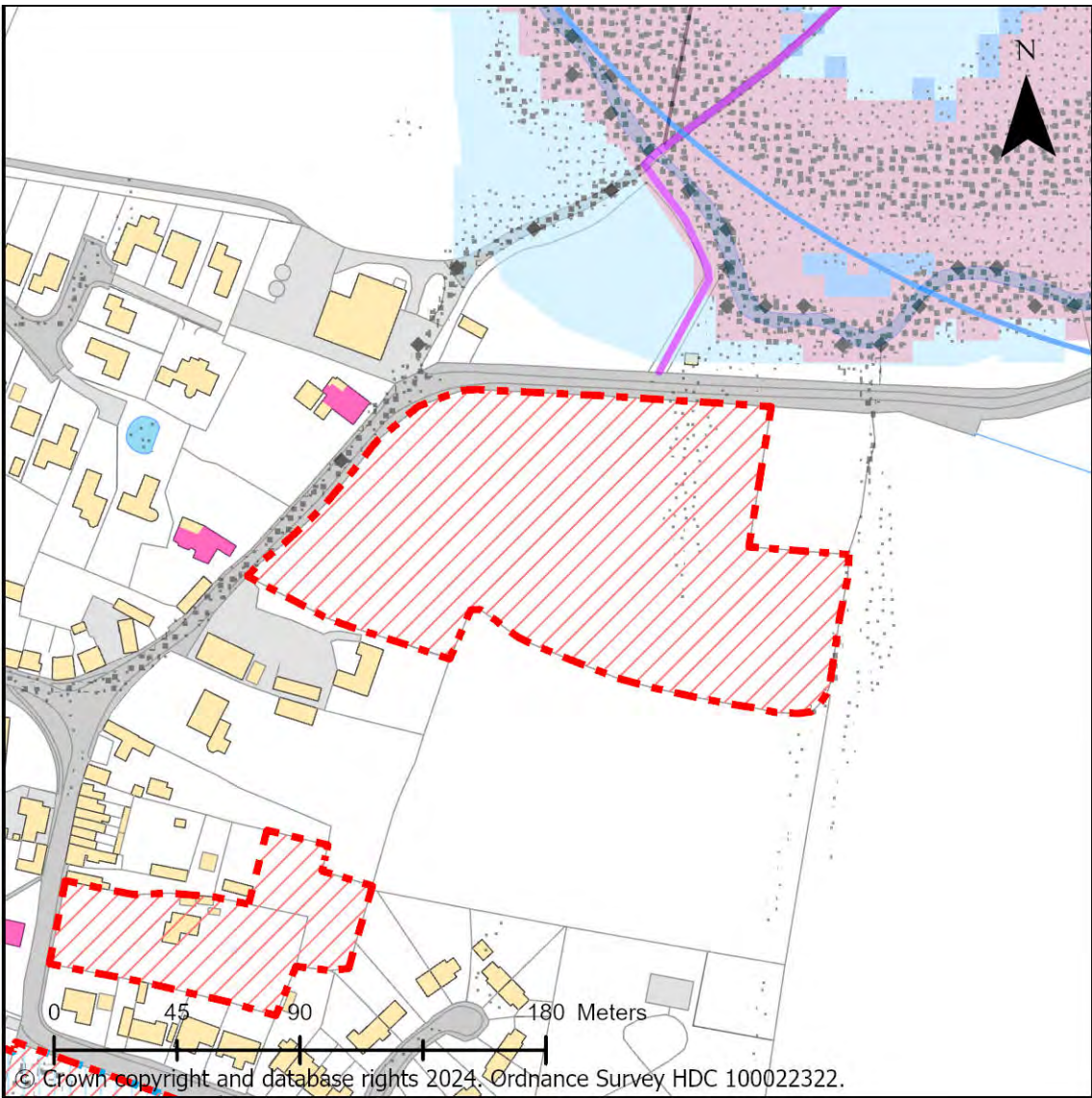
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Custom and self-build housing Open space uses: - Natural, green or open spaces - Biodiversity net gain	18 market homes and 13 affordable homes and 2 custom and self-build plots Total capacity is 33 homes 0.42 ha for natural, green and open space and 0.16 ha for biodiversity net gain Total capacity for open space uses is 0.58 ha	Available 2024 - 2028 Build out over 1 - 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:296
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The 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. The land is classified wholly as grade 2 agricultural land with no existing structures on site. The site is broadly level but does gently slope upwards towards its southern boundary. A hedgerow provides a clear boundary to the northern edge of the site along Ford End, this is low so there are still views into and across the site. Along its remaining boundaries, there is vegetation and trees which largely enclose the site and provide some landscape buffer. There are residential properties to the south west and west of the site and a large barn at Brook End Farm opposite the north west corner of the site. It excludes a small allotment garden located to	~
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the north east. On its remaining borders, the site adjoins open countryside. The open nature of the site would require additional landscaping to reduce the impact of any development on the surrounding area. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but powerlines run across the site which may need to be diverted. The site is not located within a conservation area but there are two listed buildings opposite the site and any development would need to be sensitive to their setting. There are no nature conservation designations on site or within its immediate vicinity. Access to the site could potentially be achieved from Ford End although this is narrow and access would require the removal of some of the existing hedgerow. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is intended to acquire an allocation status and then sell the site to a third party for obtaining planning permission and development. The site promoter identifies that access can be taken from Ford End but this needs to be scoped. The promoter suggests the land would be available between 2024 and 2028 and could take one to two years to build out.	+
Achievability The site promoter has identified that only the public highway is accessible form the site boundary. All other infrastructure is unknown (gas supply, main water supply, electricity supply and digital and telecommunications infrastructure). Electricity powerlines run through the site. There are no buildings on site so no clearance work would be required.	~
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact. The potential point of access from Ford End also need to be assessed and scoped out. Allocation status is sought for the site for it then to be sold onto a third part for obtaining planning permission and development. Taking this into account, the site is therefore classified as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Consists of greenfield land classified as grade 2 agricultural land • Accessible to natural greenspace and located approximately 1km from the Little Paxton Wood SSSI • Limited access to public transport • Located so that development can be sustainably integrated with the existing place and community • Good accessibility to local shops, services, primary education and employment within Hail Weston and St Neots • Electricity powerlines cross the site In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for built development, focusing buildings towards the western half of the site as this relates better to the main built form and open spaces being to the east nearer to the adjoining allotment grounds • Will require landscaping and careful design to minimise adverse impacts on the landscape and on heritage assets
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.68 ha The site promoter in their Call for Sites submission has indicated that 0.58 ha of land will be used for open space uses as shown in the table above. This has been subtracted from the gross site area to leave a remainder of 1.1 ha of land to accommodate the residential element. 90% net developable area allowed for landscaping and SuDs.	Residential - market and/or affordable homes, or custom and self-build plots Open space - nature, green and open spaces; and biodiversity net gain of 0.58 ha Very low density of 25 dph anticipated due to the edge of village location.	Available post 2028 Build out over 2 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
1.1 ha x 90% = 0.99 ha	Very low density of 25 dph = 0.99 ha x 25 dph = 25 homes	

Updates after the Initial Assessment

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Hail Weston 7: Land South West of Pound Close, Hail Weston

Site reference	Hail Weston 7 - Note: This site is a smaller element of site Hail Weston 4.
Site name	Land south west of Pound Close, Hail Weston

Site address	Parish(es)	Site area (ha)
Land south west of Pound Close, opposite 117-137 High Street, Hail Weston	Hail Weston	0.71

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	10 homes	2024 - 2028 Built out across 1 year

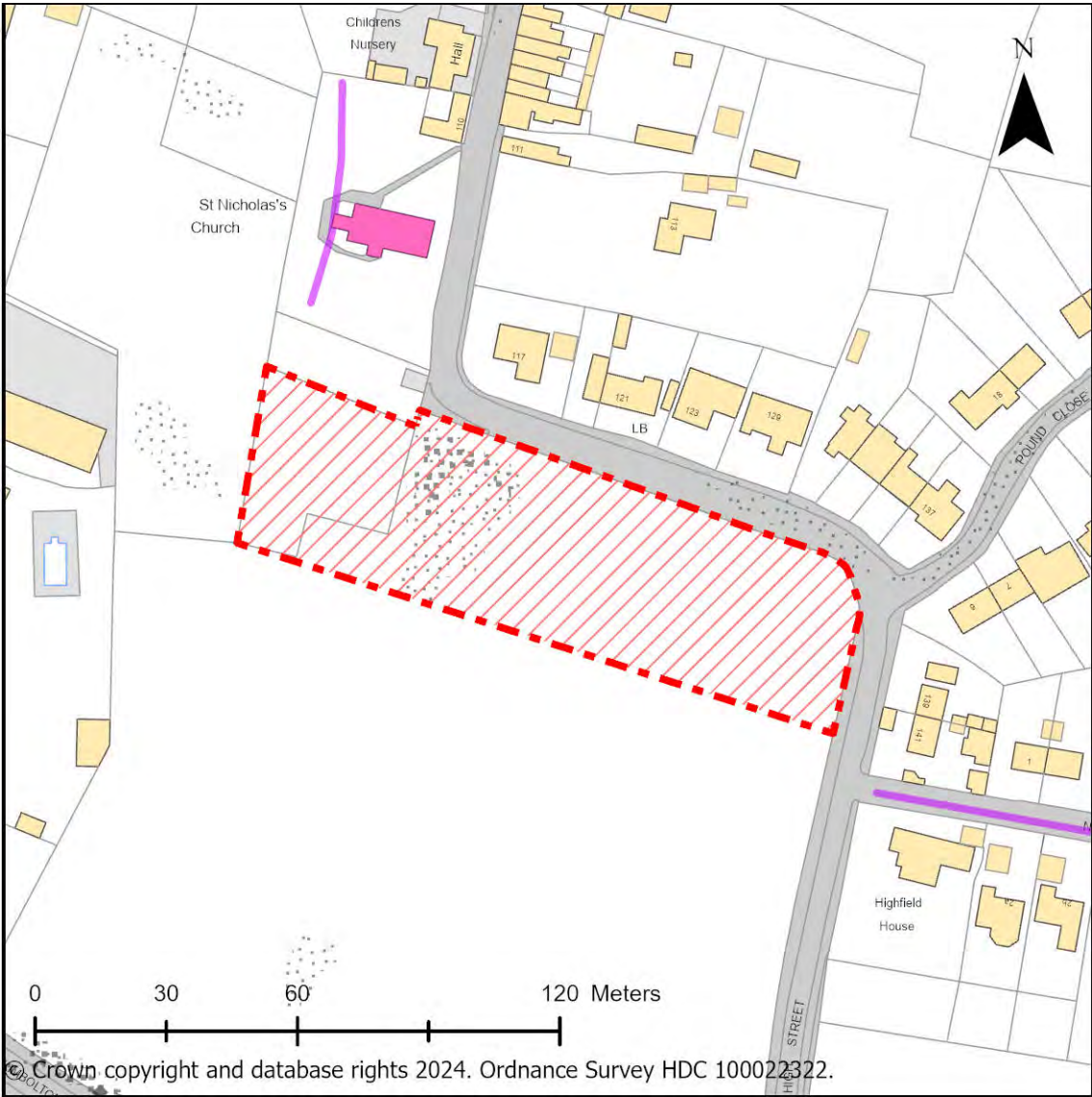
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:267
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Paddock
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is situated wholly in flood zone one although there is a small area of surface water flood risk in the north western corner close to High Street. The land is used as a paddock and is entirely classified as grade 2 agricultural land. The site is relatively flat with views from the northern edge across the whole site and beyond to the trees and hedging on the southern side of Kimbolton Road. A group of mature trees is situated in the north western corner that contributes to the setting of the the adjacent grade II* listed St Nicholas' Church. These coincide with the area at risk of surface water flooding and would need to be retained in any development layout. The northern and eastern boundaries face onto homes on High Street with mixed height hedging and a cluster of trees facing the junction with Pound Close providing limited screening. This cluster of trees form the western boundary providing substantial screening from this aspect. The southern boundary of the site has no physical demarcation being contiguous with the remainder of the paddock with no buildings beyond this. The site is partially visible from Kimbolton Road although several mature trees within the remainder of the paddock reduce this impact. Additional landscaping would be needed to reduce the impact of development on surrounding properties and the countryside. There is no known pollution or contamination affecting the site. No oil or gas pipeline infrastructure crosses the site. There are no heritage assets within the site although it adjoins St Nicholas' churchyard. No designated nature assets are recorded within the site either. The site currently has only field access opposite the garden of Highfield House on Newtown and a new access would need to be created onto High Street. As the site is wholly greenfield development would not contribute to reuse of previously developed land. It is situated within an extensive minerals safeguarding area for sand and gravel and confirmation would be needed from Cambridgeshire County Council that this does not form a viable resource before development could be agreed.	+
Availability The land is in single family control with development supported by all members of the family. There are no known legal restrictions on the site. As paddock land there are no particular uses to be relocated. The landowners aspiration is to acquire allocation status for development and the sell the site to a third party for development.	+
Achievability Water, electricity, digital and telecommunications infrastructure are all accecesible from the site boundary; there is no local mains gas supply. Electricity cables parallel the northern side of High Street opposite the site. There are no particular physical challenges to developing this site which at its nearest point is 1 km from junction 17 with the A1 primarily	+

along the B645. Although the landowners inentions are not entirely clear as this site is a smaller portion of site Hail Weston 4 which is also promoted for development it forms the core of both proposals.	
Deliverability / developability There are no buildings on the site but the suitability and safety of any future access point will need to be assessed. The limited boundary screening means that any future development will need to be sensitive to its landscape impact and additional boundary planting will be necessary. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

he Sustainability Appraisal has identified the following key issues in bringing forward this site: • Relates well to the existing built form of Hail Weston with existing properties on three sides • Comprises grade 2 agricultural land • Easy access to local facilities • The north western wooded area is subject to surface water flooding • Active travel opportunities are available nearby • Good accessibility to local services and St Neots town centre and to employment within St Neots In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential use as it relates well to the immediate surroundings and the scale would integrate well with the established community • Would need to respect the setting of the adjacent listed church • Would need to retain the wooded area which has surface water flooding both to retain local character and minimise risk • Would need substantial landscaping on the southern boundary to minimise impact of development on longer distance views from the south • Supports development on sites of less than 1 ha
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.71 ha ha 80% net developable area allowed due to retention of tree group and boundary landscaping Net developable area of 0.57 ha	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to edge of village locations and nature of nearby properties Very low density of 25 dph = 0.57 ha x 25 dph = 14 homes	Post 2028 Built out over 1 to 2 years

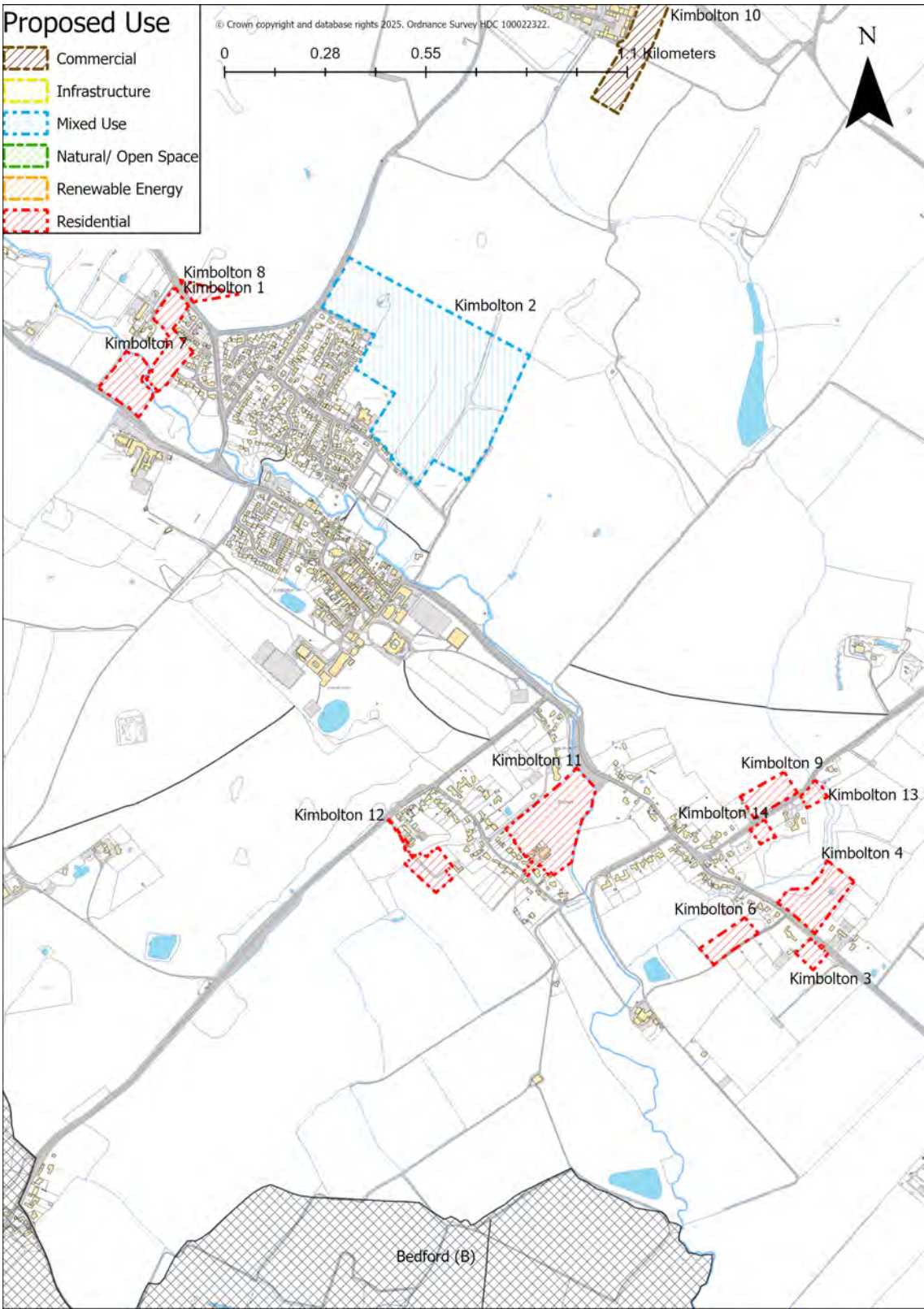
Updates after the Initial Assessment

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Kimbolton

14.17 A total of 14 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Kimbolton 1: Brittons 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 Gimers End, Stonely
- Kimbolton 5: Claylands Farm, Main Road, Stonely
- Kimbolton 6: Land North of Gimers 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



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



Kimbolton 1: Brittens Farm, Station Road, Kimbolton

Site reference	Kimbolton 1	
Site name	Brittens Farm, Station Road, Kimbolton	
Site address	Parish(es)	Site area (ha)
Brittens Farm, Station Road, Kimbolton	Kimbolton	1.40

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	26 homes	Available 2023
Market and/or affordable housing		Build out over 1 - 2 years

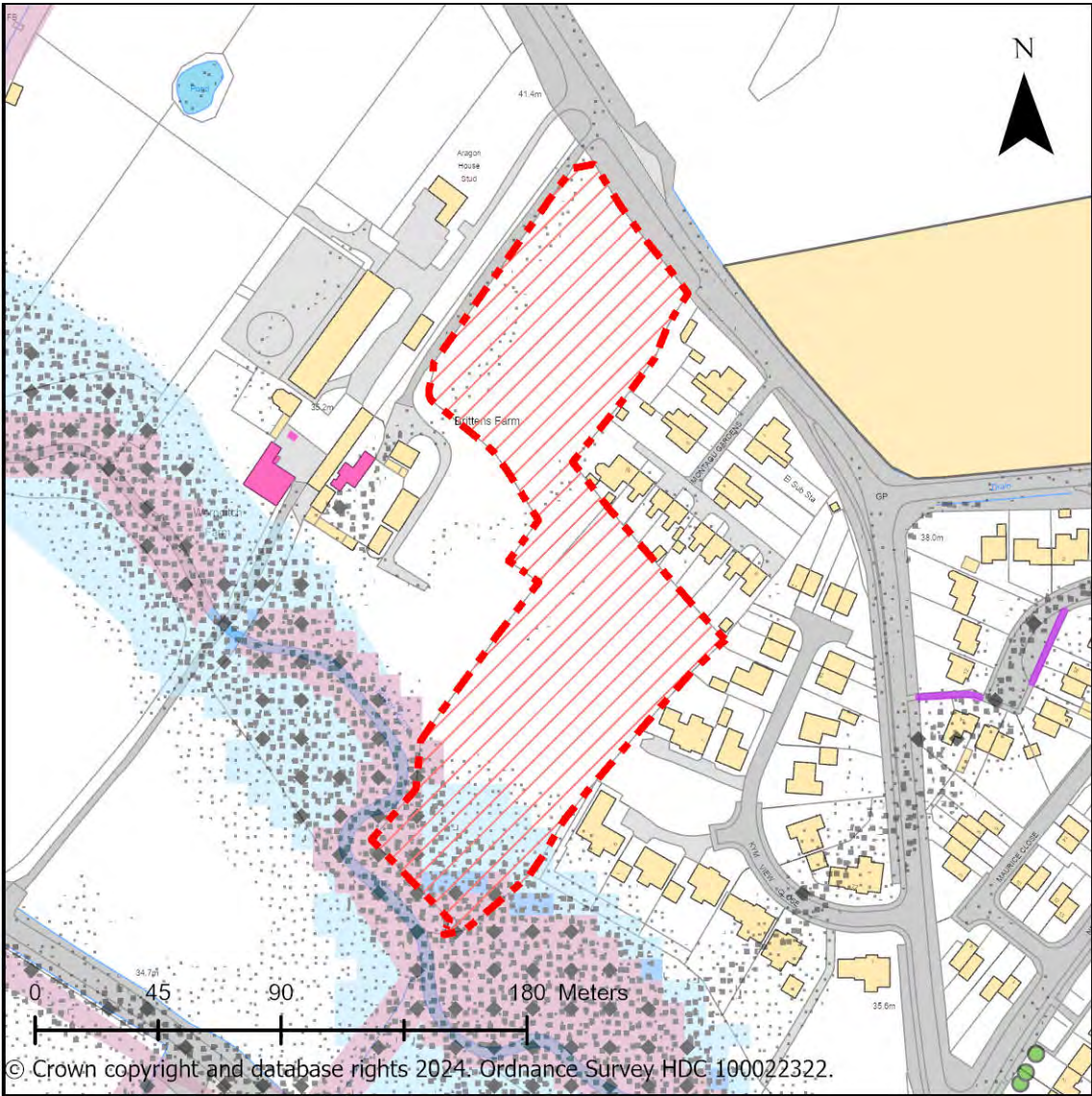
Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS:7
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Ecological Appraisal (February 2022) - Heritage Statement (March 2022) - Planning Statement (May 2022) - Proposed Site Plan (drawing number: 4860/101 revision B) (December 2021)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site consists of two connected areas of land used for horse grazing and hay production as well as for agricultural storage. The majority of the site is within flood zone 1, however, approximately a third of the southernmost part is constrained by both fluvial and surface water flood risk. The majority of the land is classified as grade 3 agricultural land, however approximately half of the southern part is classified as grade 2. The site is broadly level but does slope gently downwards from north east to south west towards the River Kym. It is fairly well enclosed by hedging and trees along its boundaries. From the B660 vegetation largely obscures the site from view. The River Kym forms a natural boundary to the site's south western boundary. The site adjoins residential properties at Montague Gardens and Kym View Close to the east and south and to the north/ north west Brittens Farm and Wornditch Farm both of which include listed buildings. The Heritage Statement submitted as part of the Call for Sites submission identifies that there are non-designated heritage assets within the site being a well defined ridge and furrow area in the southern part of the site sloping down towards the River Kym. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site. Access to the site can be achieved from the B660. There is an existing track that leads to Brittens Farm and Wornditch Farm running along the north/north west boundary of the site but the proposed site plan submitted as part of the Call for Sites submission shows that a separate access will be provided to serve this development. The site is predominantly greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel as well as for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention of the landowner to deliver the development directly. The promoter suggests the land is available now and could be built out over 1 to 2 years.	+
Achievability The site promoter has identified that water, electricity and digital telecommunications infrastructure are all accessible from the site's boundary which adjoins the public highway for access. There is no access to gas. There are no buildings on site to clear. The site gradually slopes downwards towards the River Kym. It is constrained by flood risk along	~

its south western boundary where it meets the River Kym as well as by heritage assets to the north and north west. The site can be accessed from the B660 and the proposed site plan shows that this access can be designed which fits in with the shape of the site to serve the southern part of the site as well.	
Deliverability / developability There are no existing structures to clear but the location means that any future development would need to be very sensitive to its setting and context particularly in relation to heritage assets, flood risk in the southern portion of the site and impact on the Kym Valley. The site promoter does not appear to seek an allocation status for the site. It is also indicated that the site will not be sold and development will be delivered via the landowner. While the site appears to be available now and several technical studies relating to heritage and ecology have been prepared as well as a proposed site plan, no formal planning application has yet been submitted. The site is located on the edge of the built up area of Kimbolton and as it does not appear to be the intention of the landowner to bring this site forward as a rural exceptions scheme, it is likely that the successful development of the site would require an allocation status. As such, the site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Wholly greenfield land predominantly classified as grade 3 • Majority of the site is in flood zone 1 but there is fluvial and surface water flood risk in proximity to the River Kym • Good accessibility to local services, shops and employment • Good accessibility to natural greenspace • Several heritage assets could be impacted by the development of the site • Potential to integrate built development into the existing community so could support sustainable place-making In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for built development subject to landscaping and adequate mitigation of any adverse impacts on heritage assets • Has potential to accommodate development that could be integrated well into the existing place and community

- Would need to incorporate flood mitigation and open space to mitigate the risk of flooding in the southernmost part of the site and conserve the ridge and furrow on site, this part of the site could incorporate landscaping to provide a softer development edge
- Development should be located away from the southern extent of the site where flood risk is present.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.4 ha 65% net developable area allowed for additional landscaping, flood mitigation and to respond to heritage context. 1.4 ha x standard proportion of 65% = 0.91 ha	Residential: Market homes and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25dph = 0.91 ha x 25 dph = 23 homes	Available post 2028 subject to successful allocation status Build out over 1 - 2 years

Updates after the Initial Assessment

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Kimbolton 2: Land East of Stow Road, Kimbolton

Site reference	Kimbolton 2
Site name	Land east of Stow Road, Kimbolton

Site address	Parish(es)	Site area (ha)
Land north of Stow Road and Kimbolton Primary Academy, Stow Road, Kimbolton	Kimbolton	17.18

Promoter's Intentions

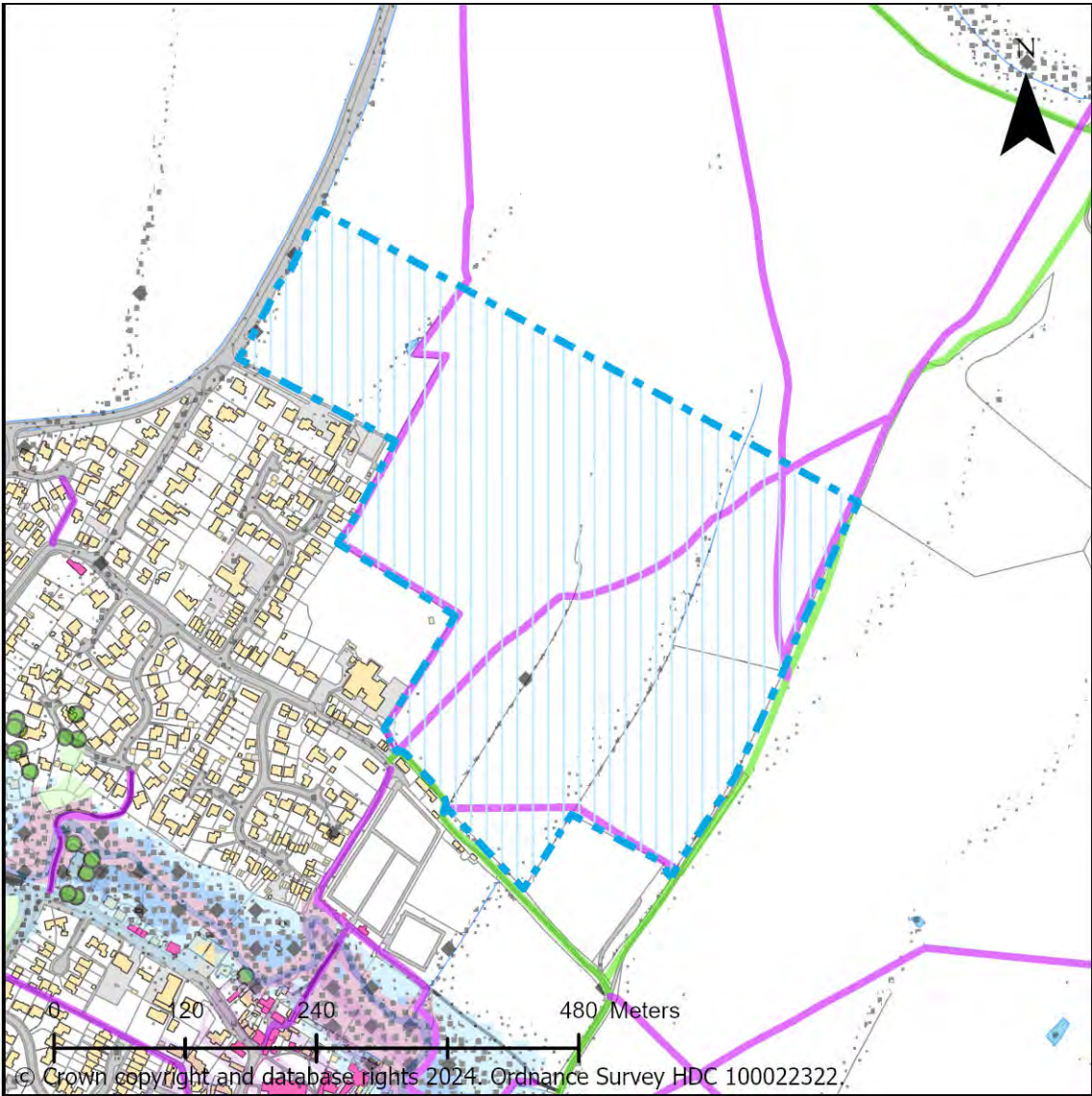
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential : - Market and affordable housing Open Space uses: - Natural, green or open space: - Biodiversity net gain Infrastructure: - Extension to Kimbolton Primary Academy site	100 - 200 homes Approximately 0.7 ha extension to Primary Academy site Open space and biodiversity net gain areas of approximately 10.3 ha	Available 2024 - 2028 Build out over 2 to 4 years depending on number of homes Two potential phases are identified in the Vision Statement

Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS:31
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Statement

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 but there is a risk of surface water flooding close to the Stow Road boundary and in several narrow channels parallel to this running down the site. The majority of the site is classified as grade 2 agricultural land with just the south eastern corner being grade 3. The site comprises open agricultural land with 3 narrow belts of trees and shrubs and several ditches running broadly north-south through the site and two small copses of trees. The land slopes up towards the north from where the site adjoins the village at an increasing gradient from the more level land close to the village boundary with an overall increase in elevation of up to 18m in the central section. The land forms part of the wider Kym Valley sloping up progressively through the village towards Over Hills situated	~
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to the north of the site. The south western edge of the site adjoins residential properties with the south eastern part adjoining Kimbolton Primary Academy, dispersed properties on Newtown and Rookery Lane Allotments. The north eastern corner of the site adjoins Warren Spinney which contains the grade II* listed Warren House a folly associated with Kimbolton Castle.

The site boundaries generally comprise a mixture of hedging and trees providing limited screening from neighbouring uses. However, the northern boundary is undefined as it crosses a large field. Extensive views can be obtained across the site from Over Hills and public rights of way to the north of the site and from the northern part of the site across the village. To mitigate the impact of development on the landscape buildings would need to be limited to the lower ground close to the existing village with substantial landscaping on the rising land to the north to soften the edge to the surrounding countryside and to minimise the impact of built development on the setting of the historic part of the village.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects it. The site is beyond the Kimbolton conservation area and it contains no listed buildings or other known heritage assets. However, given the proliferation of heritage assets in the vicinity and the potential for development to impact on them an assessment of heritage assets would be required. There are no designated nature conservation assets within the site. The site has a field access from the rear of 48 Newtown; highway access from Stow Road would necessitate crossing the existing drainage ditch. Options for achieving safe highway access would need to be explored with Cambridgeshire County Council. Two public rights of way connect through the site joining at the pedestrian route linking the Newtown area into Carnaby in Kimbolton's historic centre; these will need to be protected and provide active travel opportunities to reach the village centre.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The south eastern section of the site lies within a minerals safeguarding area for brickclay and Cambridgeshire County Council will need to advise on whether this is a viable resource forming a constraint to development. It is beyond the 400m buffer around a water recycling site.

Availability The site is in single ownership who support its development and are in partnership with a developer/ housebuilder through a promotion agreement to bring the site forward. There are no known legal constraints affecting the site. There are no current uses to be relocated. The promoter's delivery intentions are clearly set out in the supporting Vision document in terms of mix of uses, their distribution across the site and the phasing of delivery.	+
Achievability	~

Electricity, water and digital and telecommunications infrastructure are all available within the site although there is no local gas supply. An electricity distribution site borders the southern edge at Newtown and electricity cables cross the site potentially forming a constraint to the layout of development and a potential cost should they need to be undergrounded or rerouted. At its nearest point the site is just 300m from the B660 providing good connections to the highway network for materials deliveries. The site promoter acknowledges constraints arising from the landform and increased demand on Kimbolton Primary Academy. Their proposed scheme incorporates mitigation measurements for both of these by providing additional land for the school and restricting built development to the southern part of the site and incorporating substantial areas for open land and biodiversity net gain.	
Deliverability / developability The site is constrained by its topography and the potential impact of development on the existing village and the wider setting of the Kym Valley. The location means that any future development will need to be sensitive to its impact on landscape and the setting of heritage assets. Whilst the site promoter is clear in their intentions, development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Wholly in flood zone 1 but with channels of surface water flood risk • Primarily grade 2 agricultural land with some grade 3 nearest to the boundary with Kimbolton • Sits within the wider landscape setting of the Kym Valley • Remote from designated nature conservation sites • Of a scale to accommodate a range of housing sizes, types and tenures along with other community and open space uses • Good access to local shops, services, education and employment • Limited public transport access but good active travel opportunities • Opportunities exist for integration into the existing village through the Primary School and active travel routes • Very sensitive with regard to heritage assets both adjacent to the site and in longer term views In cobination the outcomes of the LAA and SA indicate that the site:

• May be appropriate for a mixed use development of homes, open space, biodiversity net gain and community uses including an extension to the primary school • Would need to limit built development to the lower ground in the southern part of the site to reduce its landscape impact and allow for more effective integration with the existing built form • Would need to provide a substantial portion of the site as open space and biodiversity net gain • Would need to retain the three surface water channels running through the site and incorporate them into the landscaping scheme • Would need to ensure public rights of way continue to provide access through the site to the open countryside and connecting into the village
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 17.18 ha 10.3 ha are promoted for open space and biodiversity net gain 0.7 ha is prompted for additional school infrastructure 6.18 ha are promoted for residential development 80% net developable area for the residential portion allowed due to separate open space provision but the need to accommodate surface water drainage channels and heritage asset sensitivity Net developable area of 6.18 ha x 80% = 4.92 ha	Natural, green or open space and biodiversity net gain - 10.3 ha Primary school infrastructure - 0.7 ha Residential use - market and affordable housing Low density of 35 dph anticipated due to the ability to vary densities within the site allowing for very low density development in the most sensitive parts. 4.92 ha x 35dph = 173 new homes	Subject to allocation Delivery over 4 years

Updates after the Initial Assessment

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Kimbolton 3: Land South East of 73 Main Road, Stonely

Site reference	Kimbolton 3
Site name	Land South East Of 73 Main Road, Stonely

Site address	Parish(es)	Site area (ha)
Land South East Of 73 Main Road, Stonely	Kimbolton	0.29

Promoter's Intentions

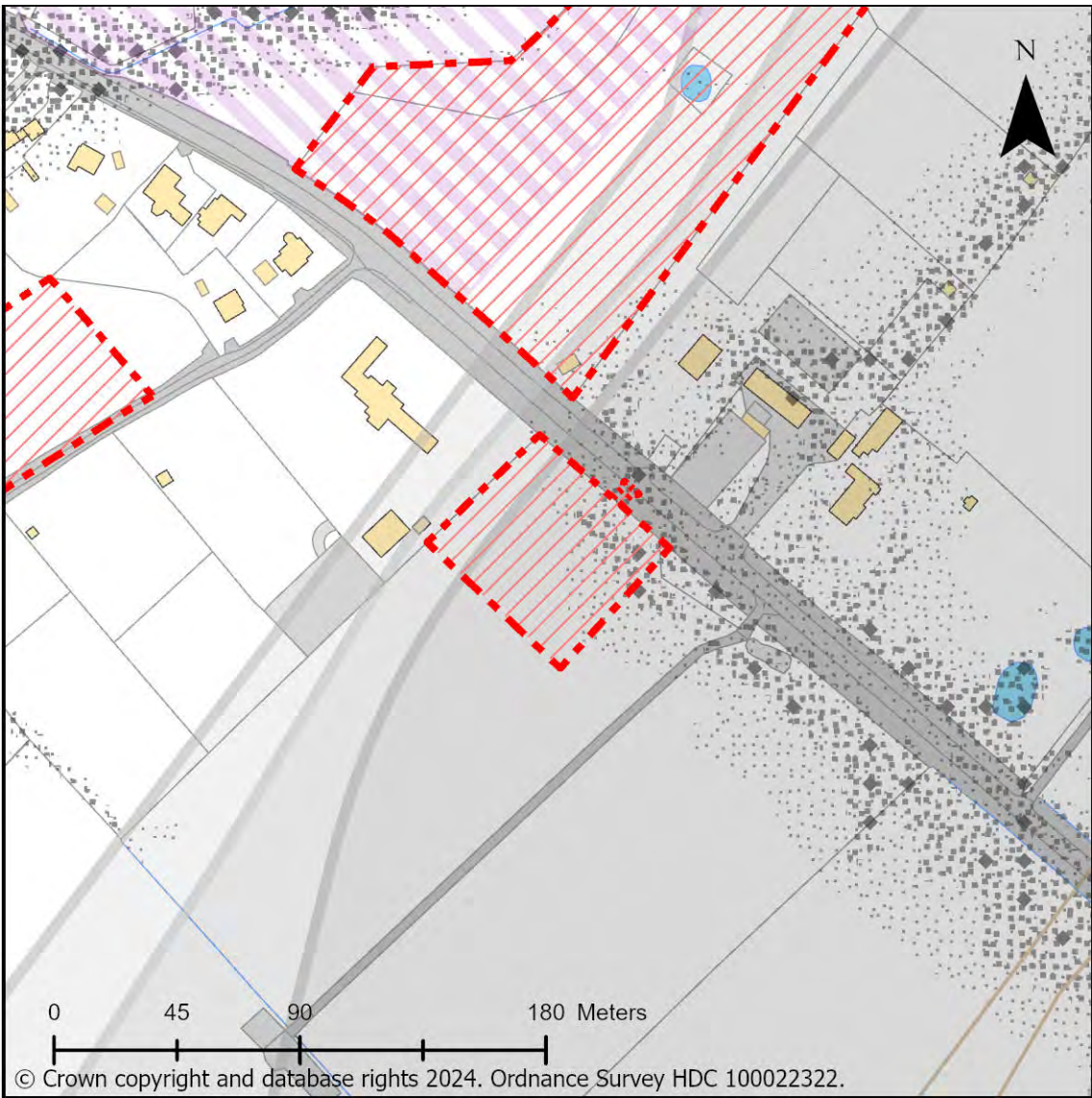
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	1 - 6 market/affordable homes or 3 custom and self-build plots	Available 2023 Build out over 1 to 2 years

Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS:144
Relevant planning history	20/01125/OUT - outline planning application for the erection of up to 3no. self-build and custom build dwellinghouses and construction of a footpath. Refused in September 2021 - Planning appeal - 22/00019/REFUSL. Appeal dismissed on 5 January 2023
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Arboricultural Impact Assessment (June 2020)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1 but half of the site is constrained by surface water flooding mostly along its frontage along Main Road. The land is classified wholly as grade 3 agricultural land with no existing structures on site. The site is broadly level and is in pastoral agricultural use. The site forms the northern section of a larger field with no features distinguishing the site area from the remainder of the field. The northern boundary is enclosed with thick trees and vegetation along Main Road. A line of trees and vegetation also obscures the site along its north western boundary where it adjoins 73 Main Road. The site itself is completely open to the south and south east although the boundaries of the larger field have substantial vegetation obscuring the site from longer distance	~
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views. North east of the site is Stonely Hill Farm and to the north west is 73 Main Road, on its remaining sides the site is surrounded by open countryside. The location plan provided in the Call for Sites submission shows that the wider field in which this site sits is also in the ownership of their client. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site, however the site is wholly within a gas pipeline buffer zone which forms a significant constraint. Electricity powerlines run along the site's frontage along Main Road. There are no heritage assets or nature conservation designations on site. If some of the thick vegetation is removed then an access could be provided to the site from Main Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire planning permission and then sell to a third party for development. The promoter suggests the land is available from 2023 and could be built out over 1 to 2 years. Indeed the site has already been subject to an outline planning application but was refused. The site promoter in their Call for Sites submission has also stated that the wider field shown in blue on the submitted site plan is 4 hectares and this would lend the option to use a further 0.4 of hectares to create hedgerows and a woodland to enclose the 0.29 hectares within the field.	+
Achievability The site promoter has identified that mains water supply and the public highway are accessible from the site boundary with all other services being identified as unknown. There is no gas supply in the local arera. There are no buildings on site so no clearance work would be required and the site is flat so there are no topographical challenges to overcome but there is considerable surface water risk. Access to the site would require removal of some established hedgerow trees and considerable landscaping will be required. The site is not located within a conservation area so this may be possible to achieve without negatively impacting the character of the village in this part. It is suggested that some of the wider field in which the site is located could be used for additional landscaping, hedging and woodland. The site promoter has also put the site forward for several potential residential proposals, one for a potential First Homes scheme, a market housing scheme or for 3 custom and self-build plots which would fall below the minimum threshold of 5 homes to justify allocation. Clarity will be required on which option would be taken forward.	~

Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its setting and incorporate landscaping measures and SuDs. The site promoter states that it is intended to acquire planning permission and then sell to a third party for development. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. Of the potential residential options put forward by the site promoter, the only one that may in principle have support is a First Homes scheme, however this has not been the intention of the promoter previously based on the planning history for the site. If an affordable scheme is not pursued, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site consists of greenfield land • Surface water flood risk constraints approximately half of the site, mostly along its frontage along Main Road • Is accessible to a shops, primary education and local leisure and community facilities within Kimbolton • Some limited public transport access and access to employment opportunities • Is remote from natural greenspace In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to its location as development would erode the rural approach into Stonley as well as the site being within an oil pipeline buffer zone and extensive surface water flood risk • Could only safely accommodate development at the southern end due to surface water flood risk resulting in a large set back which would not reflect the character of the area

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Kimbolton 4: Land North of Main Road, opposite Gimbors End, Stonely

Site reference	Kimbolton 4
Site name	Land North of Main Road, opposite Gimbors End, Stonely

Site address	Parish(es)	Site area (ha)
Land North of Main Road, opposite Gimbors End, Stonely	Kimbolton	1.82

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Between 5 and 15 homes	Available 2024 - 2028 Build out over 1 - 2 years

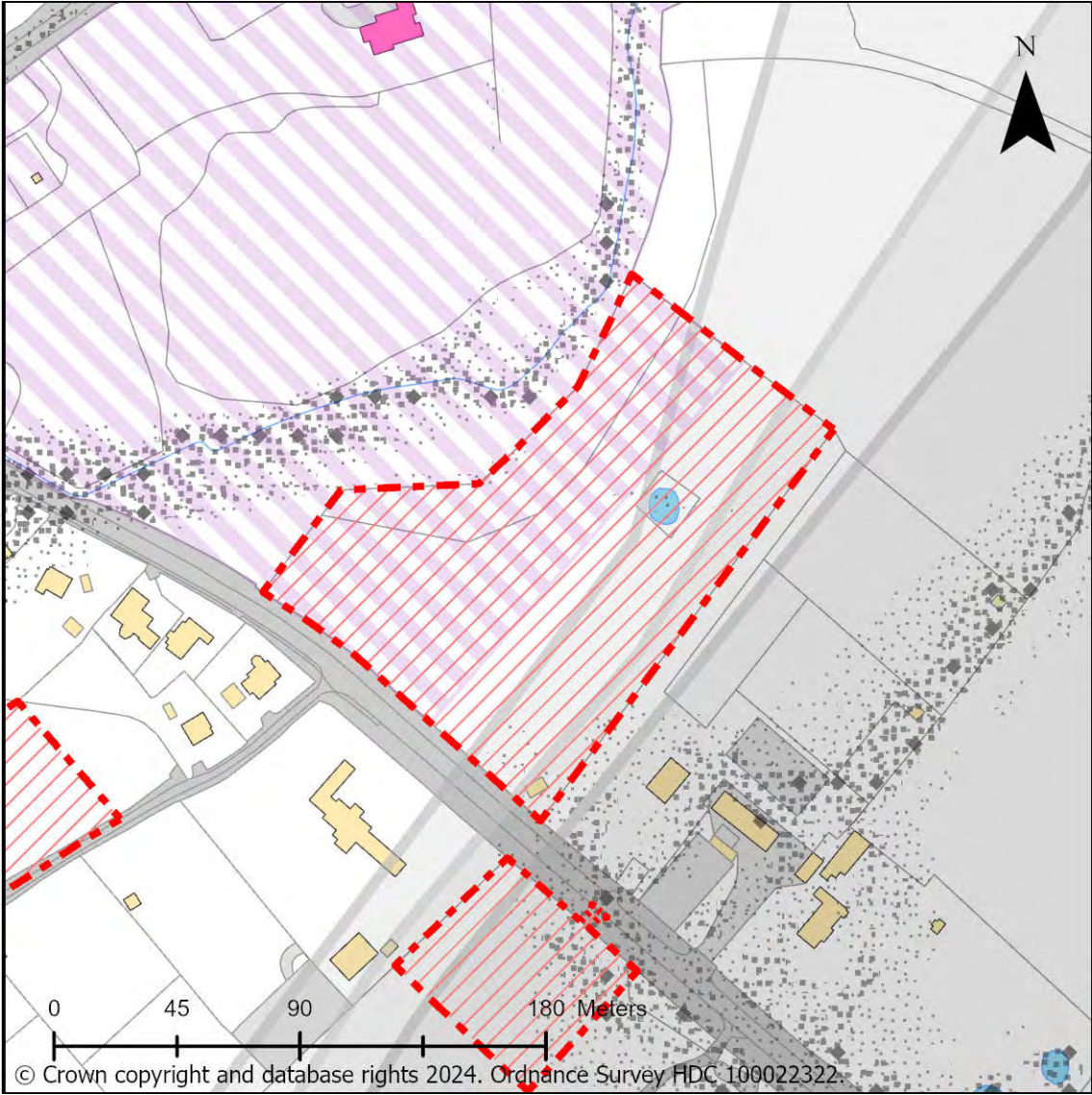
Core information

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:179
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Rough grazing land
Supporting information	Environment Agency flood map

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is located within flood zone 1, the southern corner of the site is constrained by some surface water flood risk and there is also a pond located just north of the centre of the site. The land is classified wholly as grade 3 agricultural land and is in use as grazing land with no existing structures on site. The site is broadly level but does rise slightly towards the north east. A series of trees have been planted across the site both towards the frontage and more centrally. The site is clearly outlined by low hedgerows along its boundaries, over which there are views into and across the site from Main Road. Vegetation and trees become thicker along the site's western and northern edges where there is a dense wooded area. Stonely Hill Farm lies to the south east of the site and 73 Main Road is to the south west across the B645. To the north and west of the site is open countryside in a mixture of pastoral and arable farming use. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site, however approximately half of the south eastern portion of the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road. 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 which would need to be retained in any development scheme. This also serves to add to the rural setting of this part of the settlement and screens the grade II listed Stonely Grange from view. There are no nature conservation designations on site but as identified the existing trees on the north and north-western part of the site are important in shaping and framing the character of this part of the village. A field access exists from Main Road which would require improvement to accommodate additional traffic from development. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. Part of the western portion of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire planning permission and then sell to a third party for development. The promoter suggests the land is available between 2024 and 2028 and could be built out over 1 to 2 years.	+
Achievability	~

The site promoter has identified that all main utility services are accessible from the site boundary. There is no access to gas in the local area. There are no buildings on site so no clearance work would be required. The site is fairly flat but rises towards the east, there is some surface water risk and considerable heritage and tree constraints on part of the site.	
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its setting, heritage assets and incorporate landscaping measures and SuDs. The site promoter states that it is intended to acquire planning permission and then sell to a third party for development. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. As it appears that it is not the intention for the site to deliver a rural exceptions scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site consists of greenfield land • Is accessible to shops, primary education and local leisure and community facilities within Kimbolton • Some limited public transport access and access to employment opportunities • Fairly remote from natural greenspace • In depth development of the site is very likely to harm the open character of the area • Potential for adverse impacts on the conservation area and the naturally vegetated landscape forming an important setting into Stonely In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to is potential adverse impact on the character of Stonely
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Kimbolton 5: Claylands Farm, Main Road, Stonely

Site reference	Kimbolton 5	
Site name	Claylands Farm	
Site address	Parish(es)	Site area (ha)
Land at Claylands Farm, Main Road, Stonely, Cambs PE19 5ES	Kimbolton	1.74

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	5 - 15 homes	Available 2024 - 2028 Build out over 1 - 2 years

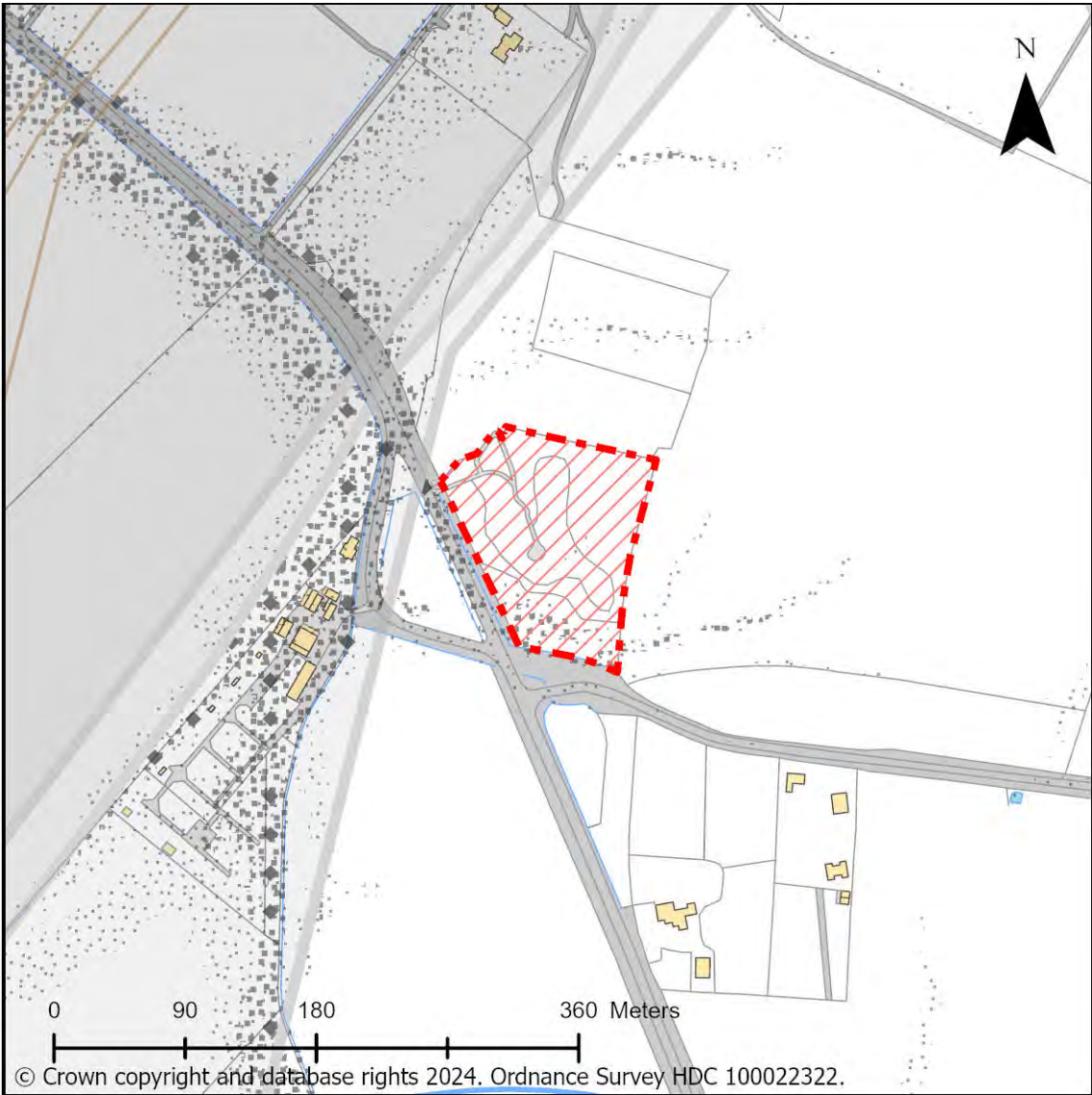
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:176
Relevant planning history	None
Land type	Wholly previously developed land (Fully naturally vegetated)
Current use of the site	The site promoter states this to be brownfield / storage but the site is fully revegetated and comprises rough grassland, trees and shrubs with remains of two small sheds
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. The site is relatively flat overall but includes rough mounds. It comprises a mixture of rough grassland, trees and shrubs with remains of several rough tracks and a couple of sheds. It is contiguous with a larger area of woodland which has been established for over 30 years. The site contains mature trees and hedging on all sides which provide screening from the adjoining agricultural farmland and the open countryside. This makes the proposed use incompatible with neighbouring uses. It has no nature designations on it or immediately adjoining it which will impact development. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is remote from any conservation area and contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site. The site can potentially be accessed from the B645 with a field gate being present on the western boundary. Although the site is considered wholly brownfield by the site promoter, it has been fully naturally vegetated and would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	~
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development.	+
Achievability The site promoter advises that electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no known access to gas supply in the local area. The site has no clear topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from B654. There are no substantial built structures on the site. The site contains mature trees, shrubs and hedgerows and an Aboricultural Impact Assessment would be required to assess and mitigate the impact of the proposed development on the existing trees.	~
Deliverability / developability	~

There are no known legal or ownership constraints. There are no substantial structures on site to clear but there are significant constraints to mitigate. Impact on existing trees is a key development consideration within a future masterplanning of the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

Progression of Site through to Sustainability Appraisal

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

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

- Is considered wholly brownfield but has been fully naturally vegetated
- Fairly good connectivity to the strategic road network
- Fairly remote from existing settlement
- Could not be effectively integrated into the existing place and community
- Has very limited accessibility to local services and employment
- Potential for adverse impacts on existing trees
- Will not make an efficient use of land

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

- Is inappropriate for built development due to its separation from the village, potential impact on surrounding countryside and revegetated nature of the previously developed land

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Kimbolton 6: Land North of Gimbers End, Stonely

Site reference	Kimbolton 6
Site name	Land North of Gimbers End, Stonely

Site address	Parish(es)	Site area (ha)
Open land located on the north side of Gimbers End and west of Main Road,(B645) Stonely, Kimbolton, Huntingdon, Cambs.	Kimbolton	0.80

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	5 homes/plots	Available 2024 - 2028 Build out over 2 to 3 years

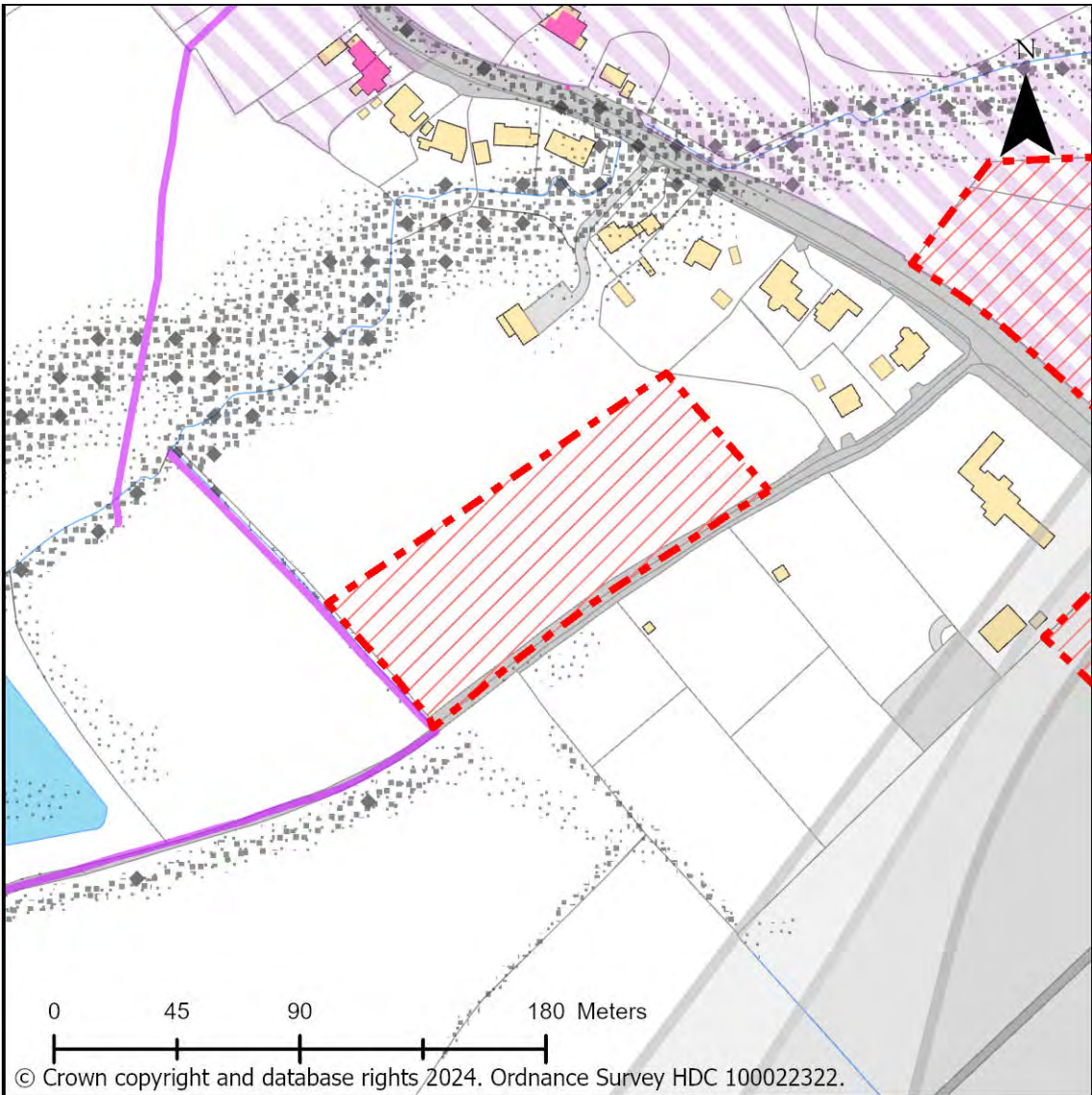
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:364
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It comprises part of an open agricultural land with no distinct boundary between the site and the remainder of the field The site is flat and has a similar topography to its surrounding areas. It is bounded by mature trees and hedging on the south western and south eastern boundaries which provides limited screening from the adjoining agricultural land. To the north western side the site is completely open to the remainder of the field which contains a single agricultural barn; this boundary would require landscape screening. The north eastern edge of the site adjoins the rear gardens of homes along Main Road which are generally well screened by existing trees. The site is visible from a farm track at the southeast and would require landscaping buffers to mitigate impact of the development on the open countryside. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is beyond the Kimbolton conservation area and contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site. The site can potentially be accessed from a farm track to the south east which connects to the B645 to the north but would need upgrading to serve additional traffic. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	+
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024 - 2028 and would be delivered by a third party after planning permission is obtained.	+
Achievability Electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no know gas supply in the local area. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. The site can potentially be accessed from a farm track which connects to the B654 north of the site. There are no built structures on the site that require clearance. The site promoter seeks residential uses of either 5 homes or 5 plots for custom and self build housing. Landscaping will be required to mitigate the impact of development on site on the countryside.	+

Deliverability / developability	~	
There are no known legal or ownership constraints. There are no structures on site to clear and there are no significant constraints on site to mitigate. Landscaping would be a key development consideration within any proposed layout for development of the site. It is he site promoter's intention to acquire an allocation status for the site with delivered by a third party after planning permission is obtained. As such, the site is categorised as developable		
Progression of Site through to Sustainability Appraisal		
Should the site progress to the sustainability stage?	Yes	
Impact of the Sustainability Appraisal on the assessment		
The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Has very limited accessibility to local services - Small scale development could be integrated into the existing place and community - Some limited public transport access and access to employment opportunities - Is remote from natural greenspace In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development - Would contribute to the housing needs of the district - Could support place-making and sustainable lifestyle		
HDC's Delivery Calculations		
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.80 ha 40% net developable area to allow road frontage development to reflect local character and provide areas of landscaping Net developable area of 0.80 ha x 40% = 0.32 ha	Residential use - market and/ or affordable housing or custom and self-build Very low density of 25 dph anticipated due to the edge of the village location. Capacity = 0.32 ha x 25 dph = 8 homes/plots	Post 2028 Build out over 2 to 3 years

Updates after the Initial Assessment

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Kimbolton 7: Land North of Tilbrook Road, Kimbolton

Site reference	Kimbolton 7
Site name	Land North of Tilbrook Road, Kimbolton

Site address	Parish(es)	Site area (ha)
Open land located north of Tilbrook Road (B645), north of the Kimbolton Prep School, south of Brittens Farm and west of Kym View Close, Kimbolton	Kimbolton	1.46

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	23 homes (14 market and 9 affordable)	Available 2024 - 2028 Build out over 2 - 3 years

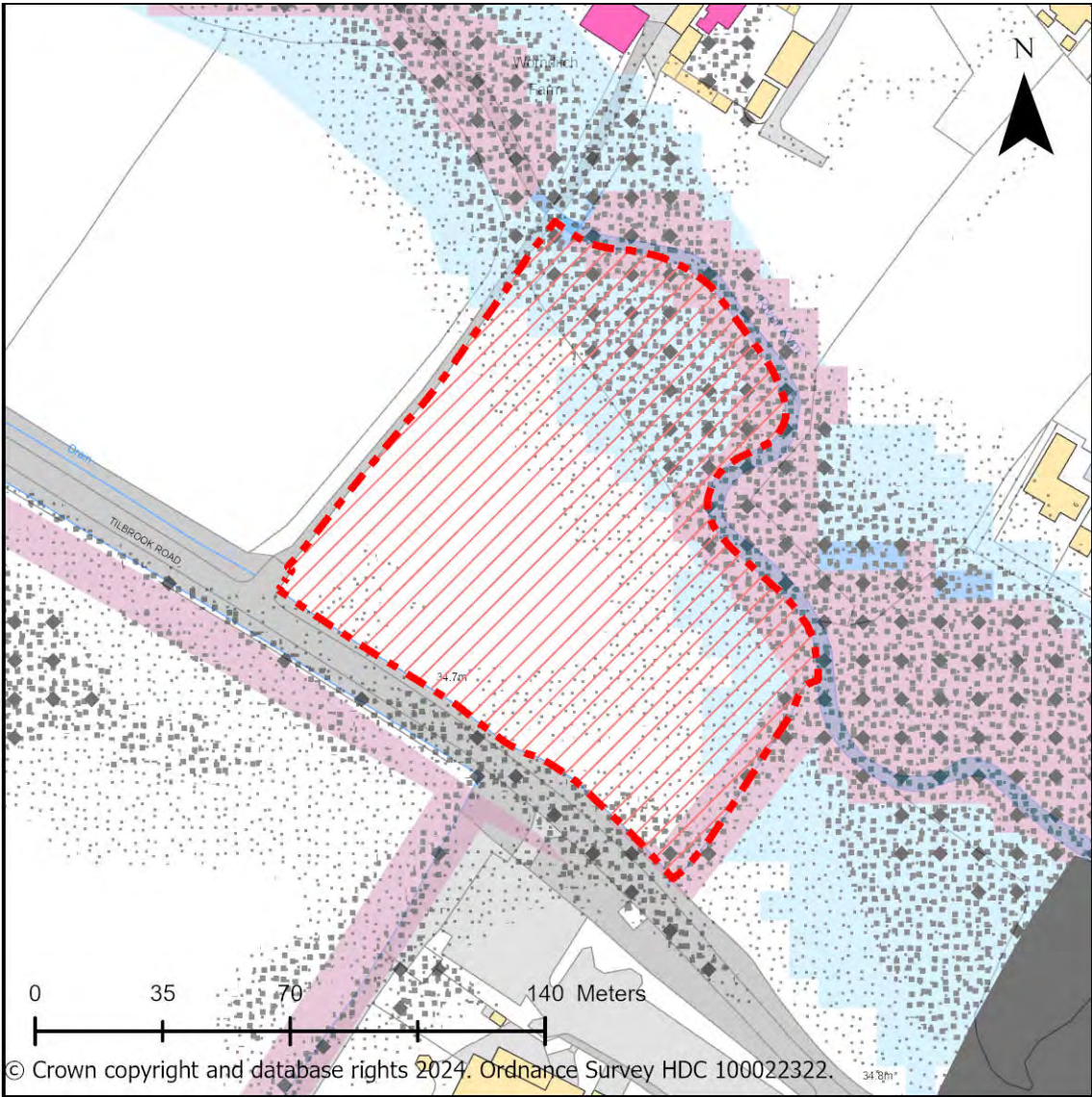
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:366
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 50%	Pass
Designated local green space	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is classified as grade 2 agricultural land. 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. Significant flood mitigation measures would be required to mitigate the risk of flooding. The site is relatively flat and has a similar topography to its surrounding areas. The site comprises open grassland with a narrow belt of mature trees around all its boundaries providing screening from adjoining uses. There are some mature trees within the northern part of the site. The site is bounded to the north by the River Kym beyond which is Brittens Farm. Tilbrook Road parallels the southern boundary with the Kimbolton Preparatory School situated to the south east of the site. To the west is extensive grassland forming the setting to Wornditch Farm and to the east is again open grassland with trees and hedgerows. The context is one of open and agricultural land rather than of built development would not be compatible with neighbouring uses. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Tilbrook Road (B645) to the south which links the site to the existing settlement. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024-2028 and would be delivered by a third party after planning permission is obtained.	+
Achievability All main services are accessible from the site boundary except for gas supply. The site is fairly flat but is constrained by flood risk along its northern and eastern boundary along the River Kym. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from Tilbrook Road (B645). There are no built structures on the site that require clearance. The site promoter seeks residential uses of 14 market homes and 9 affordable homes.	~
Deliverability / developability	~

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

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - It wholly consists of greenfield land - Is accessible to a shops, primary education and local leisure and community facilities within Kimbolton - Some limited public transport access and access to employment opportunities - Majority of the is in flood zone 1 but part of the site is at risk of fluvial and surface water flood risk - May be suited for ribbon development which does not reflect the character of the existing built form - The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development as the site would not respect the form and character of Kimbolton

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton

Site reference	Kimbolton 8
Site name	Land North of Station Road/Stow Road, Kimbolton

Site address	Parish(es)	Site area (ha)
Open land located east of Station Road and north of the junction with Stow Road, Kimbolton, Huntingdon, Cambs.	Kimbolton	0.43

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	11 homes (6 market and 5 affordable)	Available 2024 - 2028 Build out over 2 - 3 years

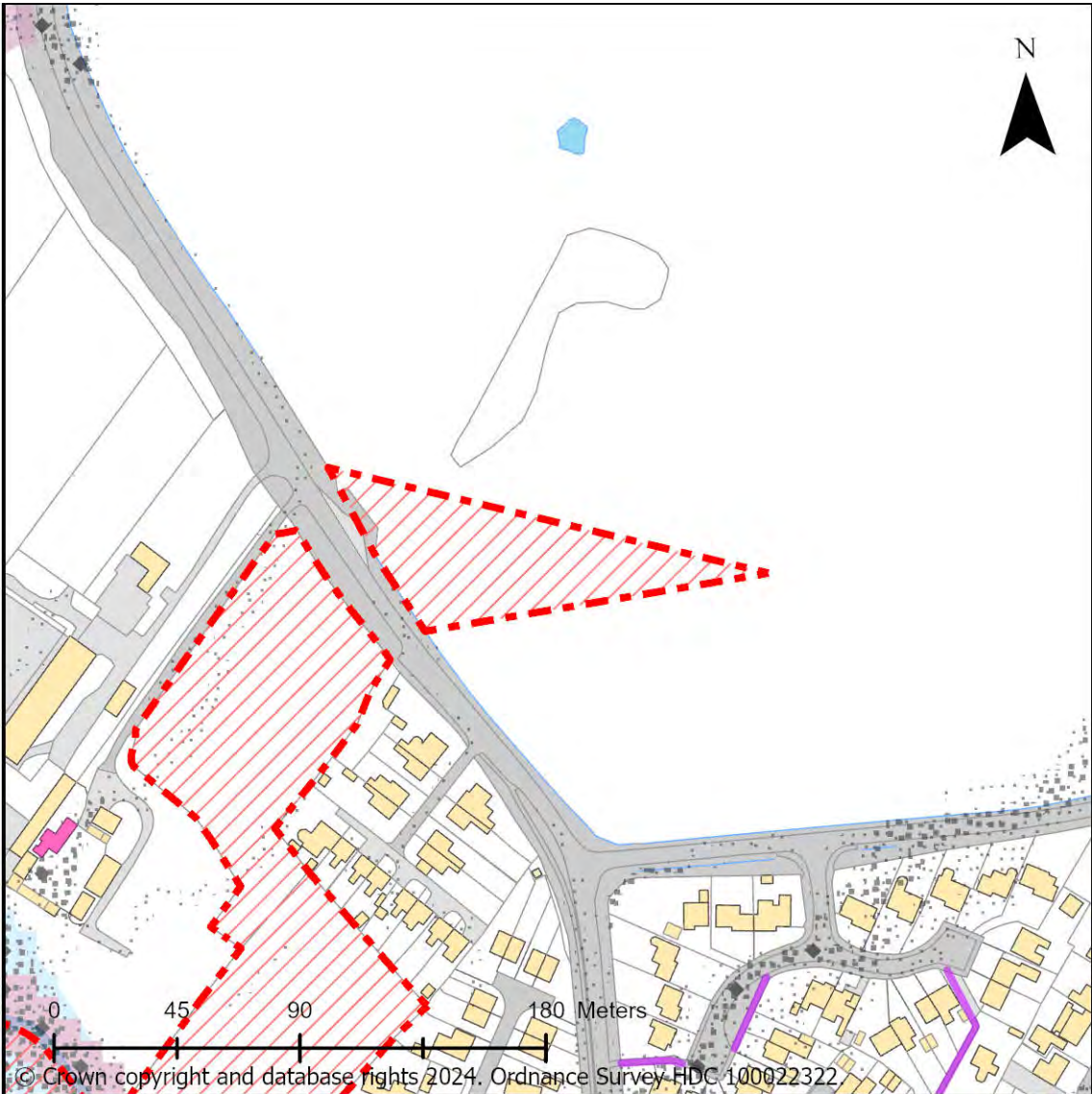
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:354
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. The site is on the north-western edge of Kimbolton and comprises agricultural land with no trees or hedging on it or along its boundaries. It is bounded by agricultural land on north, south, east and west. The site adjoins the housing allocation site KB 2 (North of Station Road/Stowe Road, Kimbolton) in the Huntingdonshire's Local Plan 2036 to the south which is yet to be developed. The successful integration of the site is dependent on the allocated development to the south which has not yet come forward. The northern point also coincides with the entrance to Brittens Farm, on the opposite side of Station Road. The site is flat and has a similar topography to its surrounding areas. Development of the site would be visible from all sides and landscaping buffers would be required to mitigate the impact of development on the adjoining countryside. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Station Road adjoining the site to the south which connects to B660. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024-2028 and would be delivered by a third party after planning permission is obtained.	+
Achievability Electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no known gas supply in the local area. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from Station Road which connects to B660. There are no built structures on the site that require clearance. The site promoter seeks residential uses of 6 market homes and 5 affordable homes. The successful integration of the site is dependent on the allocated development to the south which has not yet come forward.	~
Deliverability / developability	~

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

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is accessible to shops, primary education and local leisure and community facilities within Kimbolton • Some limited public transport access and access to employment opportunities • Good connectivity to the strategic road network • Small scale development could be integrated into the existing place and community after completion of current allocation KB 2 North of Station Road/ Stowe Road • The site is highly exposed to the surrounding countryside. In combination the outcomes of the LAA and SA indicate that the site: • Would not be appropriate for built development until the current allocation is completed due to its isolated location within the open countryside
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

Kimbolton 9: Land North of Easton Road, Stonely

Site reference	Kimbolton 9
Site name	Land North of Easton Road, Stonely

Site address	Parish(es)	Site area (ha)
Open land located on the north side of Easton Road, Stonely (opposite Stonely Grange), Kimbolton	Kimbolton	0.98

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	5 homes/plots	Available 2024 - 2028 Build out over in 2 - 3 years

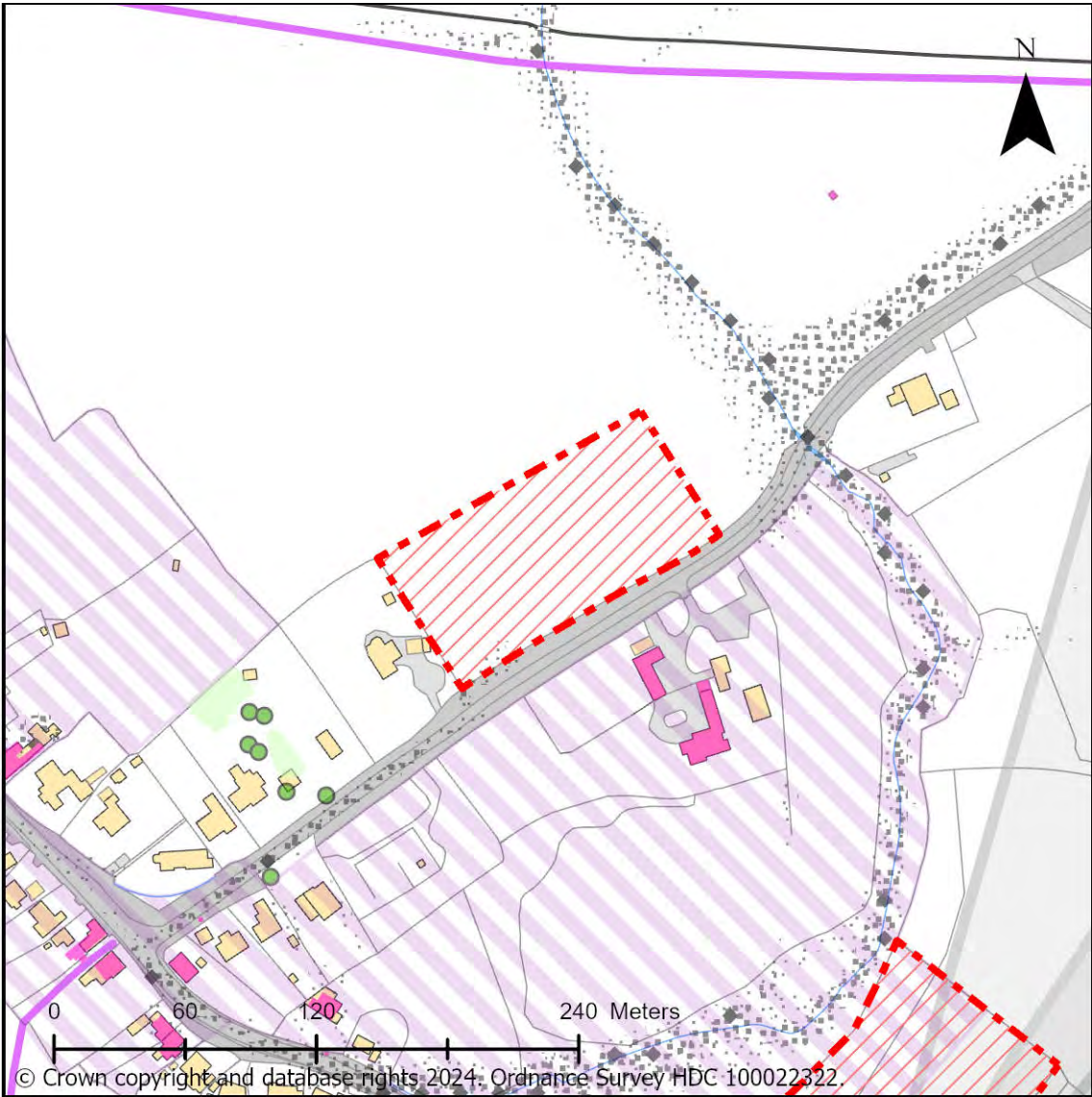
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:361
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	+
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The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It comprises open agricultural land currently in arable use with a narrow belt of trees separating it from the residential development to the west and another narrow belt of trees at the eastern boundary. The site is relatively flat although is part of a larger field which rises gently to the north west. It is bounded by residential development to the west and south but is exposed to the open countryside on the northern edge as the site comprises a small portion of a larger arable field with no current boundary demarking the proposed northern edge. The site is visible from Easton Road with only a low hedge separating the site from the road which would not provide any screening of new development. The site is also visible from a footpath that connects the few properties at the edge of Stonely to Kimbolton. As such, the site would require some landscaping to provide screening from adjoining uses. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site is beyond the Kimbolton conservation area and contains no listed buildings or other known heritage assets, it is opposite the conservation area and the Stonely Grange listed buildings. There are no designated nature conservation assets within the site. The site can potentially be accessed from Easton Road which connects to B645. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024-2028 and would be delivered by a third party after planning permission is obtained.	+
Achievability Electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no known gas supply in the local area. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. The site can potentially be accessed Easton Road which connects to B645. There are no built structures on the site that would require clearance. The site promoter seeks residential uses of 5 homes or 5 plots for custom and self-build housing	+
Deliverability / developability There are no known legal or ownership constraints. Proximity of the site to heritage assets within the conservation area and listed building (Stonely Grange) to the south means that any future development will need to be sensitive to its impact on their character and	~

setting. Landscaping will be required to mitigate the impact of development of the the site on the adjoining countryside. It is intended to acquire an allocation status for the site and for it to be delivered by a third party after planning permission is obtained. As such, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Has limited public transport access - Has limited access to employment opportunities and local services - Reasonable connectivity to the strategic road network - Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha - Small scale development could be integrated into the existing place and community - The site is highly exposed to the surrounding countryside. - There are designated heritage assets that could be adversely impacted by the development In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development but would require landscaping to mitigate impact on the open countryside and would need to be sensitive to its impact on the setting of conservation area and listed building. - Would contribute to the housing needs of the district
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.98 ha	Residential use - market and/ or affordable housing	Available post 2028
Given the linear form of development along Easton Road rather than calculate a net developable area the calculation is based on typical frontage widths of properties in the immediate area. Substantial landscaping would be	140m frontage x 20m width per plot	Build out over 2 - 3 years
	Capacity =140/20 = 7 homes	

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
required on the northern boundary which could be contained within extensive gardens recognising the character of the immediate locality. Net developable area of 140m frontage x 20m width per plot.		

Updates after the Initial Assessment

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Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton

Site reference	Kimbolton 10
Site name	Land South East of Bicton Industrial Estate, Kimbolton

Site address	Parish(es)	Site area (ha)
Land southeast of Bicton Industrial Estate, Kimbolton	Kimbolton	3.48

Promoter's Intentions

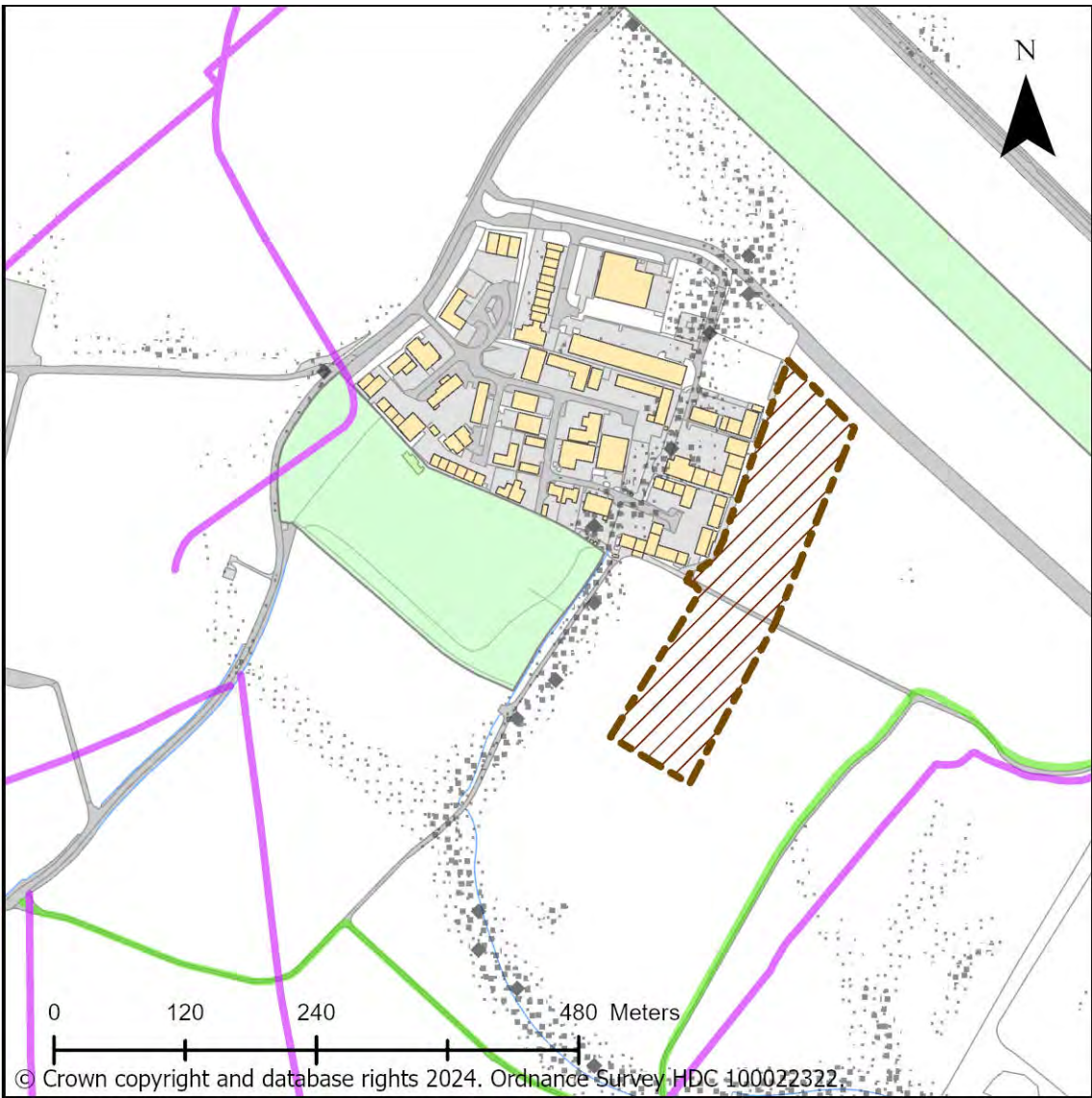
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment uses	Circa 14,000 sqm	Available 2024 - 2028 Build out over 5 - 10 years as phases 2 (1.6 ha southern portion) and 3 (1.88 ha northern portion) following on from current allocation KB3 of 1.3 ha

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:365
Relevant planning history	21/01827/FUL - construction of an access road to serve the Bicton Industrial Park extension (Local Plan allocation KB3) with associated new landscape planting. Approved in April 2022.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site forms a second and third phase to an existing site allocation in the Local Plan to 2036 (KB3). The site adjoins the Bicton Industrial Estate. The site is within flood zone 1 and does not have a recorded risk from surface water flooding. The land is wholly classified as grade 2 agricultural land and is currently in arable use. The site is located on elevated ground and is broadly level but does very gradually slope upwards on its eastern side. There are limited boundary features making the site very open and prominent in longer range views, landscaping would be required. There is a public right of way to the east of the site which provides views across the site. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no heritage	+
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or nature conservation designations on site but there is the Cambridgeshire Wildlife Site Meadow on Kimbolton Airfield adjacent to the site. Access to the site could be achieved from Stow Road via the allocated site KB3, which has planning approval under 21/01827/FUL. The location plan provided in the Call for Sites submission shows an indicative route through the allocation into the site. As no planning permission has yet been granted on KB3 this internal access has not yet been approved but it is understood via the Call for Sites form that an outline application for the allocated site is in preparation. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration but would provide an extension to an existing established employment location. The site is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire planning permission and then sell to a third party for development. The promoter suggests the land is available between 2024 and 2028 and could be built out over 5 to 10 years. The site forms a second and third phase to an existing site allocation in the Local Plan to 2036 (KB3).	+
Achievability The site promoter has identified that all mains supply and access are accessible from the site boundary. There is no access to gas supply in the local area. There is no known gas supply in the local area. There are no buildings on site so no clearance work would be required. The site is is very open and prominent in the landscape so extensive landscaping buffers would be required on its eastern and southern edges in particular. It will also need to be successfully integrated with the adjoining industrial area to form a sustainable extension to it. Access to the later phases of development are dependent on the provision of access from Stow Road to KB3 and then through KB3. Access to KB3 from Stow Road has been approved under 21/01827/FUL.	+
Deliverability / developability There are no existing structures to clear but the location of the site on elevated ground and having no pre-existing landscaping means that any future development will need to be sensitive to its location and provide adequate landscape buffers on its eastern and southern edges. The site forms a second and third phase to an existing site allocation in the Local Plan to 2036 (KB3), although KB3 has not yet had a planning application so the timeline for its delivery is uncertain. Also access to the later phases of development are dependent on the provision of access from Stow Road to KB3 and then through KB3 to link to phases 2 and 3. The access to KB3 has been established via the approval of	~

21/01827/FUL and while the design of a scheme incorporating access within the site has not yet been made but it is understood via the Call for Sites form that an outline application for the allocated site is in preparation. Addition of the proposed phases 2 and 3 would assist with the deliverability of the access road in terms of its viability. Due to the uncertainty at this time, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - It consists of greenfield land classified as grade 2 agricultural land - Opportunity to expand the Bicton and Harvard Estates and provide a second and third phase to an existing employment commitment - Limited public transport access - Within 200m of meadow on Kimbolton Airfield county wildlife site and the grassland strip on Kimbolton airfield (South) county wildlife site In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for employment development as it will form an extension to an already established employment location. - Will require landscaping along its southern and eastern edges to minimise adverse landscape impacts

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.48 ha	Commercial - employment	Available post 2028
For solely employment developments, the gross site area is used as there is usually minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of	It is unclear from the Call for Sites information provided by the site promoter on the proposed use classes of any employment development, but considering the neighbouring industrial uses,	Delivery over 5 to 10 years (in line with site promoter's anticipated timelines)

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.	the industrial (0.40 plot ratio) has been used to calculate a capacity for the site: 0.40 plot ratio x 3.48 ha = 1.39 ha of land for industrial employment uses equating to 13,920 sqm.	

Updates after the Initial Assessment

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. This increases the potential capacity of the site as follows: 0.40 plot ratio x 4.8 ha = 1.92 ha of land for industrial employment uses equating to 19,200 sqm.

Kimbolton 11: Land at Hatchet Lane, Stonely

Site reference	Kimbolton 11
Site name	Land at Hatchet Lane, Stonely

Site address	Parish(es)	Site area (ha)
Land at Hatchet Lane, Stonely	Kimbolton	3.67

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Custom and self-build housing Open space: - Natural, green or open spaces - Biodiversity net gain - Land to safeguard against flooding	27 market dwellings and 20 affordable dwellings 3 custom and self-build plots Total site capacity of 50 homes 0.5 ha for natural, green or open spaces 1 ha for biodiversity net gain 0.5 ha for land to safeguard against flooding Total capacity for open space uses = 2 ha	Available 2024 - 2028 Build out over 2 - 3 years

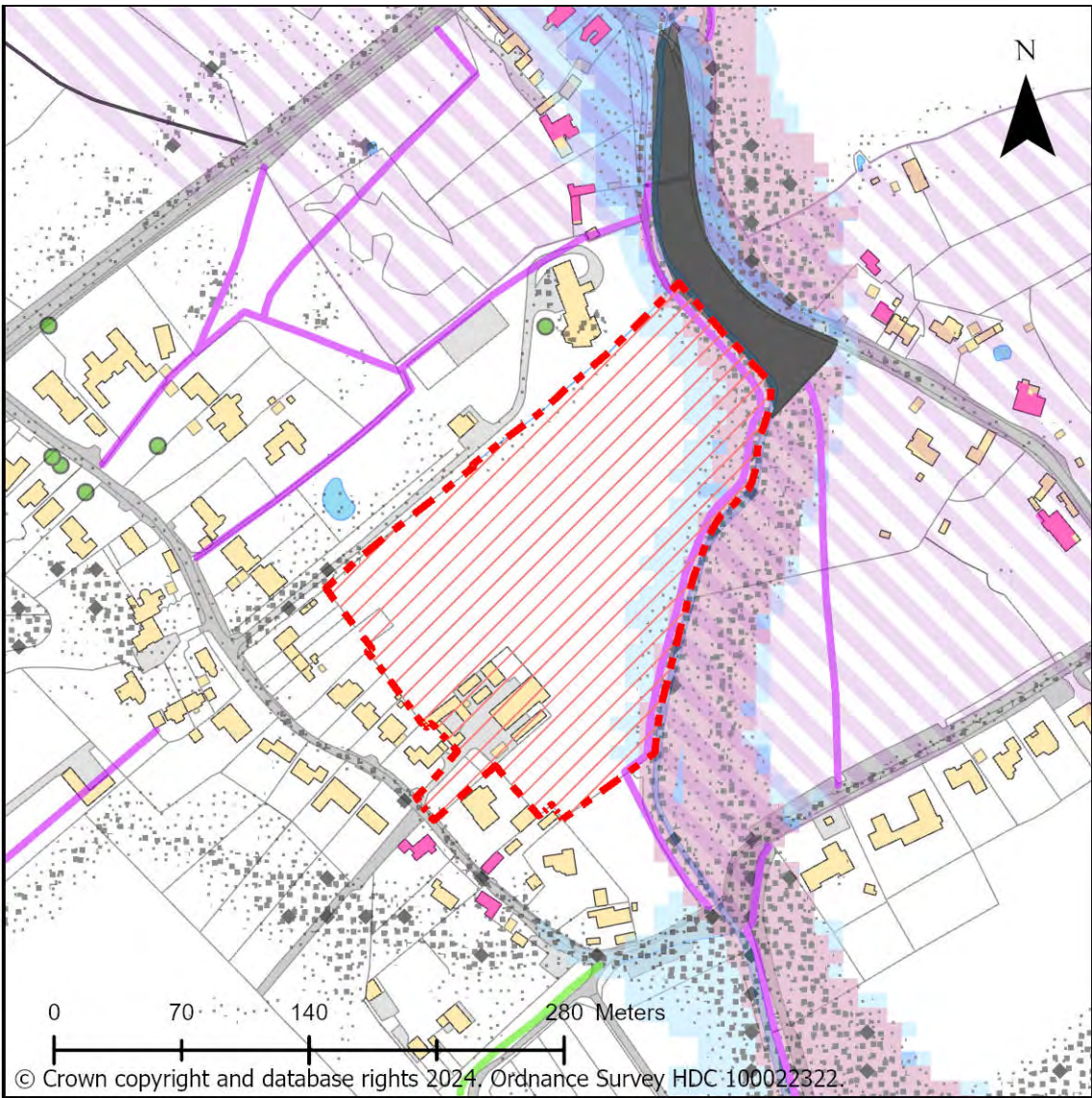
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:313
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	None submitted
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is largely within flood zone 1 but 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. The land is classified as grade 3 agricultural land. The site is wholly classified as greenfield, however it does include several agricultural buildings located to the rear of 37 Hatchet Lane which the site promoter has identified as being redundant and not in use. The site is broadly level and is clearly outlined by hedgerows along all boundaries other than the rear gardens of properties on Hatchet Lane which have a looser mixture of trees and hedges. Vegetation and trees become thicker along the site's western and northern edges where there is a dense wooded	~
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area. The River Kym forms a strong natural boundary to the site's eastern and northern boundaries. Within the site is a public right of way which runs along the riverside, this provides views across the site and also across the wider landscape and conservation area and would need to be retained. There is no known contamination or pollution on site, further investigation of this would be beneficial to determine if there is some increased levels of pollution or contamination in and around where the current agricultural structures are located. There are no gas or oil pipelines running through the site. The eastern edge of the site adjoins a conservation area, this follows the boundary of the River Kym. The site promoter acknowledges the possibility of archaeological potential within the site which would require further investigation. There are no nature conservation designations on site. Access to the site can be achieved from Hatchet Lane, however this is a narrow road with no footpaths. Engagement with Cambridgeshire County Council will be required to ascertain if this can provide safe access. The site is wholly greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel as well as for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire an allocation status and then sell to a third party for obtaining planning permission and development. The promoter suggests the land is available between 2024 and 2028 and could be built out over 2 to 3 years.	+
Achievability The site promoter has identified that only electricity supply and public highway are accessible from the site boundary with the remaining services (mains water supply and digital and telecommunications infrastructure) being unknown which would require resolution prior to any allocation. There is no gas supply in the local area. There are several buildings on site some clearance work would be required to facilitate development. The site is fairly flat but is constrained by flood risk along its eastern boundary along the River Kym as well as by heritage assets here. The site has an existing agricultural access from Hatchet Lane.	~
Deliverability / developability	~

There are several existing structures to clear but the location means that any future development would need to be sensitive to its setting and provide adequate flood mitigation, heritage consideration and incorporate landscaping measures and SuDs as well as retention of the existing public right of way. The site promoter states that it is intended to acquire an allocation status and then sell the site to a third party for obtaining planning permission and development. As such, the site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Consists of greenfield land - Risk of fluvial and surface water flooding as well as at an enhanced risk of flooding arising from climate change arising from its proximity to the River Kym - Is reasonably accessible to shops, primary education and local leisure and community facilities within Kimbolton - Some limited public transport access and access to employment opportunities - Requires integration of the existing public right of way - Development would not enhance or reflect the character of the area and would likely result in substantial adverse impacts on the character of the area and the River Kym landscape In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development due to the level of flood risk on site and the substantial adverse impact on the character of the area and on the River Kym landscape - Will not support sustainable placemaking and would disrupt the character and form of the area

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Kimbolton 12: Land off B660 at Stonely

Site reference	Kimbolton 12
Site name	Land off B660 at Stonely

Site address	Parish(es)	Site area (ha)
Land off B660 at Stonely	Kimbolton	1.03

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 homes	Available 2024 - 2028 Build out over 3 years

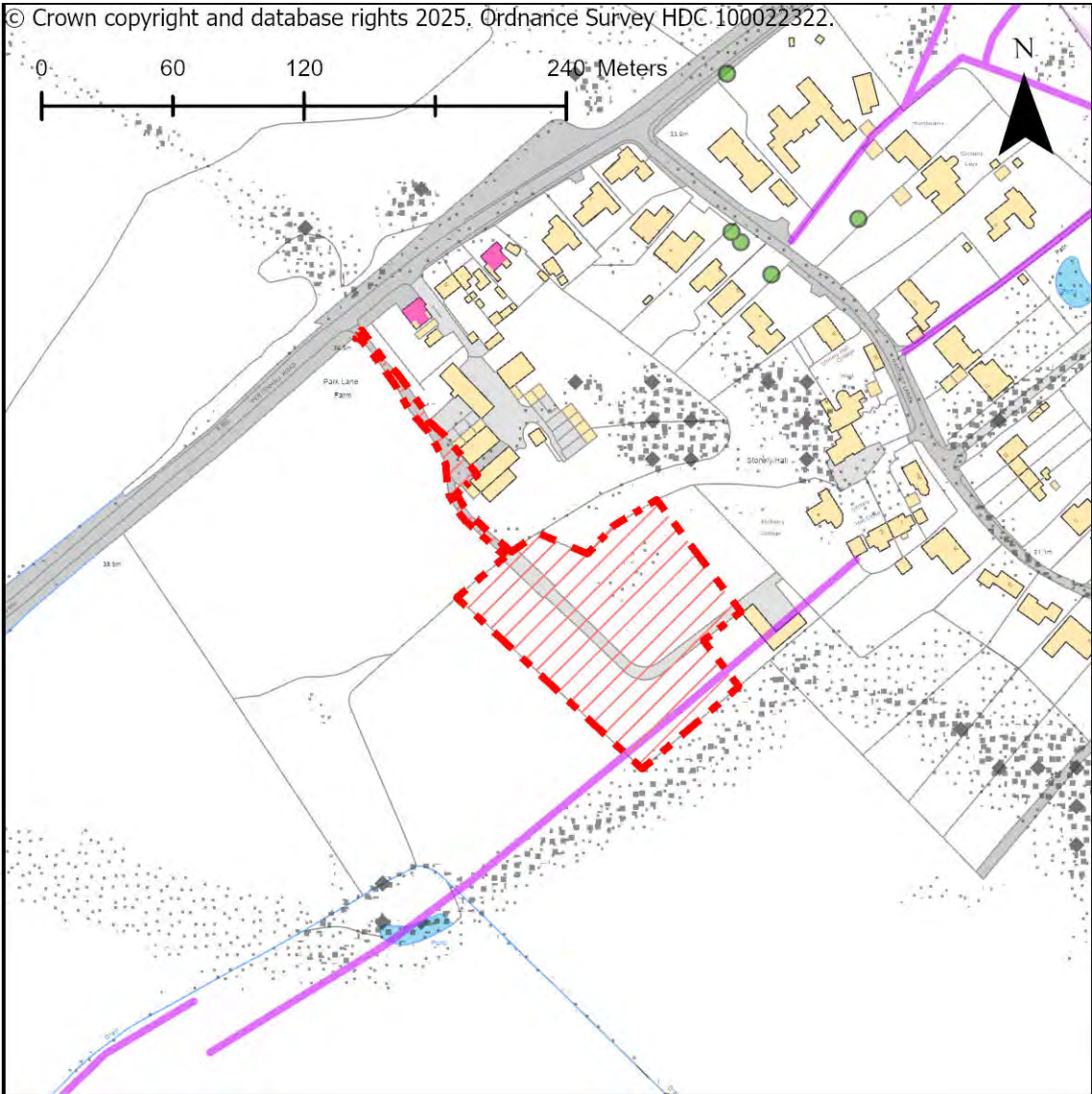
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24129
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Flood map

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is wholly located within flood zone 1, there is some surface water flood risk. It is wholly classified as being grade 3 agricultural land. The site is set back from Park Lane with hedges along its southern and western edges, a tree line marks out its northern edge but it is much more open on its eastern side. There are residential properties to the north east of the site and open countryside to the south and west. There is an outbuilding to the south east of the site. A public right of way runs along its southern edge which provides a link out into the countryside and could also mean that development would be more visible form a public vantage point. The is no known contamination or pollution on site and no oil or gas pipelines run through it. There are no nature conservation designations or heritage designations on site. There is an existing access to the site from Park Lane but currently this is a track that leads to the site. Engagement with the County Council be required to determine what work will be required to ensure this access and track can be made suitable for the proposed development. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered by a housebuilder. It will be available between 2024 and 2028 and could take 3 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site's boundary apart form gas supply which is unknown. Landscaping will be required to mitigate the impact of built development and provide a soften development edge. Incorporation of the public right of way will be required. Access will need further scoping and potentially enhancing the existing trackway so that it was suitable for the proposed development.	~
Deliverability / developability There are no structures on site. While the site promoter identifies that the site will be available between 2024 and 2028, it is categorised as being developable due to the constraints identified and as it would likely require an allocation status to enable development as it would not accord with current planning policy.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is grade 3 agricultural greenfield land • Is at some risk from surface water flooding • Has limited public transport access and is remote from natural greenspace • Has limited access to employment opportunities and local services • Not constrained by heritage or nature conservation designations • Challenging to successfully integrate due to its location in relation to the existing built form In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to the challenges in successfully integrating it with the existing place and community.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Kimbolton 13: Stonely Grange, South of Easton Road - plot 1

Site reference	Kimbolton 13
Site name	Stonely Grange, South of Easton Road - plot 1

Site address	Parish(es)	Site area (ha)
Stonely Grange, South of Easton Road - plot 1	Kimbolton	0.28

Promoter's Intentions

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

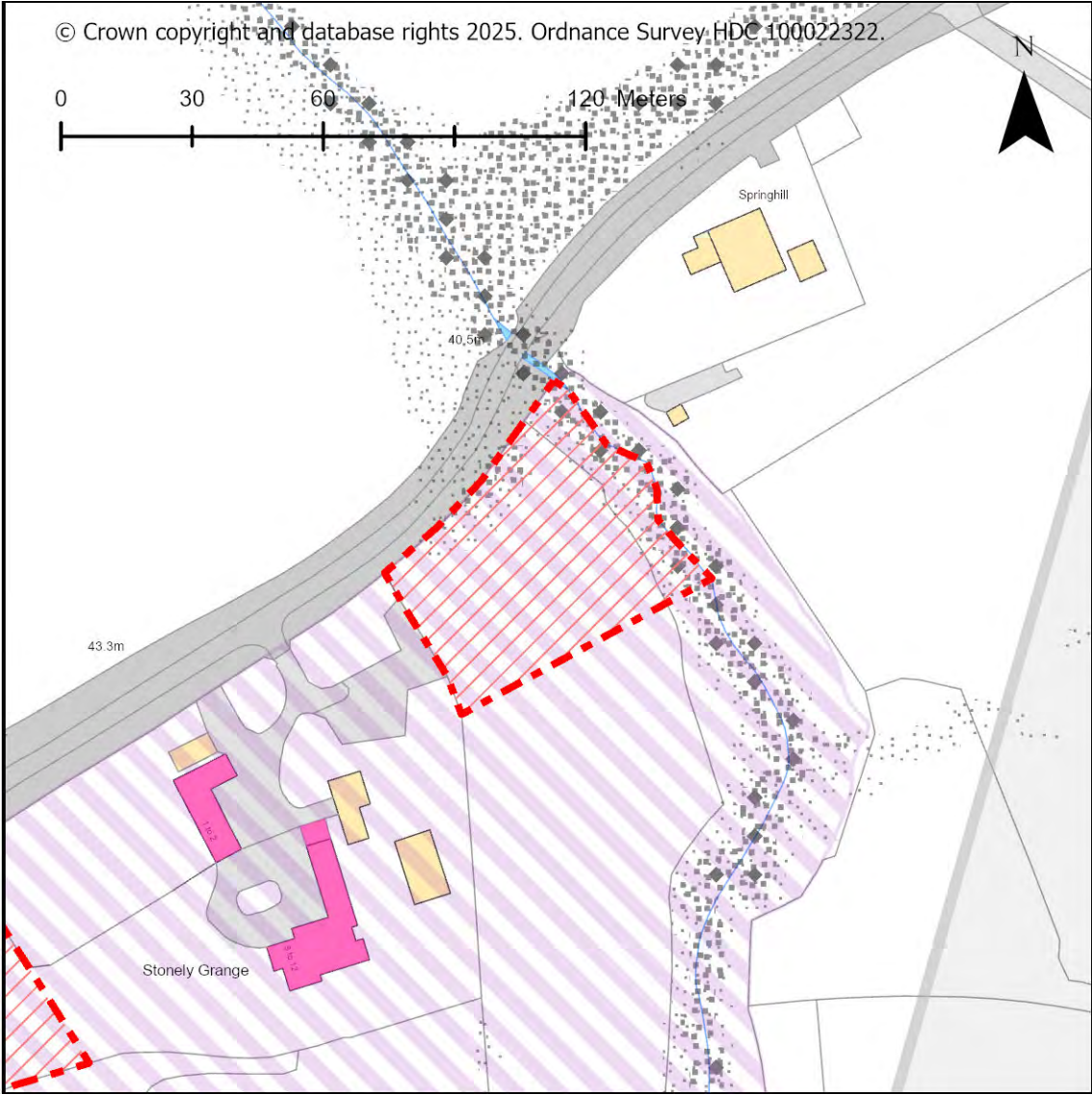
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24319
Relevant planning history	None relevant
Land type	Garden land
Current use of the site	Residential use
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is wholly located within flood zone 1, there is some surface water flood risk along the site's frontage on Easton Road and also some significant risk along its eastern edge where it adjoins a drain. It is wholly classified as being grade 3 agricultural land. The site forms part of the large residential curtilage of Stonely Grange. As such its southern boundary is completely open where it forms part of this curtilage and its western edge has some vegetation but links through an access and garage area for the property. Its northern and eastern edges have established trees and vegetation which give it a rural feel and obscure the site from public 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 is no known contamination or pollution on site and no oil or gas pipelines run through it. There are no nature conservation designations on site. The site is wholly located within a conservation area and Stonley Grange which is a grade II listed building. An access could potentially be achieved from Easton Road. The site is greenfield garden land so it would not contribute to the reuse of previously developed land or regeneration. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	
Availability The site is in single ownership and its development is supported by the landowner. The landowner states that they are unsure if there are any legal restrictions impacting the site. They identify that the development will be delivered directly by the landowner who seeks 'to control the development of the site (long term) by developing a plot for an individual house within the larger estate, and also provide a new build house for market resale in the area / village of Stonely.' It will be available between 2024 and 2028 and could take between 1 and 2 years to complete.	+
Achievability The landowner has identified that all access and services are accessible from the site's boundary apart form gas supply which is unknown. A masterplan and engagement with heritage specialists will be required to shape proposals to mitigate the impact on designated heritage assets and assess whether subdividing the grounds of the grade II listed building will detrimentally impact its character and reason for designation. Also, an assessment on protected trees and potentially ecology surveys will be required to shape proposals. Retaining existing trees will be important as these provide a natural edge to the development site and limits wider landscape impact.	~
Deliverability / developability	~

There are no structures on site. It is noted that the site promoter only seeks one house on the site. While the landowner identifies that the site will be available between 2024 and 2028, it is categorised as being developable due to the constraints identified and need for masterplanning and technical studies to support an application (which has not yet been submitted).

Progression of Site through to Sustainability Appraisal

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

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

- Forms part of the residential curtilage of Stonley Grange
- Has limited public transport access and is remote from natural greenspace
- Has limited access to employment opportunities and local services
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- There are designated heritage assets that could be adversely impacted by the development including Stonely Grange and the conservation area
- Small scale development could be integrated into the existing place and community, however this will be dependent on its impact on heritage assets

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

- May be appropriate for built development but would require a detailed assessment on the impact n designated heritage assets and masterplanning.
- The existing access from Easton Road to Stonely Grange could potentially be utilised to serve development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.28 ha	Residential use - market and/ or affordable housing	Available post 2028
Given the linear form of development along Easton Road rather than calculate a net developable area the	61 frontage x 30m width per plot	Build out over 1 - 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
calculation is based on typical frontage widths of properties in the immediate area. Net developable area of 61m frontage x 30m width per plot.	Capacity =61/30 = 2 homes	

Updates after the Initial Assessment

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Kimbolton 14: Stonely Grange, South of Easton Road - plot 2

Site reference	Kimbolton 14
Site name	Stonely Grange, South of Easton Road - plot 2

Site address	Parish(es)	Site area (ha)
Stonely Grange, South of Easton Road - plot 2	Kimbolton	0.24

Promoter's Intentions

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

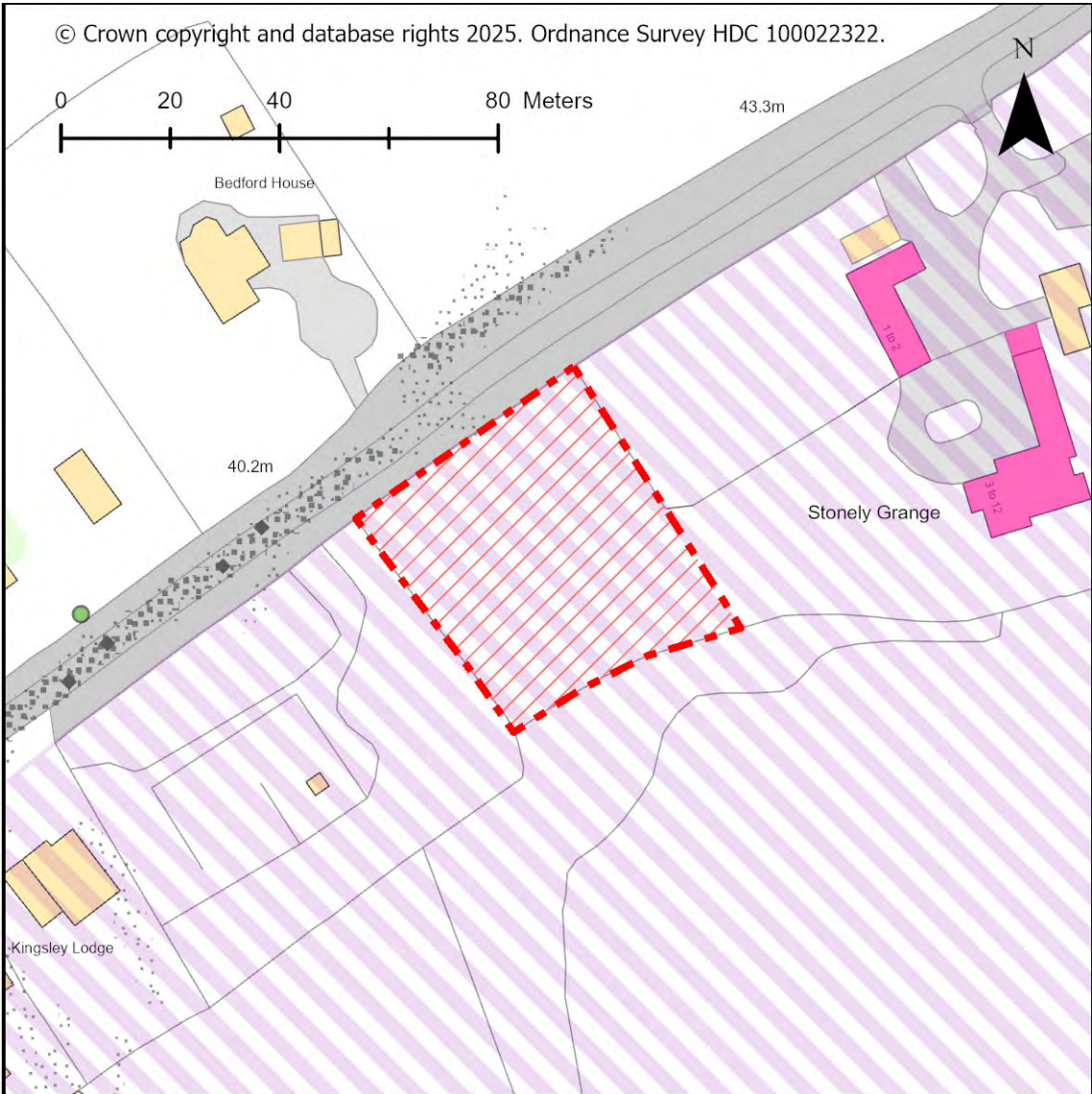
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24320
Relevant planning history	None relevant
Land type	Garden land
Current use of the site	Residential
Supporting information	None submitted

Fundamental Constraints

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

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	No	Fail



Progression of Site through to Sustainability Appraisal

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

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

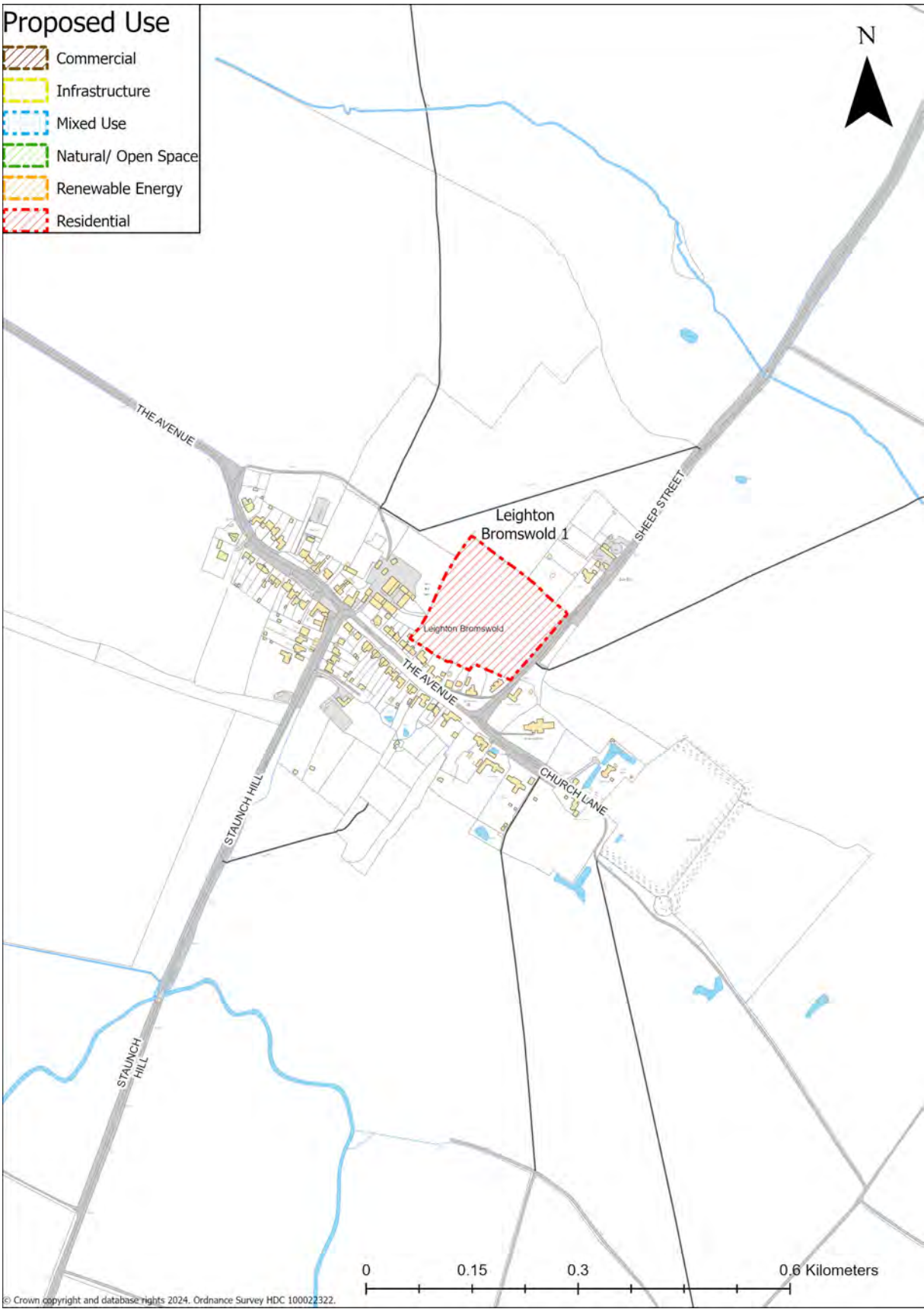
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

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Leighton Bromswold

- 14.19 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



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



Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold

Site reference	Leighton Bromswold 1
Site name	Land to the West of Sheep Street, Leighton Bromswold

Site address	Parish(es)	Site area (ha)
Land to the West of Sheep Street, Leighton Bromswold	Leighton Bromswold	2.51

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Around 20 homes	Available 2023 Build out over 1 - 3 years

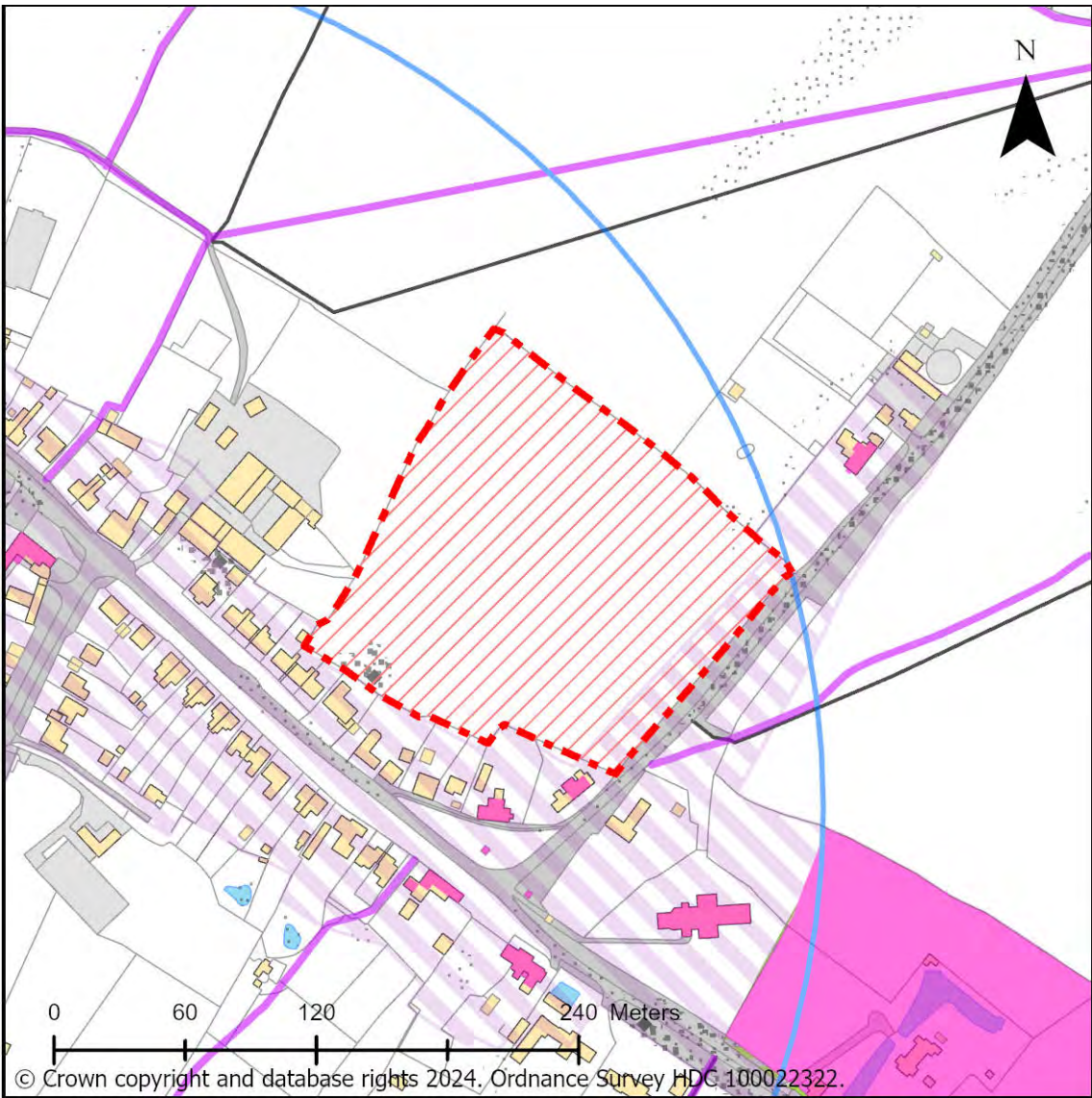
Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:318
Relevant planning history	None relevant The Site was included in the HELAA (2017) (198 - West of Sheep Street, Leighton Bromswold) but was not assessed in detail as the site was not categorised as being in a sustainable location.
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter has not submitted an odour assessment and the proposed residential use is highly vulnerable to the impacts of this constraint. Therefore, the site is discounted from further assessment.	Fail
Site size threshold	Yes	Pass



HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Old Weston

14.21 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

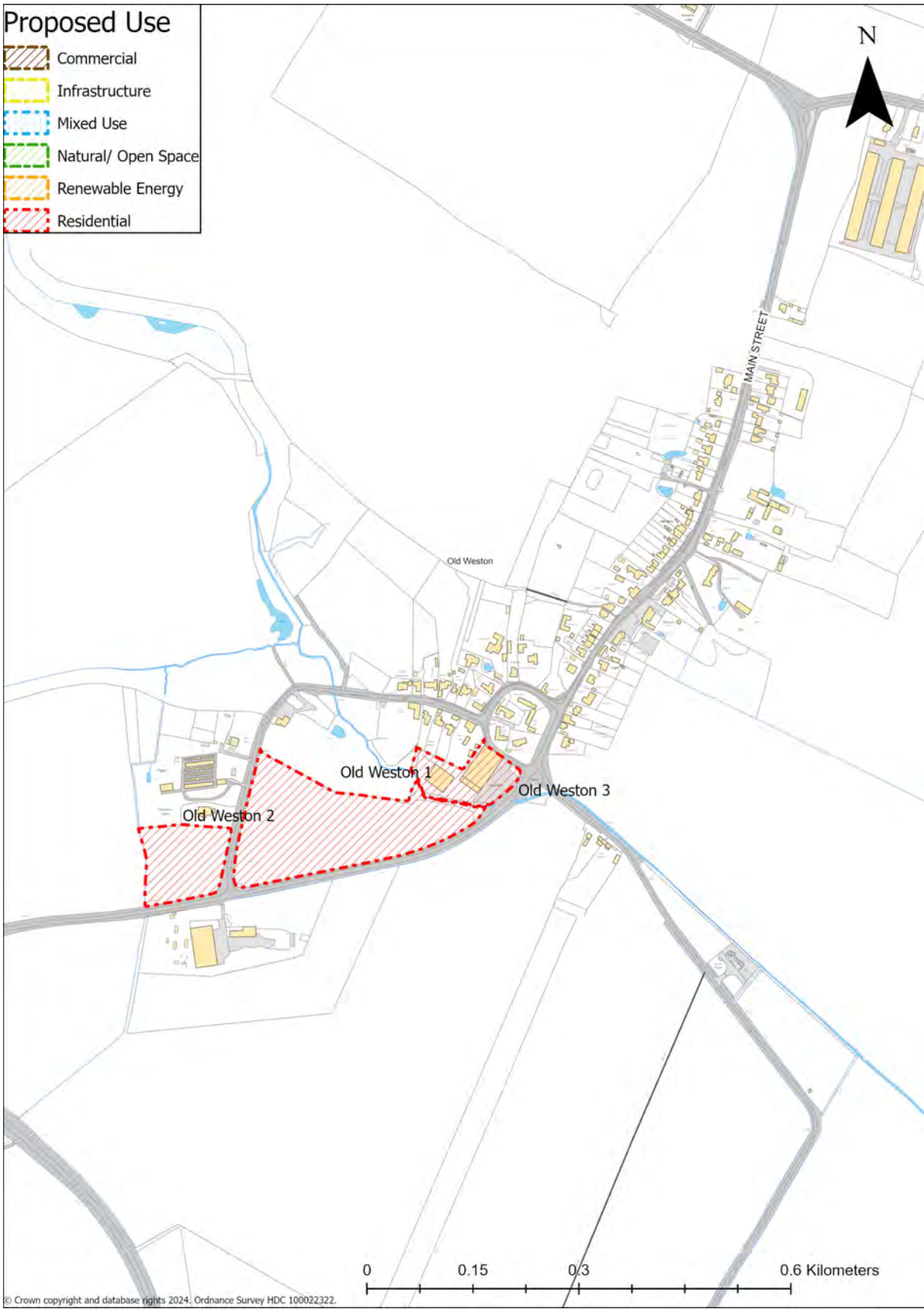
- Old Weston 1: Land South of Manor Farm, Old Weston
- Old Weston 2: Land South of St Swithin's Church, Old Weston
- Old Weston 3: Manor Farm, Old Weston

Progression of Site through to Sustainability Appraisal

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

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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14.22 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Old Weston 1: Land South of Manor Farm, Old Weston

Site reference	Old Weston 1
Site name	Land South of Manor Farm, Old Weston

Site address	Parish(es)	Site area (ha)
Land south west of Manor Farm, North of the B660, Old Weston	Old Weston	3.52

Core information

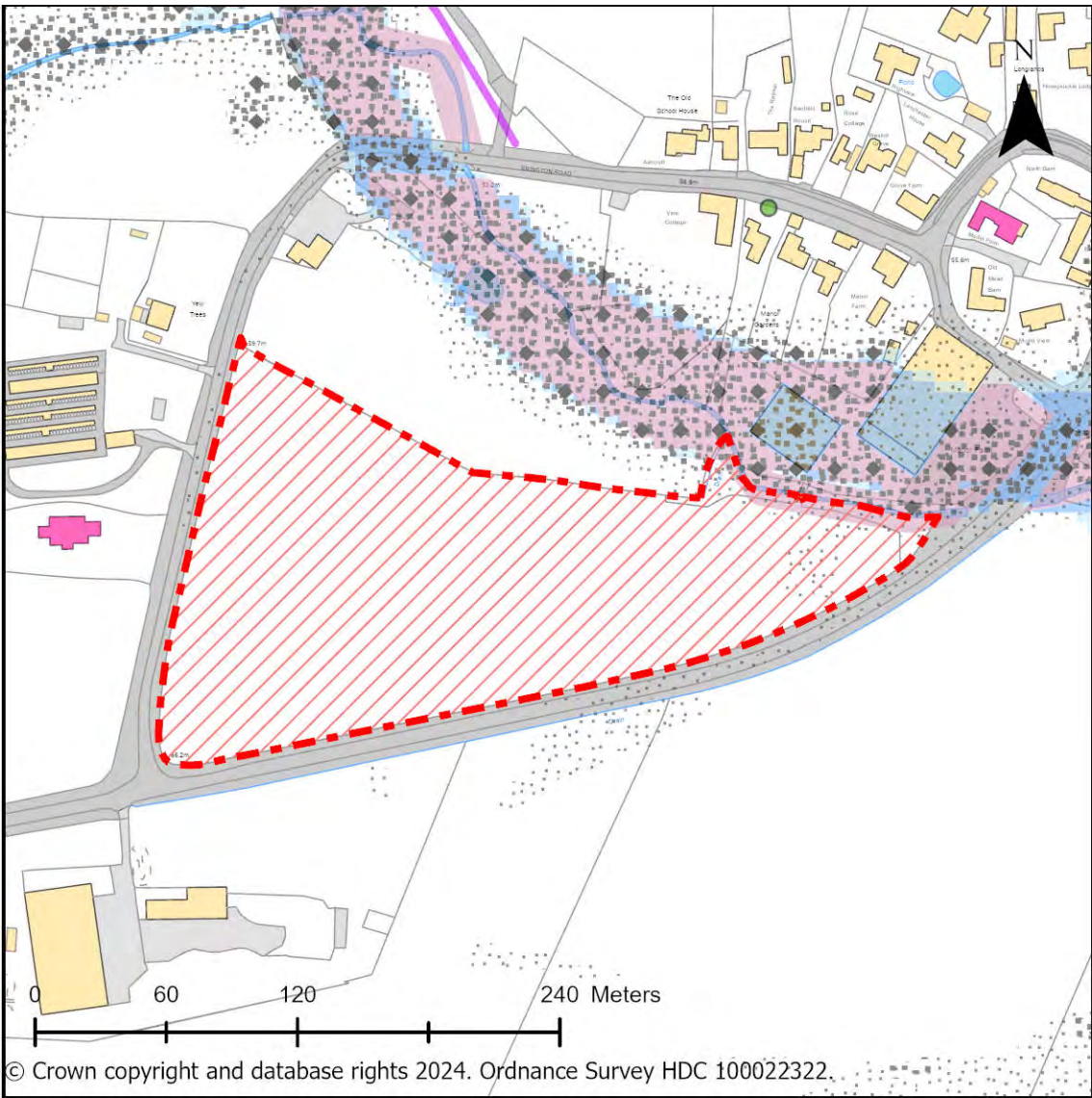
How was the site identified?	Call for sites 2023 submission: site reference – CfS:24
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes Natural, green or open spaces - Biodiversity net gain - Land to safeguard against flooding	20 homes All open space uses capacity to be confirmed Flooding safeguarding to protect Manor Farm from flood risk to the north of the site	Available 2024 -2028 Delivery over 3 to 7 years

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is largely in flood zone 1 although a corridor of flood zone 3b runs along a small stream north of the site covering just 2% of the site. The land is wholly classified as agricultural grade 2. The land slopes gently from the southern edge of the site down to the stream but is of similar elevation to the surrounding land. The site is bounded by intermittent trees and hedging on all boundaries but can be clearly seen from Brington Road and sections of the B660 so development would have a localised landscape impact and landscaping reinforcement would be needed. Few buildings surround the site boundaries. Manor Farm is situated to the northeast of the site, separated by the stream which would require landscaping space between them to allow for flood protection. Any built development	~
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would need to be located close to Manor Farm to facilitate integration into the built form of the village. St Swithin's Church is to the west with a clear view into the site. The site is large relative to the scale of Old Weston, the built character of which primarily comprises properties with direct road frontages. Substantial landscape buffers to sensitive neighbouring uses would be required along with preservation of the vast majority of the site in open space uses to maintain the rural character of the southern approaches to Old Weston.

There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead powerlines are present.

There are no known heritage assets within the site but it is close proximity to the grade II* listed St Swithin's Church; the site layout and boundary landscaping would need to ensure any development avoided impact on this. There are no designated nature conservation assets within the site. The site currently has a footbridge access from Manor Farm and road frontages onto both Brington Road and the B660.

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

Availability

The site is controlled by a single landowner who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 due to changes in the overall farming operation of Manor Farm.

Achievability

The site is already served by electricity with water, digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is relatively flat with a slight slope down towards the stream in the north. The proposed scale of built development is low relative to the site size reflecting the village nature of its location and the need to avoid development impacting on the setting of the grade II* listed St Swithin's Church. No known major infrastructure would be required to serve development of the site although further investigation of access will be required. No buildings currently exist on site so no clearance work would be required.

Deliverability / developability

The site has minimal physical constraints to development although impact on the immediate setting will need careful consideration and landscape mitigation. It is contrary to current adopted planning policy so allocation status would be necessary to support its development. Therefore, it is categorised as developable.

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward the site: • Largely in flood zone 1 and provides a opportunity to resolve surface water flooding from the brook north of the site • Wholly grade 2 agricultural land • Remote from publicly accessible greenspace but close to public rights of way • Large in scale compared to village but only a small portion is proposed for built development adjacent to existing buildings • Remote from retail, education and employment opportunities • Very limited public transport access • Limited impact on heritage assets In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for residential development on a small portion in the north eastern part where careful masterplanning could provide effective integration into the village • Would provide the opportunity to mitigate surface water flood risk from the brook to the northern boundary • Would primarily need to be retained for biodiversity net gain to maintain the transition between the village and the adjoining countryside • Could support national aspirations to facilitate growth on less than 1 ha of land

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.52 ha Due to flood risk 5% is removed from the gross site area although this may accommodate flood mitigation measures leaving 3.34 ha. Around 0.4 ha of built development may be appropriate given the local character, equivalent to a net built developable area of 12%.	Residential - market and/ or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.4 ha x 25 dph = 10 homes	Subject to allocation Build out over 2 years for the residential element; open space uses may take significantly longer to establish.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The remainder being a range of open space uses which can accommodate any landscape buffers and sustainable drainage system requirements that would otherwise be deducted from the gross site area. Net developable area of 0.4 ha built development; 0.18 ha for flood mitigation and 2.94 ha for open space biodiversity net gain uses.	Flood mitigation along the northern boundary of at least 0.18 ha Open space and biodiversity net gain = 2.94 ha	

Updates after the Initial Assessment

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Old Weston 2: Land South of St Swithin's Church, Old Weston

Site reference	Old Weston 2
Site name	Land South of St Swithin's Church, Old Weston

Site address	Parish(es)	Site area (ha)
Land South of St Swithin's Church, Old Weston	Old Weston	1.18

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces	5 to 7 homes	Available 2024 - 2028 Build out over 3 to 5 years

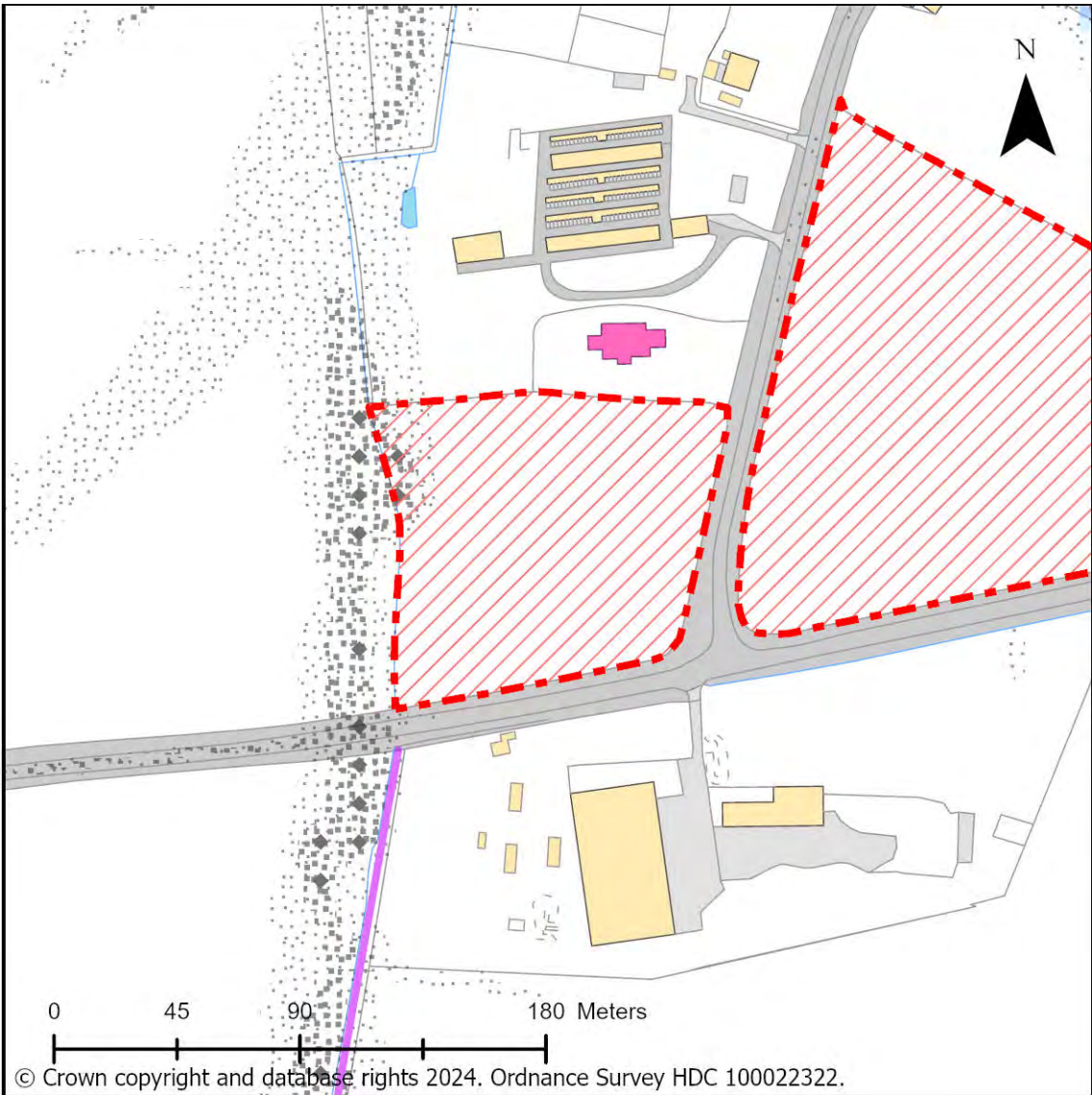
Core information

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

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, there is some surface water flood risk in the north western corner of the site. The vast majority of the site is classified as grade 2 agricultural land with only a small proportion of the north-western corner being grade 3. The site has tree lines along its northern, western and southern edges, to the east are views over gently rising countryside. The site is mainly flat with the site rising slightly in its southwestern corner. There are few buildings nearby, most notably immediately to the north of the site is the grade II* listed St Swithin's Church. There is a tree line along the northern boundary which provides some screening but the church spire is still prominent in views and any development would be likely to impact on the setting of the church. On land adjoining the north western corner of the site there is a redundant piggery which has planning permission for the removal of its agricultural structures and erection of two dwellings. To the south of Molesworth Road is a large but well screened pet food and supplies business. There are no nature designations on site or immediately adjoining it. Highway access is from the B660 and Brington Road. The site is wholly greenfield and in agricultural use with no structures on it, there is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. The site is wholly greenfield so would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks a potential partnership of land owner and developer, pending allocation status. The promoter suggests the land would be available 2024-2028.	+
Achievability The site promoter has identified that all main services but gas supply are accessible from the site boundary. The site comprises broadly level ground with a small watercourse running along the western boundary. A comprehensive landscaping buffer would be required to mitigate any harm to heritage assets and to the wider landscape. There are no buildings on site so no clearance work would be required.	+
Deliverability / developability	~

There are no existing structures to clear but the impact on the immediate setting of the grade II* listed heritage asset would need careful consideration in term sof layout of any development scheme and landscape mitigation. The site promoter also seeks a potential partnership of land owner and developer, pending allocation status, given the timescales anticipated to achieve the desired allocation delivery post 2028 would be more realistic. Therefore, it is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • The site is greenfield and predominantly consists of land classified as grade 2 agricultural land, although some is grade 3 • Remote from a local shop, primary education and local leisure and community facilities • Very limited public transport access • Remote from natural greenspace • It adjoins the grade II* St Swithin's Church • Physically detached from the main built form of the village; functionally related to it solely by virtue of the site adjoining the parish church In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development because it will not support sustainable lifestyles as it is remote from key day to day services, employment and cannot be accessed via sustainable modes of transport • Although adjacent to St Swithin's Church the site is not well related to the form of Old Weston village

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Old Weston 3: Manor Farm, Old Weston

Site reference	Old Weston 3
Site name	Manor Farm, Old Weston

Site address	Parish(es)	Site area (ha)
Manor Farm, Brington Road, Old Weston	Old Weston	0.87

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 homes	Available 2024 - 2028 Build out over 2 to 5 years

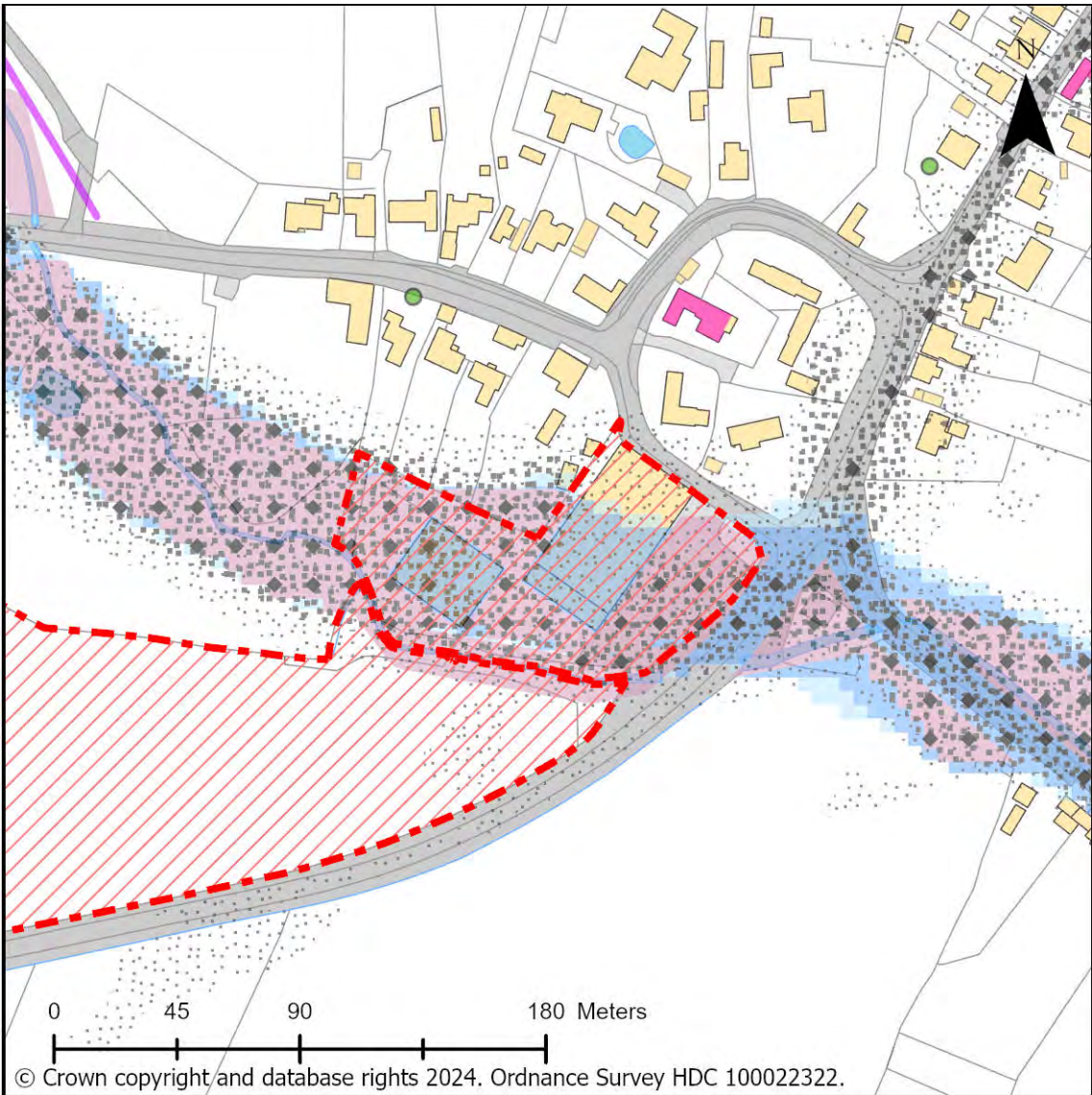
Core information

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:340
Relevant planning history	None relevant
Land type	Part previously developed land / part greenfield land (agricultural buildings)
Current use of the site	Agricultural land
Supporting information	Flood Risk Assessment (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	58% of the site is within flood zone 3b, 28% is within flood zone 3a.	Fail

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the majority of the site being located within flood zone 3b and 3a and the proposed residential uses being classed as a more vulnerable use.
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Impact of the Sustainability Appraisal on the assessment

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

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

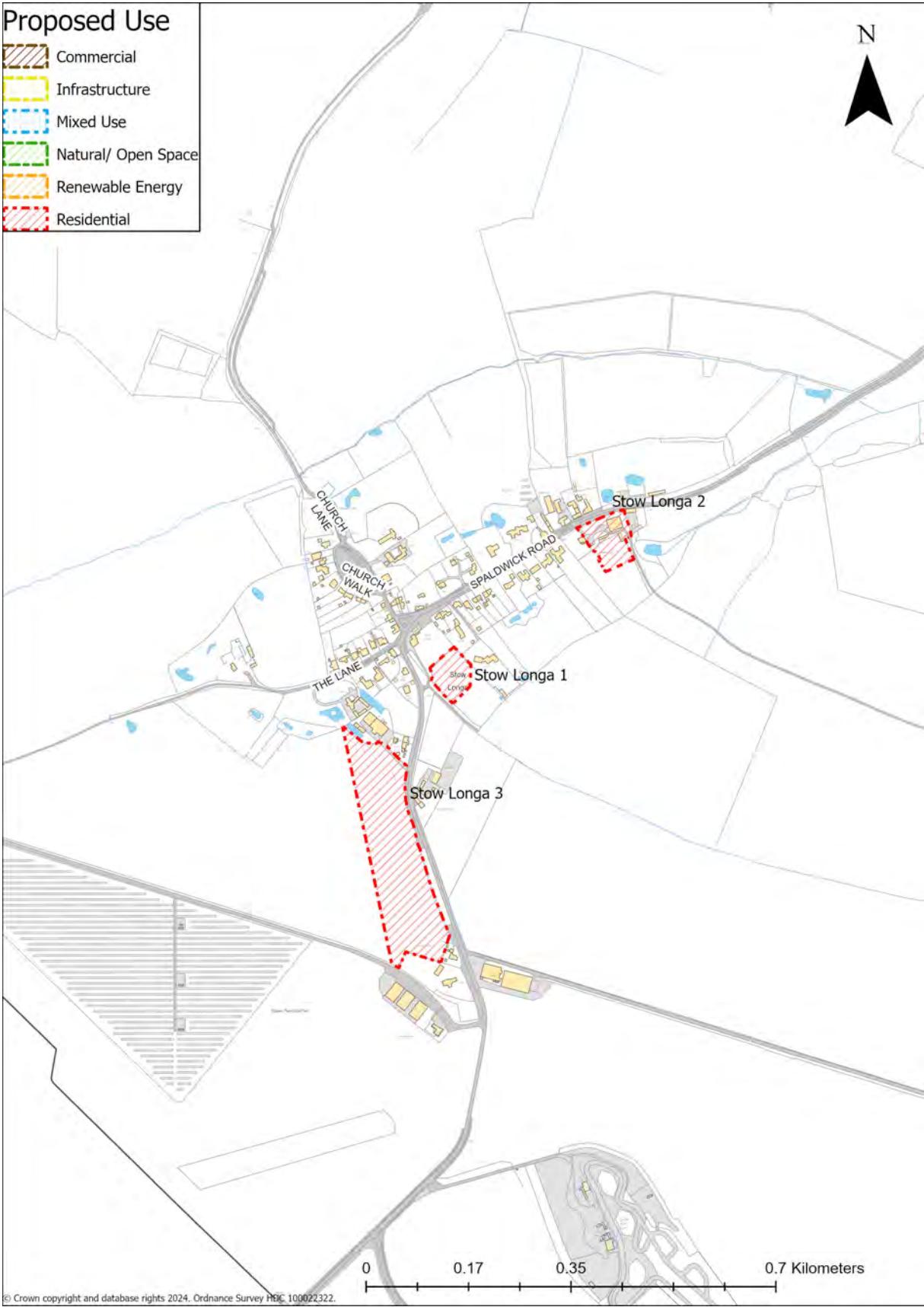
Updates after the Initial Assessment

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Stow Longa

14.23 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



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



Stow Longa 1: Land East of Kimbolton Road, Stow Longa

Site reference	Stow Longa 1
Site name	Land East of Kimbolton Road, Stow Longa

Site address	Parish(es)	Site area (ha)
Land East of Kimbolton Road, Stow Longa	Stow Longa	0.42

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self build housing	4 homes (either market and/or affordable or custom and self build)	Available 2023 Build out over 1 year

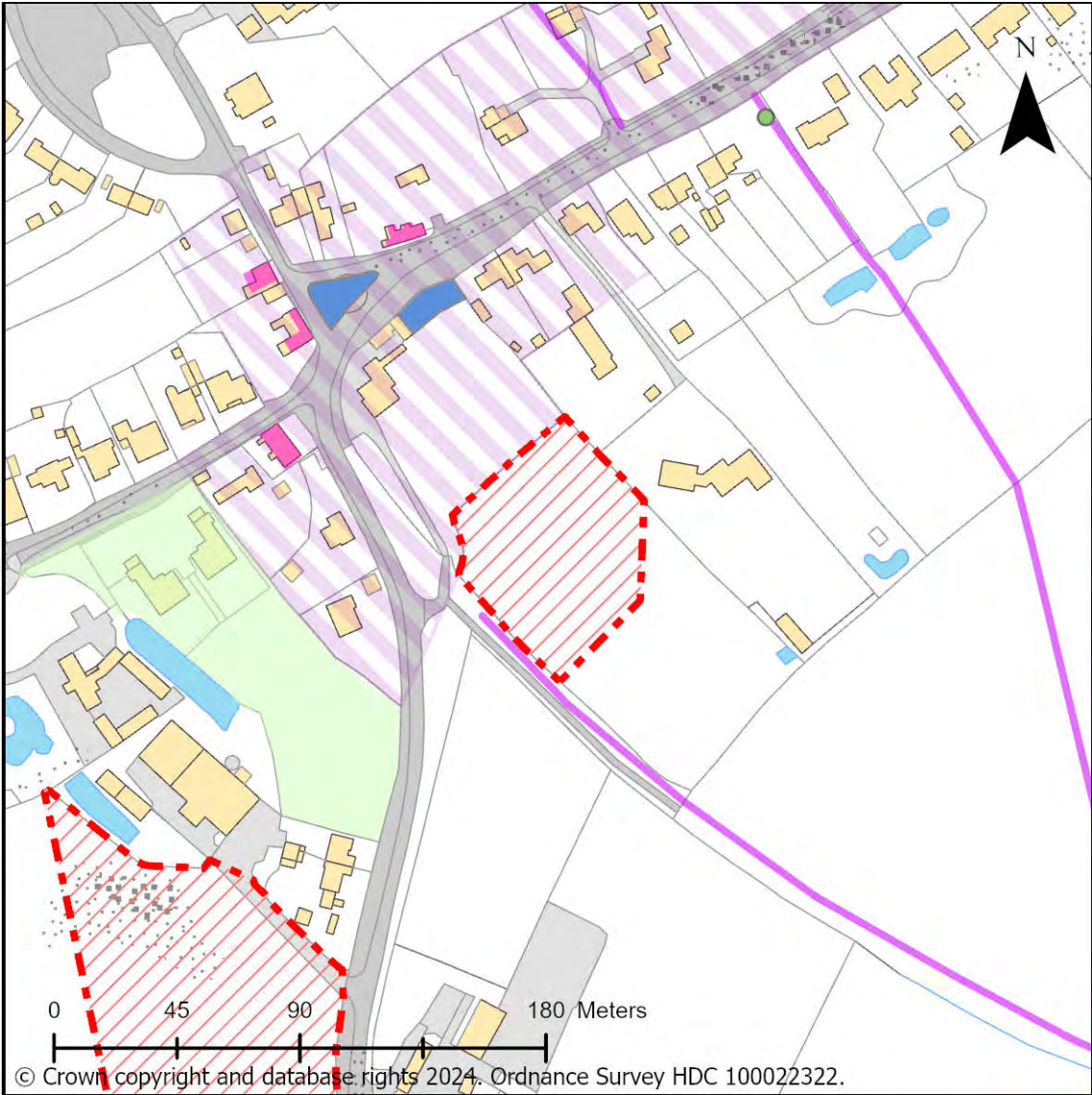
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:219
Relevant planning history	21/02341/OUT - an application for outline planning permission with all matters reserved except for access for the proposed development of 4no self/custom build dwellings. This was appealed for non-determination (APP/H0520/W/22/3300792) but was dismissed on 13/03/2023
Land type	Wholly greenfield land
Current use of the site	Vacant
Supporting information	Indicative block plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and does not include land at higher risk of surface water flooding. The site is classified as grade 2 agricultural land. The site comprises flat ground which can be partially viewed from Kimbolton Road and the public right of way to the west. The site is fairly well screened from view due to hedgerows, trees and other forms of vegetation. There are residential properties to the north and east with an area of trees separating the site from properties to the west of Kimbolton Road. There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. It adjoins a conservation area and also the Old Vicarage, a non designated heritage asset with the site forming part of the rural setting of these heritage assets. There are no nature conservation designations on site. Highways access could possibly be achieved from Kimbolton Road but would necessitate removal of multiple mature trees and protection of the public right of way. The site is wholly greenfield so would not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks to deliver development via a housebuilder. As highlighted in the core information above, there has been a recent application made for four homes on site. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. The site comprises broadly level ground and is fairly well contained due to the presence of hedgerows and trees. The impact of any development will need to be sensitive to these as well as the adjoining conservation area. There are no buildings on site so no clearance work would be required.	+
Deliverability / developability There are no existing structures to clear but the impact on the immediate setting of the conservation area would need careful consideration in design and landscape mitigation. The site promoter identifies that development will be delivered directly by a housebuilder.	~

As the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield and classified as grade 2 agricultural land • Development would impact on local character • Remote from a local shop, primary education and local leisure and community facilities • Very limited public transport access • Remote from natural greenspace • Adjoins a conservation area and also a non-designated heritage asset so development could have an adverse impact on their setting In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to is potential adverse impact on local character and heritage assets

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Stow Longa 2: Land South of Spaldwick Road, Stow Longa

Site reference	Stow Longa 2
Site name	Land to the South of Spaldwick Road, Stow Longa

Site address	Parish(es)	Site area (ha)
Land to the South of Spaldwick Road, Stow Longa	Stow Longa	0.48

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	about 4 homes	Available 2023 Build out over 1 to 2 years

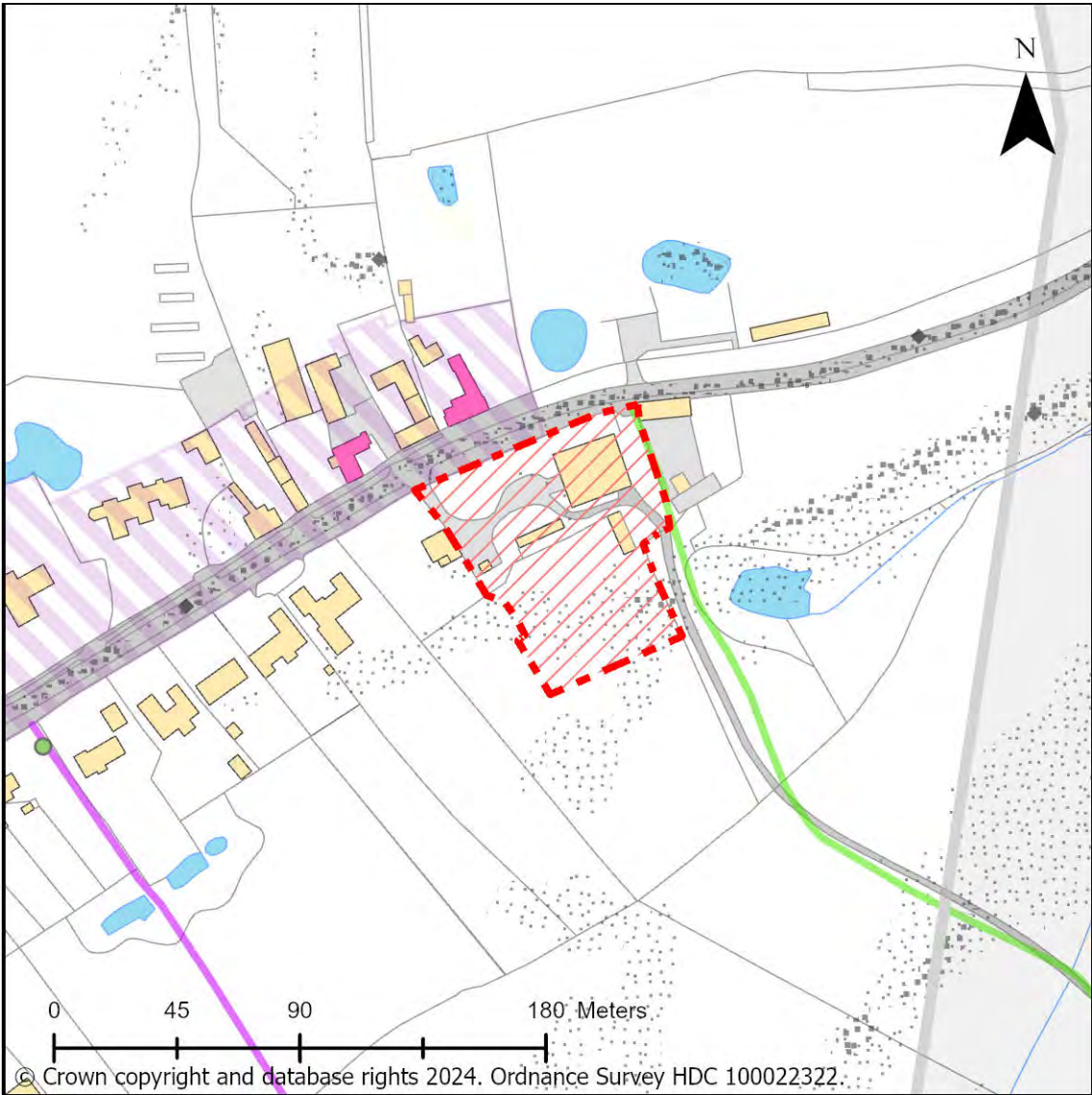
Core information

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:319
Relevant planning history	None relevant The site was included in the HELAA (2017) (197 - Manor Farm, Stow Longa) but was not assessed in detail as the site was not classified as being in a sustainable location.
Land type	Greenfield land (including agricultural buildings)
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and includes land at higher risk of surface water flooding. The site is predominantly classified as grade 2 agricultural land apart from a small portion of the north eastern corner of the site being grade 3. The site comprises broadly flat ground with land sloping slightly to the north east. A public right of way runs along the eastern boundary providing views into the site. The site is fairly well screened from view along Spaldwick Road due to trees and other forms of vegetation. There are residential properties to the west and north across Spaldwick Road. There are several existing agricultural structures and hardstanding on site. There is no known contamination or pollution on site but this may need further investigation as the site has been in use as a farm. No gas or oil pipelines run through the site. It adjoins the conservation area to the north and is also opposite the grade II listed Stow Cottage. There are no nature conservation designations on or near to the site. Highways access can be achieved from Spaldwick Road. Although classssified as greenfield land the site contains agricultural buildings so its development could contribute to regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.	+
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks acquire planning permission and then sell to a third party for development following the site being made an allocation.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from electricity supply which is within the site boundary. The site comprises broadly level ground and is fairly well contained due to the presence of hedgerows and trees when viewing the site from Spaldwick Road. The site is however more visible form the public right of way running along its eastern boundary. The impact of any development will need to be sensitive to these as well as the adjoining conservation area and nearby listed building. There are several buildings and hardstanding on site so clearance work would be required.	+
Deliverability / developability There are existing structures to clear and hardstanding to remove. Additionally, the impact on the immediate setting of the conservation area and listed building, as well as impact on the surrounding countryside will need careful consideration in design and landscape	~

mitigation. The site promoter identifies that development will be delivered by a housebuilder following the site acquiring allocation status and planning approval. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: - Although classified as greenfield land the site contains existing agricultural structures and predominantly consists of land classified as grade 2 agricultural land, although some is grade 3 - Remote from a local shop, primary education and local leisure and community facilities - Very limited public transport access - Remote from natural greenspace - It adjoins a conservation area and is close to listed buildings - Opportunity for small scale growth in a location that could retain and reflect the character of the area In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development and would support development on a site of less than 1ha - Would require careful design in terms of landscape and heritage impact - Development should be linear in form and not be in depth in order to reflect the character of the area
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.42 ha	Residential use - market and/ or affordable housing	Available post 2028 subject to successful allocation status
Given the linear form of development along Spaldwick Road rather than calculate a net developable area the calculation is based on potential frontage widths acknowledging that those in the immediate area are quite	85m frontage x 15m width per plot	Build out over 1 year
	Capacity = 85/15 = 6 homes	

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
varied. Substantial landscaping would be required on the southern boundary which could be contained within extensive gardens recognising the character of the immediate locality. Net developable area of 140m frontage x 15m width per plot.		

Updates after the Initial Assessment

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Stow Longa 3: Land North of Rookery Farm, Stow Road, Stow Longa

Site reference	Stow Longa 3
Site name	Land North of Rookery Farm, Stow Road, Stow Longa

Site address	Parish(es)	Site area (ha)
Land North of Rookery Farm, Stow Road, Stow Longa	Stow Longa	3.51

Promoter's Intentions

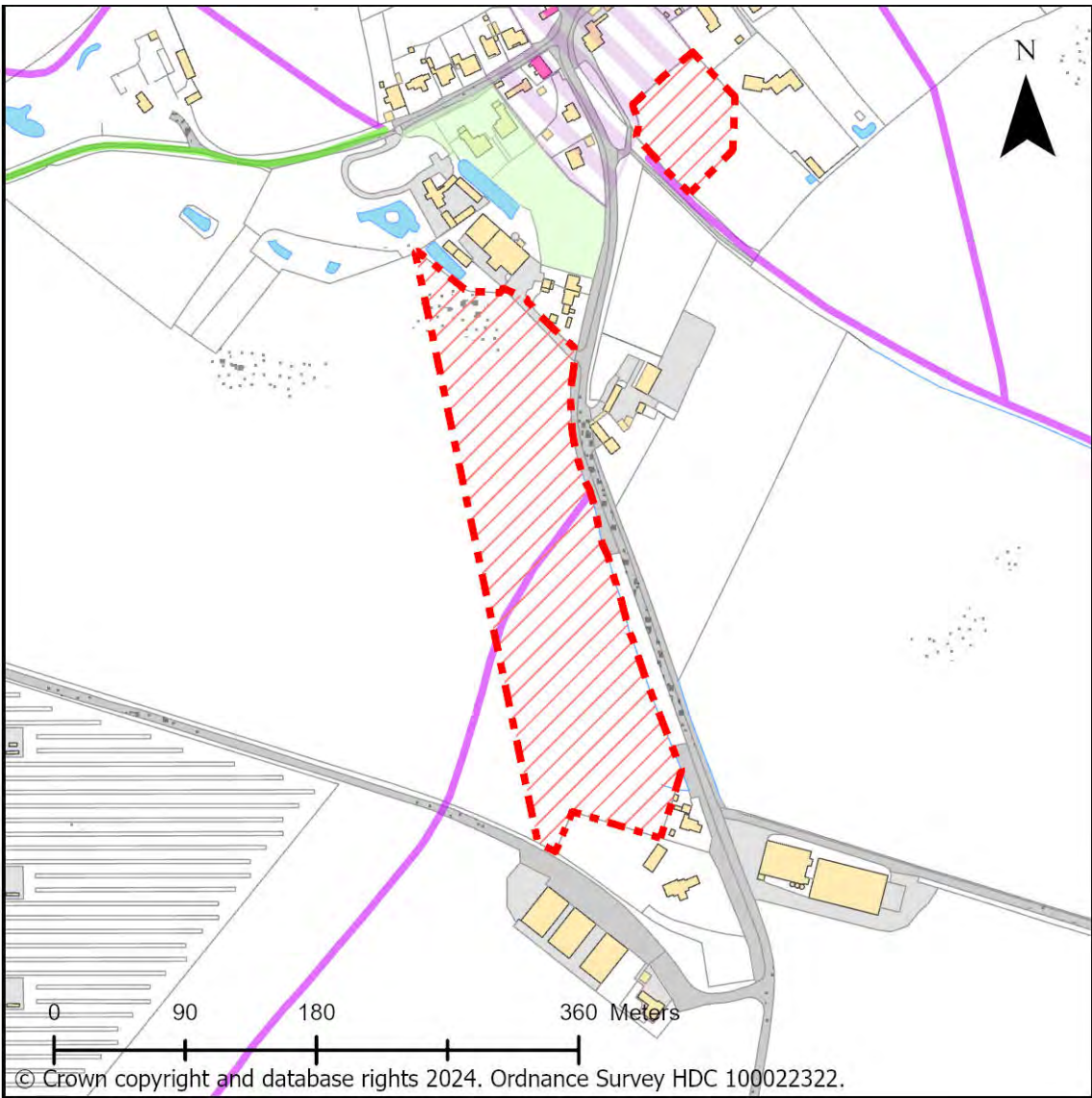
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market homes Open spaces: - Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding - please state the number of hectares	9 homes 1 ha of land for natural, green or open spaces 1 ha of land for biodiversity net gain 0.51 ha of land to safeguard against flooding	Available 2024 - 2028 Build out over 1 - 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:304
Relevant planning history	None relevant on site On land immediately adjoining to the north 21/02754/FUL for the 'erection of four dwellings following demolition of agricultural buildings' approved in February 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic leaflet

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1. In terms of surface water flooding Kimbolton Road, onto which the site fronts, is at high risk and immediately north of the site is a small area of high/medium/low risk around a pond. The site is wholly classified as grade 2 agricultural land which is currently in arable use. The site comprises higher ground rising from Kimbolton Road to the west and continuing to do so beyond the site boundary, so it is prominent in terms of wider landscape views to the west where there are no clear boundaries such as hedgerows to the site. From the east the site is not clearly visible from Kimbolton Road due to the presence of vegetation. A public right of way cuts through the middle of the site and provides views across the site and the wider landscape including both the countryside	~
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and the solar farm which at its nearest point is around 100m from the south western corner of the site. The northern boundary of the site adjoins a small group of both residential and agricultural buildings that currently sit on the outskirts of Stow Longa. To the south of the site are two residential properties and several barns currently in the open countryside. There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity powerlines can be found running along the eastern edge of the site. There are no heritage assets or nature conservation designations within the site or immediately adjoining it. A pedestrian bridge crosses the ditch providing access from Kimbolton Road to the public right of way which is broadly central in the site frontage; an equivalent route would need to be maintained. Highways access may be achieved from Kimbolton Road although there is no separate access at present. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. The site promoter highlights that there are legal restrictions affecting the site. Their client currently owns the access to the north which is being sold as part of the development granted under 21/02754/FUL, but the client will retain right of access over the land. The site promoter states that an allocation status is sought where the site will then be sold to a third party for obtaining planning permission and development. The promoter suggests the site will be available between 2024 and 2028.	~
Achievability The site promoter has identified that mains water supply and the public highway are accessible from the site boundary with an electricity supply available within the site. It is unknown if there is a gas supply or digital and telecommunications infrastructure available to the site. The site comprises broadly level ground but on land that is elevated which with very limited hedgerows to on the site's western boundary meaning the site is prominent in wider landscape views. The impact of any development would need to be sensitive to the impact on the wider countryside and views from public rights of way. There are no buildings on site so no clearance work would be required.	~
Deliverability / developability	~

There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design and landscape mitigation. The site promoter identifies that an allocation status is sought before selling the site to a third party for obtaining planning permission. The site is therefore categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield and classified as grade 2 agricultural land • Remote from local shop, primary education and local leisure and community facilities • Very limited public transport access • Remote from natural greenspace • The site is located such that it cannot be effectively masterplanned to become part of the existing place and community and also retain the character of the area In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development as it would adversely impact the character of the area and would not support sustainable placemaking principles

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Tilbrook

14.25 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



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



Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook

Site reference	Tilbrook 1
Site name	Land at the junction of High Street and Church Lane, Tilbrook

Site address	Parish(es)	Site area (ha)
Land at the junction of High Street and Church Lane, Tilbrook	Tilbrook	1.50

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes Commercial: - Retail	7 homes Retail floorspace to be confirmed	Available 2024 - 2028 Build out over 1 to 2 years

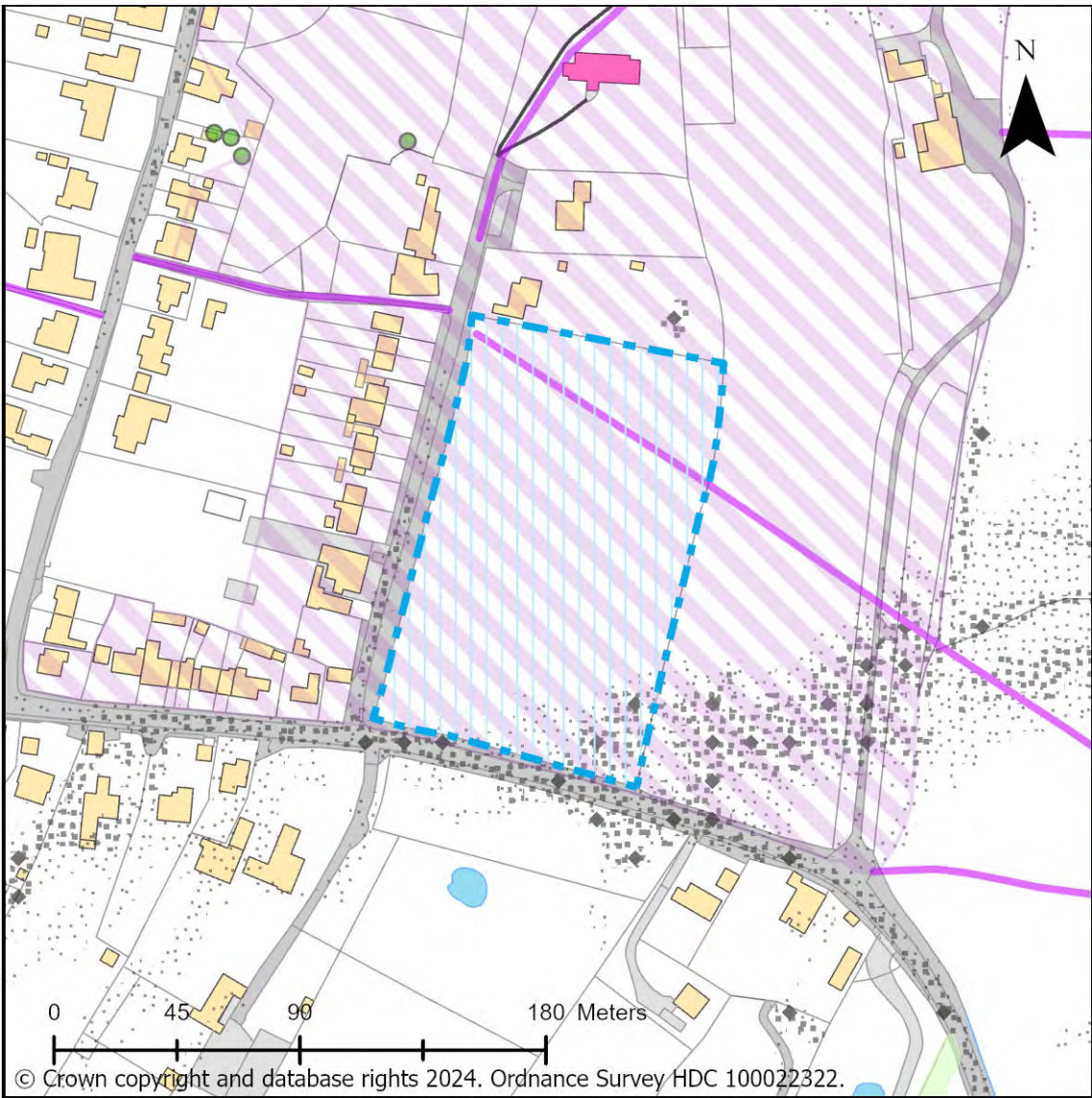
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:352
Relevant planning history	20/00824/HED - application for the removal of the hedgerow was refused in May 2020. A Hedgerow Retention Notice was served in July 2020. 22/01332/FUL - June 2022 planning application submitted for rural exceptions housing development of 7 new dwellings - withdrawn 22/01459/FUL - July 2022 planning application submitted for the erection of a farm shop, restaurant and plant centre – withdrawn 23/01069/FUL - June 2023 revised planning application submitted for rural exceptions housing development of 7 new dwellings - refused December 2023
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	None submitted
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but there is some surface water flood risk in the south eastern corner of the site. The site is wholly classified as grade 2 agricultural land. The site is wholly greenfield and in agricultural use with no structures on it, The site is mainly flat but does slope downwards slightly in its north eastern corner. The site is fairly well contained due to hedgerows and tree lines along all of its boundaries, there are gaps within these allowing for some longer distance views.	~
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There are residential properties and Village Hall to the west of the site along Church Lane. There are more residential properties to the north. 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. Any proposed development would need to avoid harm to the setting of this significant heritage asset which is clearly visible from the site. There are no nature conservation designations on site. The boundary trees contribute to the character of the conservation area and their retention should be prioritised. A public right of way cuts through the site which should be retained to facilitate access to the wider countryside beyond the site to the east. Highways access may be achieved from the B645 but Church Lane is narrow and access would be highly constrained. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site but electricity powerlines run along the B645 frontage which would need to be diverted or otherwise mitigated in any development layout. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks to deliver development directly by the land owner. There have been several recent planning applications made on site for residential and retail uses. The promoter suggests the land would be available 2024-2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary other than gas supply as this is unknown. The site comprises broadly level ground and is fairly well contained due to the presence of hedgerows and trees. The impact of any development would need to be sensitive to these as well as heritage assets. There are no buildings on site so no clearance work would be required. B645 but Church Lane is narrow and access would be highly constrained.	~
Deliverability / developability There are no existing structures to clear but the impact on the immediate setting of the conservation area and grade I listed heritage asset will need careful consideration through design and landscape mitigation. The site promoter identifies that development will be delivered directly by the landowner. It is unclear from the call for sites information whether the housing or retail element would be built first or if they are proposed to come forward concurrently. The submission highlights that this site is to provide rural exceptions housing	~

meeting the identified need of Tilbrook, therefore under current policy the residential element has the potential to be approved. It is less clear if the retail element would be acceptable under current policy as the proposed floorspace has not been provided in the call for sites submission. Therefore, the site as a whole is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site consists of greenfield land classified as grade 2 agricultural land • Remote from natural greenspace • Highly constrained by heritage assets including the conservation area approach to the village from the east • Limited access to public transport • Situated such that development could be sustainably integrated with the existing place and community • Limited accessibility to local shops, services, primary education and employment within Tilbrook and in neighbouring Kimbolton In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to the potential adverse impacts on heritage assets including the setting of the village's conservation area
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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