UPDATED Huntingdonshire Land Availability Assessment

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Document Information

Title: Huntingdonshire Land Availability Assessment

Status: Final Document

Date of approval for consultation: Huntingdonshire Land Availability Assessment - Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024. Land Availability Assessment of sites submitted 1 Aug 2024 - 31 Jan 2025 - Overview and Scrutiny (Performance and Growth) Panel, 2 April 2025. Cabinet, 15 April 2025.

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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1 Important Notice on Site Status

1.1 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.

1.2 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.

1.3 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.

1.4 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-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

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.

2 How to read the site assessments

2.1 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.

2.2 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.

2.3 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.

2.4 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 hecatre
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

2.5 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.

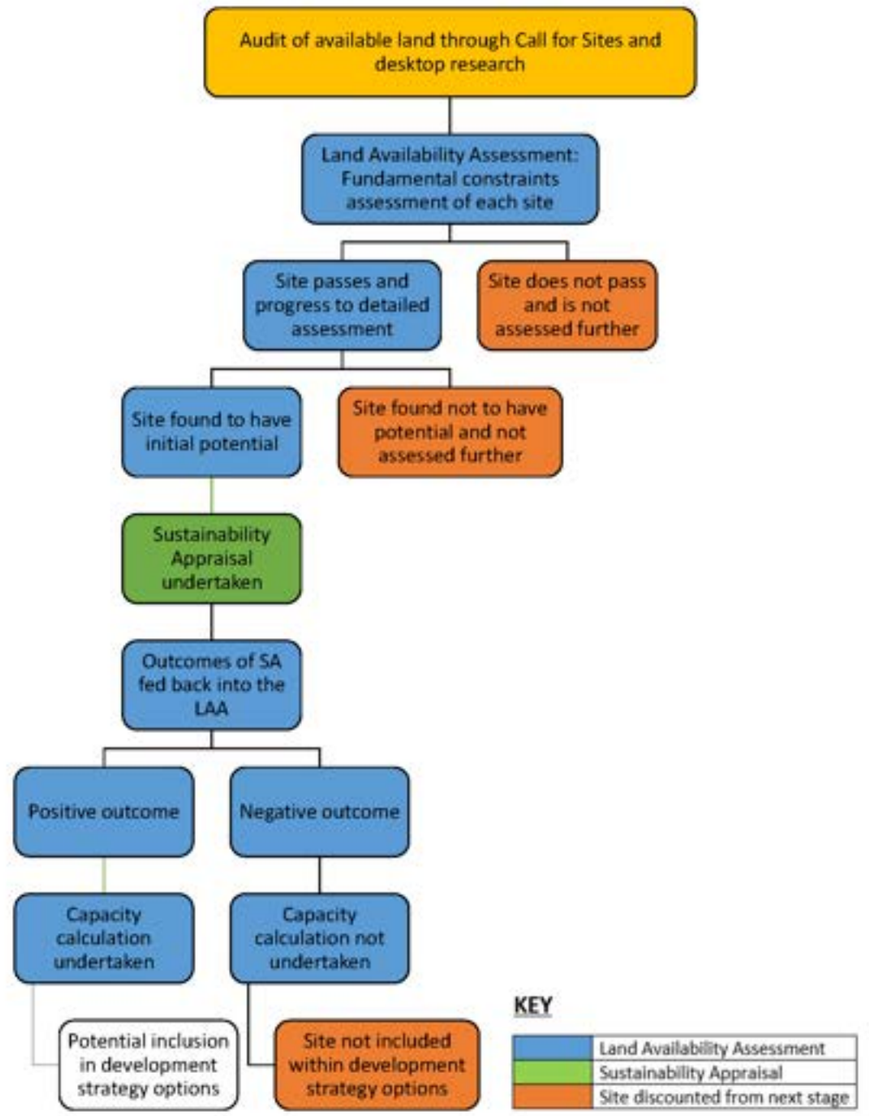
Progression of site to SA - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

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



3 Area 1 - Northern Huntingdonshire Site Assessments

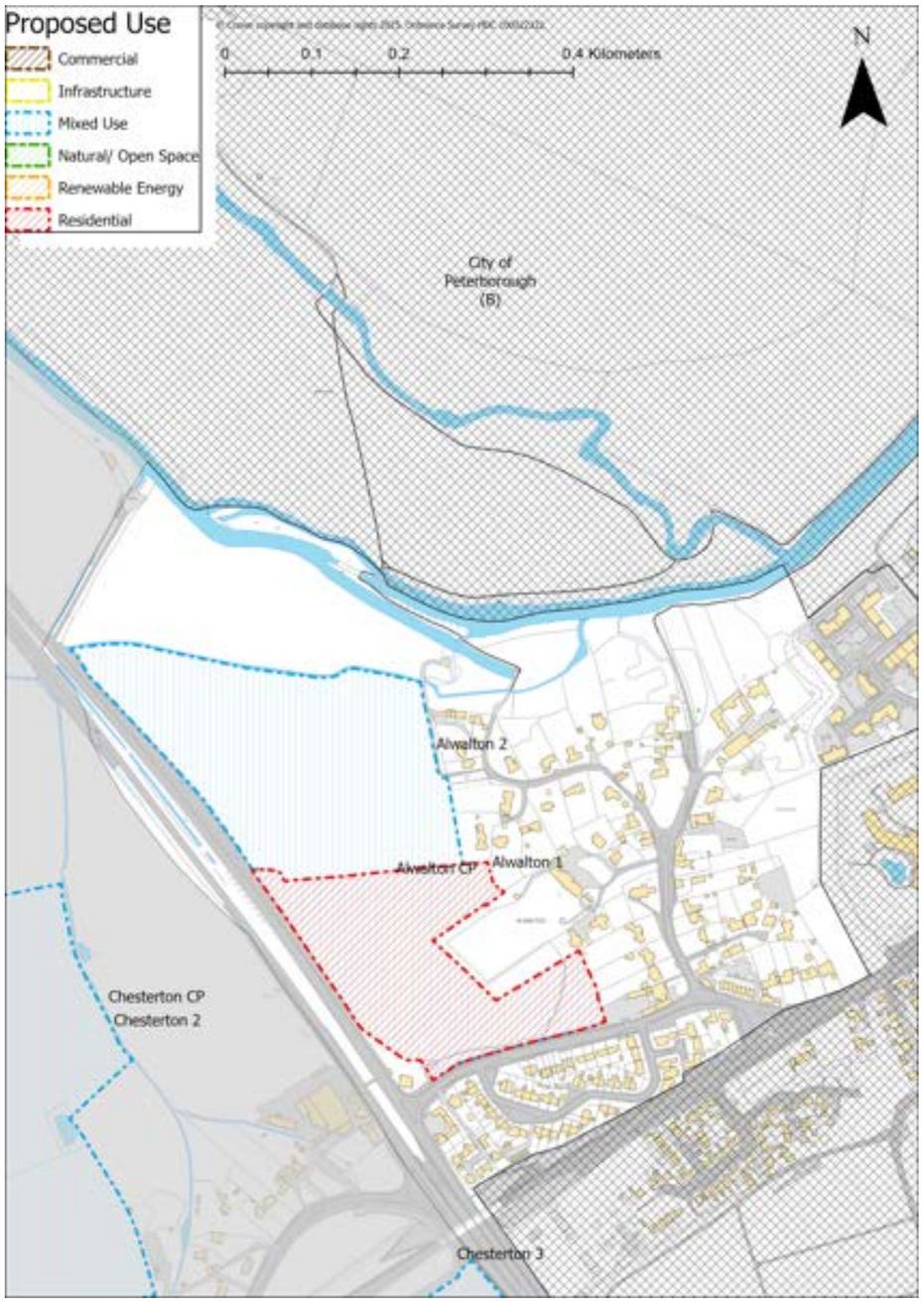
3.1 This chapter sets out the site assessments for the sites located within 'Northern Huntingdonshire'. This grouping consists of Stilton, Folksworth & Washingley; Yaxley wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

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

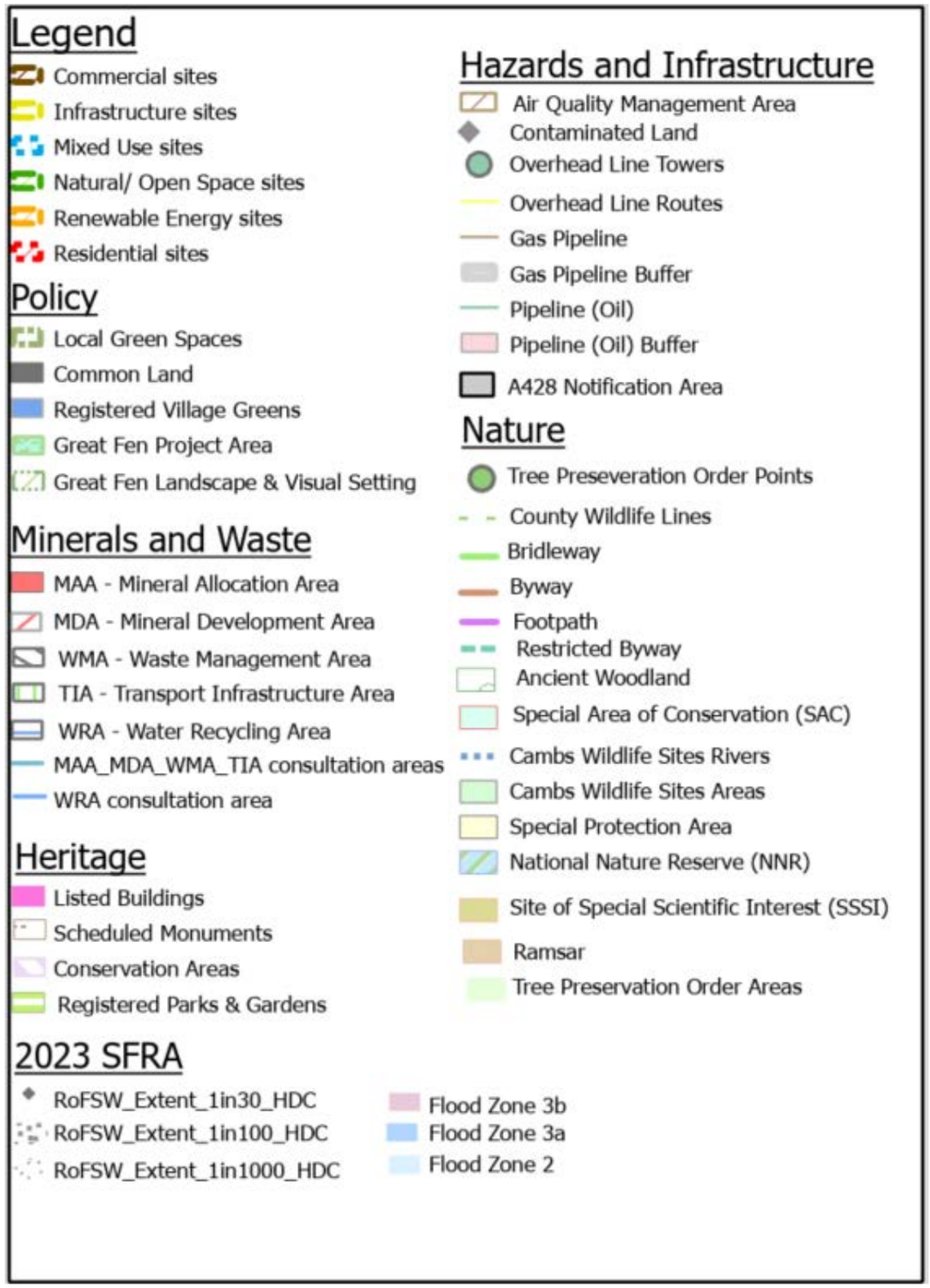
Alwalton

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

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



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



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

Site reference	Alwalton 1
Site name	Land North Of 23 To 33 Oundle Road, Alwalton

Site address	Parish(es)	Site area (ha)
Land North Of 23 To 33 Oundle Road, Alwalton	Alwalton	4.8

Promoter's Intentions

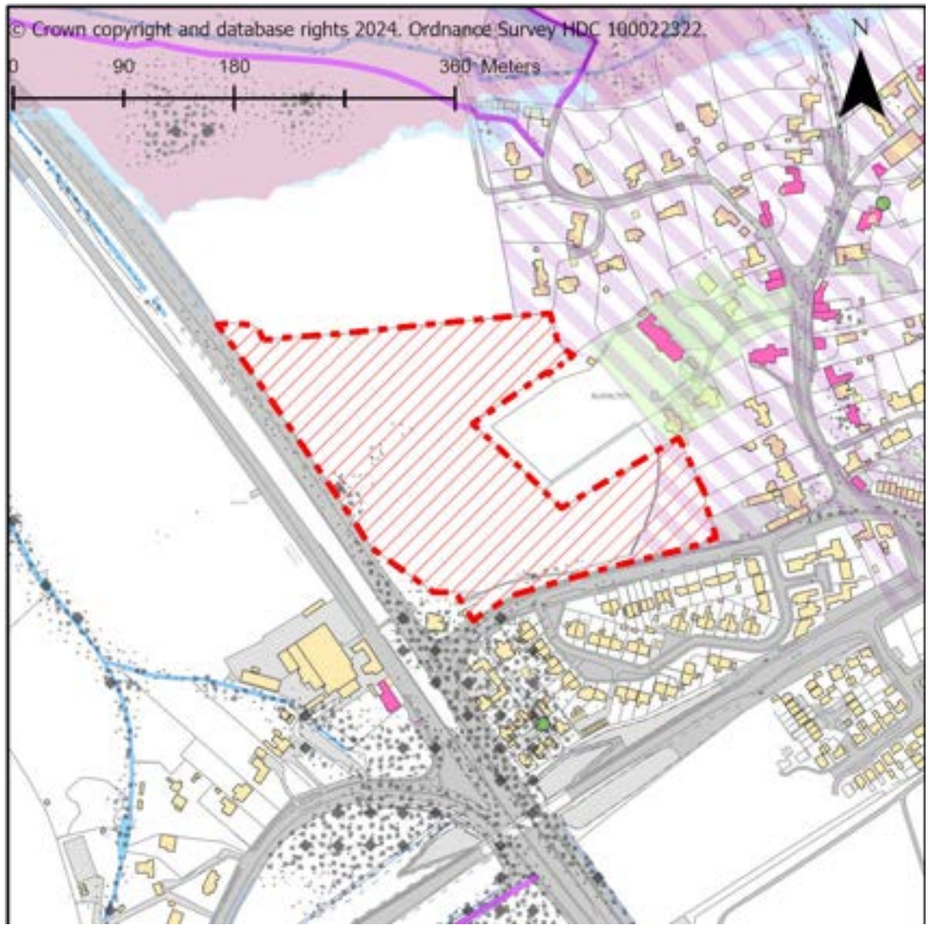
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 10 homes	Available 2023 Build out over 2 - 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:154
Relevant planning history	19/00125/OUT for development for up to 6 houses on the south eastern corner part of the site. This was refused in February 2020.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Illustrative Zoning Plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly within flood zone 1 with some surface water flood risk within the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level, it has a strong western edge where it is adjacent to the A1. Along its southern edge the site is obscured form view due to dense established vegetation. Established vegetation is also present along its eastern edge and to the west along the A1. The site is most open on its northern edge with views across the open countryside. To the east the site adjoins residential development and Alwalton Hall which is used as luxury spa retreat. There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site. The conservation area partially falls within the south eastern corner of the site where there are established trees. The rest of the site adjoins the conservation area. Alwalton Hall is a grade II listed building. There is an existing farm access into the site from Oundle Road. The submitted illustrative zoning plan shows that it is intended to development only along the site's frontage along Oundle Road (excluding land within the conservation area) leaving the farm access in place so that the wider site within the red plan can be accessed still. Development along the site's frontage would also result in the likely removal of most or all the established vegetation. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The vast majority of the site is situated in an extensive mineral safeguarding area for brickclay with the north western corner being in a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is unknown at this stage how the site will be delivered. The site promoter suggests the land is available now and could complete within 2 to 4 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There is an existing farm access into the site form Oundle Road and it is broadly flat meaning there are no major topographical challenges to development. However, there are cumulative constraints within the site that impact its achievability namely its proximity to the A1, heritage assets, existing vegetation and landscape impact that must be successfully overcome. The site promoter seeks to retain the farm access so that the remaining 4ha of the site.	~
Deliverability / developability	~

There are no structures on site to clear but there are several constraints on site to mitigate. Proximity to the strategic road network (the A1), landscaping, trees and the impact on heritage assets are key development considerations when masterplanning the site. It is unknown at this stage how the site will be delivered, 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:

- Is greenfield land consisting of grade 3 agricultural land
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Alwalton
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Not accessible to natural green space
- It is within the Nene Valley Green Infrastructure Priority Area
- Partially within the conservation area and also within the setting of a listed building
- Located adjacent to the A1 so is at risk from increased levels of air, light and noise pollution
- Located on the western edge of the built form of Alwalton village, development would link it up to the A1 on the northern side of Oundle Road. The site is largely obscured from view by established trees which may be removed to enable a frontage development as proposed

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

- Is not appropriate for development due to the potential adverse impact on the character of the area including the rural approach into Alwalton as well as the impact on designated heritage assets.

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

The site promoter resubmitted this site and additional land to the north in the Ongoing Call for Sites. As this site includes additional land, it was reassessed as Alwalton 2. Please see the following site assessment for details.

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

Site reference	Alwalton 2
Site name	Land North Of 23 To 33 Oundle Road, Alwalton (larger site)

Site address	Parish(es)	Site area (ha)
Land North Of 23 To 33 Oundle Road, Alwalton (larger site)	Alwalton	12.9

Promoter's Intentions

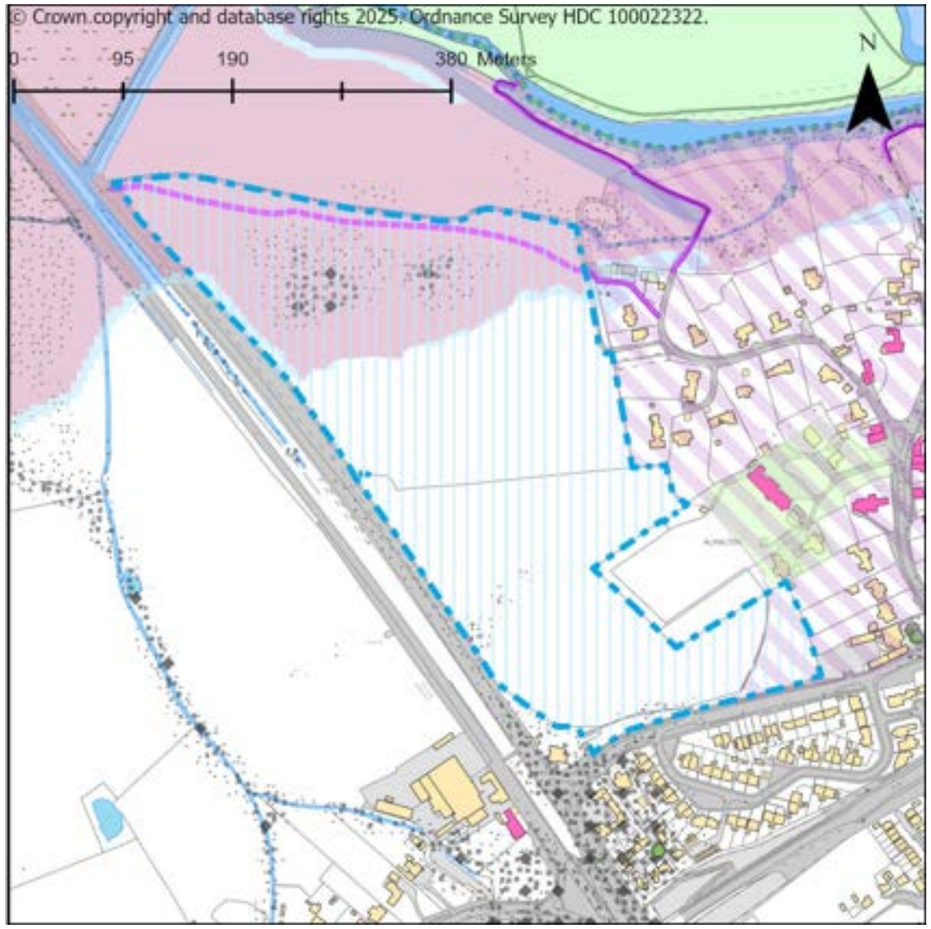
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses: • Natural, green or open spaces • Biodiversity net gain • Land to safeguard against flooding	185 homes (111 market and 74 affordable, subject to viability appraisal)	Available 2029 - 2034 Build out over 4 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24298
Relevant planning history	• 19/00125/OUT for development for up to 6 houses on the south eastern corner part of the site. This was refused in February 2020.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Planning justification statement (January 2025) and following appendices: 1. Constraints and Opportunities Plan (drawing number: 577 SKO1) (January 2024) 2. Response to FI&O Paper, LAA and SA 3. Alwalton 1 site assessment response 4. Illustrative Masterplan (drawing number: 577 SKO3) (January 2024) 5. Acoustic Assessment (January 2025) 6. Heritage Assessment (January 2025) 7. Sustainability Appraisal re-assessment 8. Proposed spatial relationship between site and surrounding context map

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 4ha of the site is within flood zone 3b. This is less than 50% of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Part of the site was submitted previously under Alwalton 1, this consisted of land within the southern half of the site and focused development along the frontage of Oundle Road. The site is mostly within flood zone 1, approximately 4ha of the site is within flood zone 3b and flood zone 2. There is some surface water flood risk within the site. The majority of site is classified as grade 3 agricultural land with the north western corner being grade 2. The site is broadly level, it has a strong western edge where it is adjacent to the A1. Along its southern edge the site is obscured form view due to dense established vegetation. Established vegetation is also present along its eastern edge and to the west along the	~
A1. The site is most open on its northern edge with views across the open countryside. Along its northern edge if a public right of way providing a connection from the site to the wider Nene Valley landscape to the north. To the east the site adjoins residential development and Alwalton Hall which is used as luxury spa retreat. There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. An acoustic assessment has been undertaken which concludes that a 6m acoustic barrier parallel to the A1/ Oundle Road should be provided and that standard double glazing together with the provision of acoustic trickle vents on the window frames within habitable rooms and intermittent extractor fans in bathrooms should be provided. There are no nature conservation designations on site, however it does fall within the Nene Valley Green Infrastructure Priority Area. The conservation area partially falls within the south eastern corner of the site where there are established trees. The rest of the site adjoins the conservation area. Alwalton Hall is a grade II listed building. There is an existing farm access into the site from Oundle Road. The submitted illustrative masterplan shows that it is intended to build on land within flood zone 1 leaving the 4ha within flood zone 2 and 3b for open space. It also shows that the existing trees and those within the conservation area will be retained. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The southern half of the site is situated in an extensive mineral safeguarding area for brickclay with the north half being in a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. The site has been optioned and housebuilder is involved with delivering the site. There are no known legal restrictions impacting the site. It is expected that the site will be delivered directly by a housebuilder. The site promoter suggests the land will be available between 2029 and 2034. They state that if development commences in 2029, it would be assumed that it might take 4 years to complete the development (2033).	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There is an existing access from Oundle Road and it is broadly flat meaning there are no major topographical challenges to development. However, there are cumulative constraints within the site that impact its achievability namely its proximity to the A1, flood risk, heritage assets, existing vegetation and landscape impact that must be successfully	~

overcome. The illustrative masterplan and the technical documents submitted to support this submission demonstrates how these could be overcome. Further engagement with technical experts will be recorded to determine if these mitigation measures are sufficient.	
Deliverability / developability There are no structures on site to clear but there are several constraints on site to mitigate. Proximity to the strategic road network (the A1), flood risk, landscaping, trees and the impact on heritage assets are key development considerations when masterplanning the site. Masterplanning and some technical studies have been undertaken and more in being prepared. It is intended to deliver the site via a housebuilder who is already involved with the site. The site is expected to be available post 2029, 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:

- Is greenfield land consisting of mostly grade 3 agricultural land with its north western corner being grade 2
- Is mostly within flood zone 1 but a third of the site is within flood zone 3b. There is also some surface water flood risk
- In walking distance to services, shops and employment opportunities within Alwalton
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Not accessible to natural green space
- It is within the Nene Valley Green Infrastructure Priority Area and within 500m of Castor Flood Meadows SSSI
- Partially within the conservation area and also within the setting of a listed building
- Located adjacent to the A1 so is at risk from increased levels of air, light and noise pollution
- Located on the western edge of the built form of Alwalton village and is of a scale that can be effectively integrated with the existing place and community while forming its own distinct identity.

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

- Is considered potentially appropriate for development with built development kept within the two thirds of the site within flood zone 1. This also provides opportunities for a softer development edge that can transition into the Nene Valley landscape and utilise public right of way connectivity.
- Development will need to be sensitive to its impact on designated heritage assets.
- Provide sufficient mitigation against the adverse impact of enhanced air, noise and visual pollution arising from its proximity to the A1(M).

HDC's Delivery Calculations

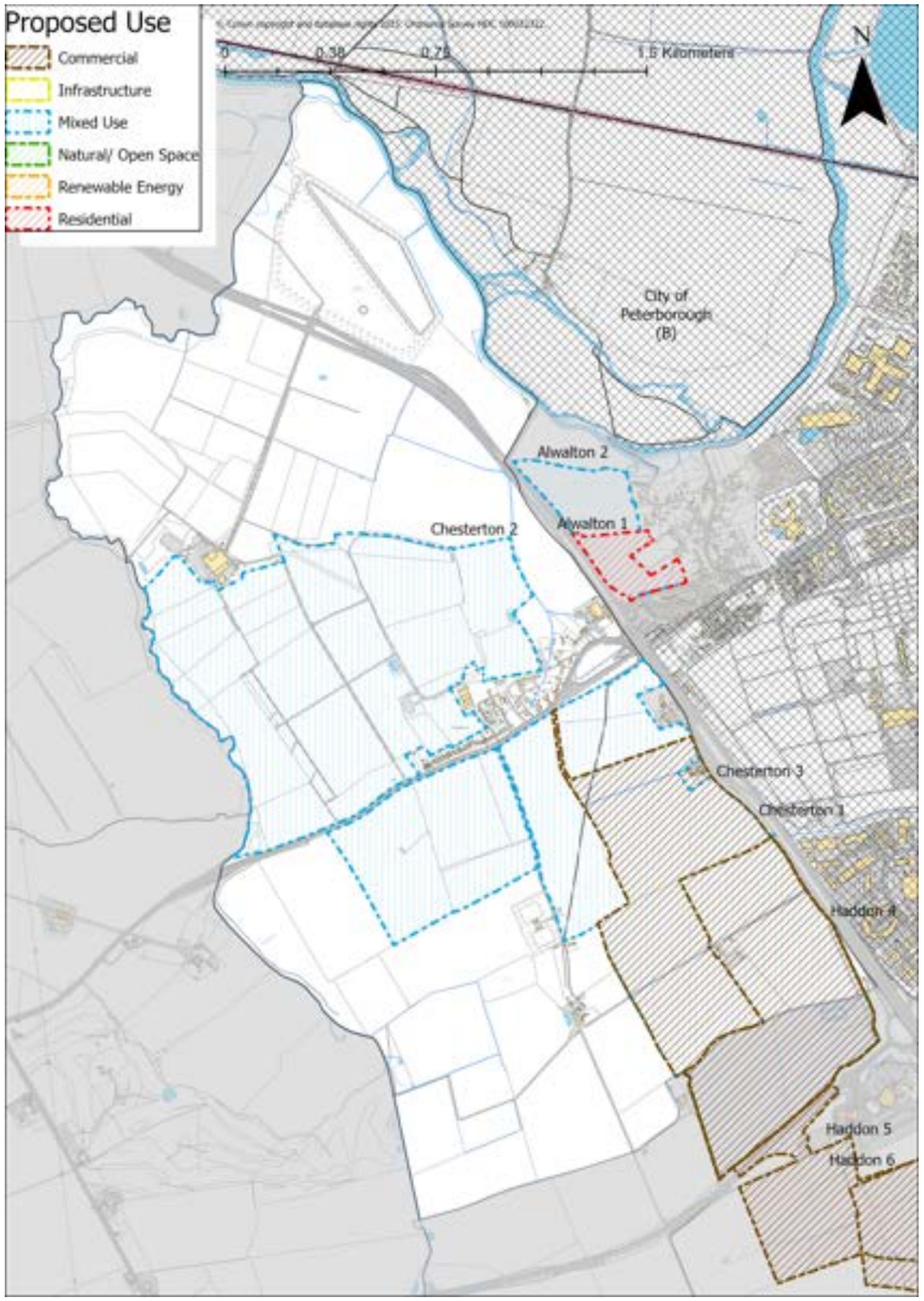
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 12.9ha Remove 4ha of the site that are within flood zone 3b, leaving 8.9ha for the net developable area. 75% net developable area to allow sufficient sustainable drainage, landscaping and acoustic mitigation. 8.9 ha x standard proportion of 75% = **6.675 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 6.675 ha x 25 dph = **167 homes**. **4ha** for open spaces and land to safeguard against flooding	Available post 2028, subject to allocation status Build out over 4 years in line with site promoter's intention

Updates after the Initial Assessment

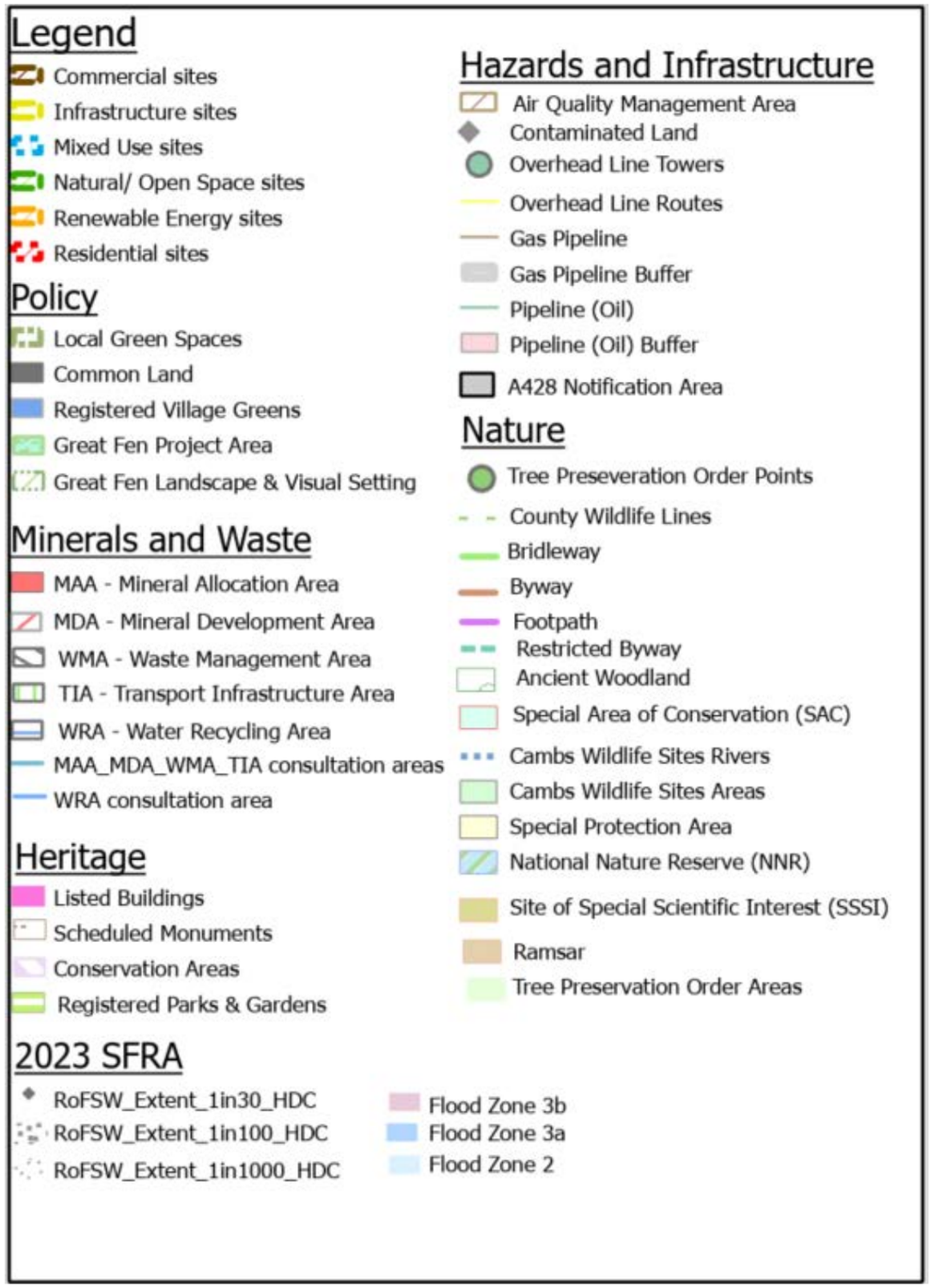
Chesterton

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

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



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



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

Site reference	Chesterton
Site name	Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)

Site address	Parish(es)	Site area (ha)
Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)	Chesterton; Haddon	89.05

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Logistics and distribution	Total 213,677sqm floorspace (with B2 capped at 30%) broken down as follows: • 64,103sqm of B2 floorspace • 149,574sqm of B8 floorspace	Available 2024 - 2028 Build out over 2 years

Core information

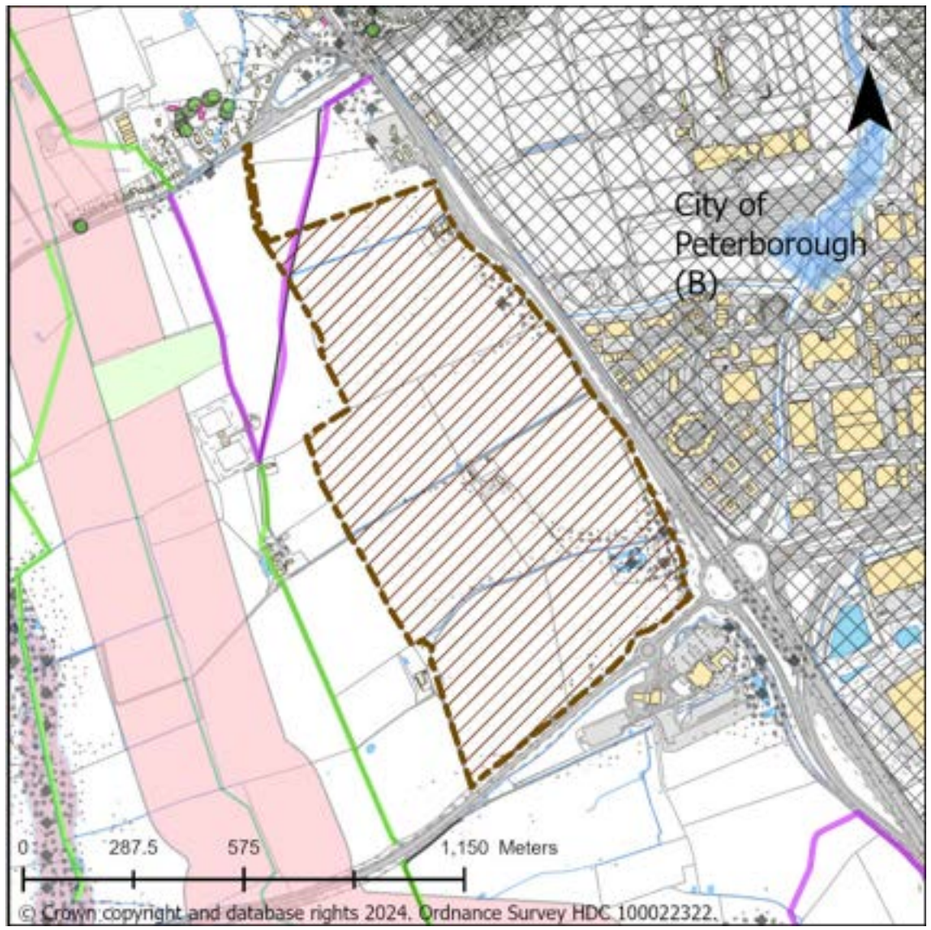
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:209
Relevant planning history	• 22/00441/FUL for a hybrid planning application: Full permission sought for demolition of two dwellings, outbuildings and related structures- creation of access from the A605- highway works to Oundle Road Junction 17 of the A1(M)- and associated site infrastructure works compromising groundworks, internal access roads, strategic landscaping, creation of development plateaus and diversion of underground water pipe. Outline permission sought for the construction of industrial distribution units (use class B8) with ancillary offices (use class e(g)). All matters reserved except for access. This was withdrawn in March 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	• A1 West North (Option A) Covering Letter (June 2023)
	• A1 West (North) - Option A Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices:
	  • Air Quality Technical Note
	  • Arboricultural Technical Note
	  • Archaeology Technical Note
	  • Built Heritage Note
	  • CGI Imagery
	  • Constraints and Opportunities Plan
	  • Drainage Technical Note
	  • Ecology Technical Note
	  • Geotechnical Summary Note
	  • Landscape Technical Note
	  • Lighting Technical Note
	  • Site Concept Plan
	  • Transport Technical Note
	  • Utilities Technical Note
	• A1 West (North) Newlands Overarching Opportunity Document (June 2023)
	• A1 West (North) Huntingdonshire Logistics - Construction Phase Social Value Framework (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

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	~

The site lies between the A605 Oundle Road to the north and the A605 and Peterborough Motorway Services to the south, it is also west of the A1(M). The south eastern corner of the site has also been submitted again as part of a smaller site under CfS:206 (Haddon 4). It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the north of another site being promoted at A1 West (South) (see site Haddon 3 for site assessment). The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished. The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) is relatively flat with some parts gently sloping and the western part rises towards the ridgeline and higher ground beyond the site to the west. The existing fields within the site are generally divided by hedgerows with some drainage ditches. Development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east but generally, the site is very open. There are farm buildings within the site and Chesterton to the north and Peterborough Motorway Services to the south. The site has a public right of way that cuts through the north western corner of the site so development will be visible form a public vantage point. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Oundle Road. From the A605, there are connections to the A1(M). Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of 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. The site is beyond 400m of a water recycling area.	
Availability The site is in multiple ownership with all landowners supporting its development. The land has been promoted on behalf of a developer who part owns the site, the site promoter states that the remainder of the site is controlled by way of an option agreement. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.	+

Achievability The site promoter identifies that the public highway and digital and telecommunications infrastructure are accessible form the site boundary, with gas supply and electricity supply not being immediately accessible, and mains water supply being accessible within the site. The site has good connections to the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.	~
Deliverability / developability The site is greenfield with some buildings on site to clear. There are several constraints impacting the site which cumulatively make developing the site challenging, most notably relating to landscape and access/traffic flows. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being 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:

- The site is greenfield land consisting of grade 3 agricultural land
- Is within flood zone 1 but there area areas at risk from surface water flooding
- Is remote from natural greenspace
- It has very limited accessibility to a local shop and local services and facilities
- Has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way
- Connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network
- It could provide employment development that could support job creation
- May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M) and be of a scale that could result in additional pollution
- Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration

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

- Is potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme.
- Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access being an additional turning from the roundabout on the A605 before junction 16 of the A1(M)
- Telegraph poles running through the larger parcel which will impact the masterplanning of the site
- Sustainable drainage will be required to mitigate the surface water flood risk
- Masterplan will need to incorporate existing public rights of way
- There is potential to integrate the development with the proposal at Chesterton 2 for a Garden Village 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 89.05 ha Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route and connection off the roundabout from the A605, the net developable area will be used. Accounting for this the net developable area of 60% will be used. 89.05 ha x 60% = **53.43 ha**	Commercial - employment and logistics / distribution The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace. The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses:	Available post 2028, subject to allocation status. Build out over more than 5 years (site promoter anticipates 2 years)

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	0.40 plot ratio x 53.43 ha = 21.372 ha of land for employment uses equating to **213,720 sqm**. Using the split provided by the site promoter between B2 and B8 use this could provide: • 64,116 sqm for B2 use • 149,604 sqm for B8 use	

Updates after the Initial Assessment

The site promoter resubmitted this site and additional land to the north and north west in the Ongoing Call for Sites as well as proposing the site for alternative uses. As this site includes additional land and a substantially different use, it was reassessed as Chesterton 3. Please see the that site assessment for details.

Chesterton 2: Chesterton Garden Village

Site reference	Chesterton 2
Site name	Chesterton Garden Village

Site address	Parish(es)	Site area (ha)
Land north and south of Oundle Road (A605), Chesterton	Chesterton	128.13

Promoter's Intentions

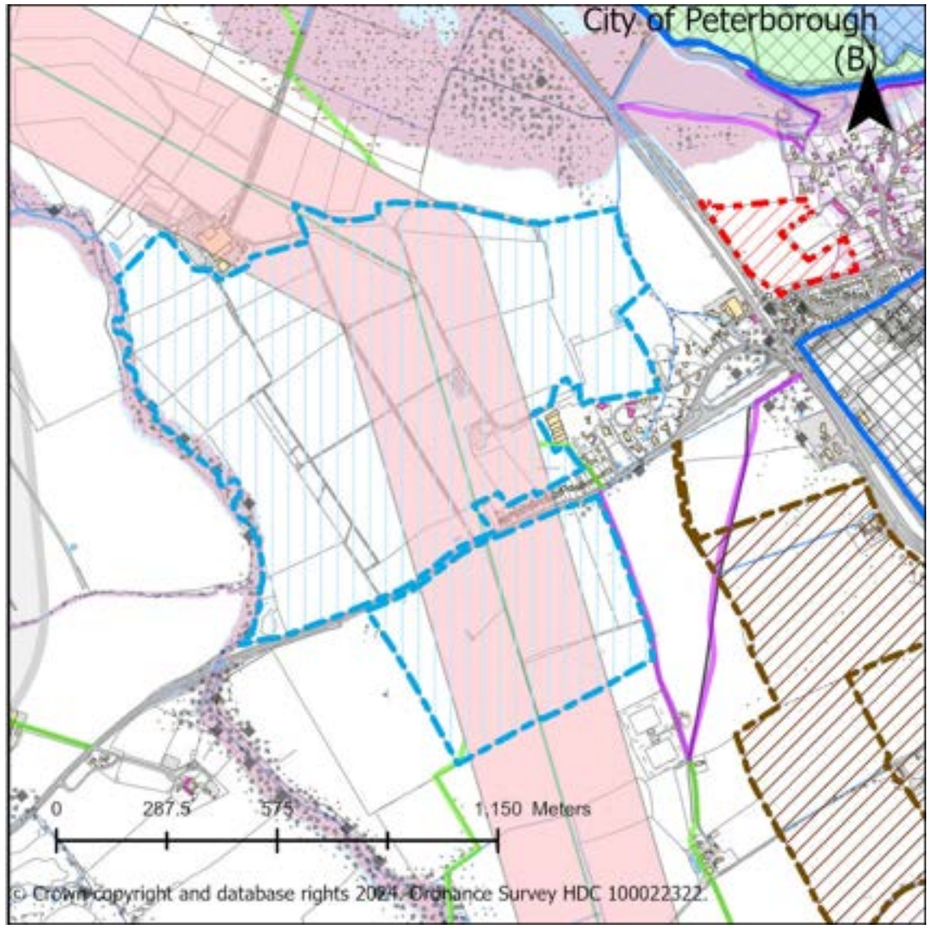
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Infrastructure: • Supporting infrastructure Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	Up to 1,000 homes Primary school, community building, supporting retail (e.g. local shop), mobility hub, sports pitches 70ha of natural, green or open spaces Land for biodiversity net gain and to safeguard against flooding TBC	Available 2024 - 2028 Build out over 10 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2414
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Vision Document for Chesterton Garden Village (April 2024)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site consists of two parcels, the larger parcel is north of Oundle Road with a second smaller parcel south of this road. The site is within flood zone 1 apart from its western edge which is constrained by some fluvial and surface water flooding being within flood zones 2 and 3a and 3b, this increased flood risk is associated with Billing Brook which runs along the site's western edge. In their masterplan for the site, the site promoter is proposing to the western edge of the site to be used for open space and landscaping entitled 'Billing Common' so no built development is proposed within areas at higher risk of flooding. There are pockets of land that are	~
impacted by some surface water flood risk across the site. The site is wholly classified as being grade 3 agricultural land. The site is broadly level and is compromised of several fields marked out by field boundary features such as hedgerows. The site promoter has used these to underpin a grid concept whereby the existing landform and features are used to shape the layout of the scheme. To the north, the wider landscape gently slopes downwards towards the River Nene and to the west it gently slopes downwards towards Chesterton village and the A1(M). To the east the landscape gently rises, it rises to the gently to the south as well up to Chesterton Hill where the landform elevates significantly. As such, the site is fairly well contained within the wider landscape to the south and east but is more visible to the north and west. Two public rights of way run through the site, one through each parcel providing connections northwards towards the Nene Valley and southwards towards Haddon. There is also a right of way running along the eastern edge of the southern parcel. To the north is Chesterton Lodge and Horse Close Spinney, to the west and south of the site is open countryside, to the east is Chesterton village and the A1(M), further east is Peterborough. The proposal will fundamentally alter the character of Chesterton expanding it substantially and by extension the character of the surrounding landscape, successful integration will require detailed masterplanning. There is no known contamination on the site. There are no gas pipelines running through the site, however an oil pipeline runs through the centre of the site with its buffer zone covering a large portion of the site. The A1(M) may give rise to increased levels pollution which may impact the development and require some mitigation. There are no nature conservation designations within the site, however within the southern parcel there is a an rea of trees in its south western corner that are protected by an area Tree Preservation Order. The masterplan shows that no built development is proposed here. There are no heritage designations within the site, however to the east of the site there are several listed buildings within Chesterton whose setting will be impacted by proposals. These includes the grade I listed St Michael's Church. Vehicular access is proposed to both parcels from Oundle Road with a new junction proposed along Oundle Road. There is an existing access to the dairy farm located to the north of the site which is proposed to provide an additional emergency access. Engagement with the County Council will be required to determine if the proposed access arrangements are suitable and can be achieved in order to serve the proposed scale of development. The site is greenfield so its development will not contribute to the reuse of previously developed land nor provide some regeneration. The northern and western edges of the site are situated in an extensive mineral safeguarding area for sand and gravel with the entirety of the southern parcel being within a mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.	
Availability	+

The site is controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. The site promoter has stated that it is yet to be confirmed how the site will be delivered. The promoter suggests the land would be available between 2024 and 2028 and could take about 10 years to build out once development has commenced.	
Achievability The site promoter has identified that all main services are accessible from the site boundary. The site has some physical constraints and some topographical challenges to overcome with its position within the wider landscape and relationship with Chesterton village. The submitted masterplan for the site has proposed a layout which seeks to overcome these. Further technical work will be required to support the proposal including details on access arrangements, traffic flows, landscape appraisal, potential impacts on trees and flood risk. The capacity of the road network to accommodate the proposed scale and mix of uses is a key matter which will require engagement with the County Council. Additionally, the presence of the oil pipeline is a potential constraint to development and will require further investigation. Enhanced or new infrastructure to serve the development is also likely to be required to accommodate the scale of development which may impact the feasibility and viability of proposals.	~
Deliverability / developability There are no structures to clear, a vision document and masterplan have been compiled for the site but a suite of further technical information will be required to support any future planning application. While it is noted that the site promoter is unsure how the site will be delivered at this time, the site would require an allocation status. Therefore, the site is considered to be 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:

- Is greenfield land consisting of grade 3 agricultural land
- Largely within flood zone 1 apart from its eastern edge which is constrained by fluvial flood risk arising from Billing Brook
- Not constrained by designated nature conservation designations
- Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity
- Is adjacent to several listed buildings within Chesterton including the grade 1 listed St Michaels Church
- The scale of the proposed development will fundamentally alter the landscape and village setting of Chesterton as well as the surrounding landscape
- Currently has limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide a primary school sports facilities, communtiy building and a local shop
- There are bus stops which provide a public transport connection into Peterborough
- Of a scale to provide a mix of housing types, sizes and tenures
- There will likely be some modest job creation within the development arising form the non-residential uses, but no employment development is currently proposed by the site promoter - the proximity to the site to Chesterton 1 (which proposed a largescale employment development) offers an opportunity to integrate this development with Chesterton 1

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

- Is potentially suitable as largescale village extension to Chesterton providing new and enhanced communtiy facilities, primary school, green infrastructure, employment and footpath, cycle path and public transport connectivity, therefore making the settlement more self sufficient and sustainable reducing reliance on nearby settlements including Elton, Alwalton, Yaxley and Peterborough.
- Access and impact on the local and strategic highways network will need to be further scoped and assessed, engagement with the County Council will be required
- Detailed masterplanning will be required to mitigate landscape impacts as will as impacts on heritage assets and to ensure successful integration with the existing settlement and community as well as successful integration of existing public rights of way
- An oil pipeline and its buffer zone runs through the centre of both parcels which may impact the layout of the development and the location of uses across the site
- Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 128.13ha 43% net developable area allowed following the exclusion of:	**10ha is deducted for a community building, supporting retail (e.g. local**	Available post 2028 subject to allocation Build out over 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
• 70ha of land for natural, green and open space • 3ha of land for a primary school 128.13ha x 43% = 55.13 ha	**shop), mobility hub and sports pitches**, this leaves 45.13ha. **45.13ha residential development area** for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments, however considering the rural nature of the site and its intention to not bring about a freestanding new settlement, the highest density categories are not appropriate to use. 10% of land at moderate density 50dph. 4.5ha x 50dph = 225 homes 40% of land at low density 35dph. 18ha x 35dph = 630 homes 50% of land at very low density 25dph. 22.6ha x 25dph = 565 homes **1,420 total homes**	

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a response that included a land use concept plan, flood risk and surface water drainage technical note and a transport and highways technical note in support of their site.

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

Site reference	Chesterton 3
Site name	Bottom Lodge Farm / Land at A1 West (North)

Site address	Parish(es)	Site area (ha)
Bottom Lodge Farm / Land at A1 West (North)	Chesterton; Haddon	115

Promoter's Intentions

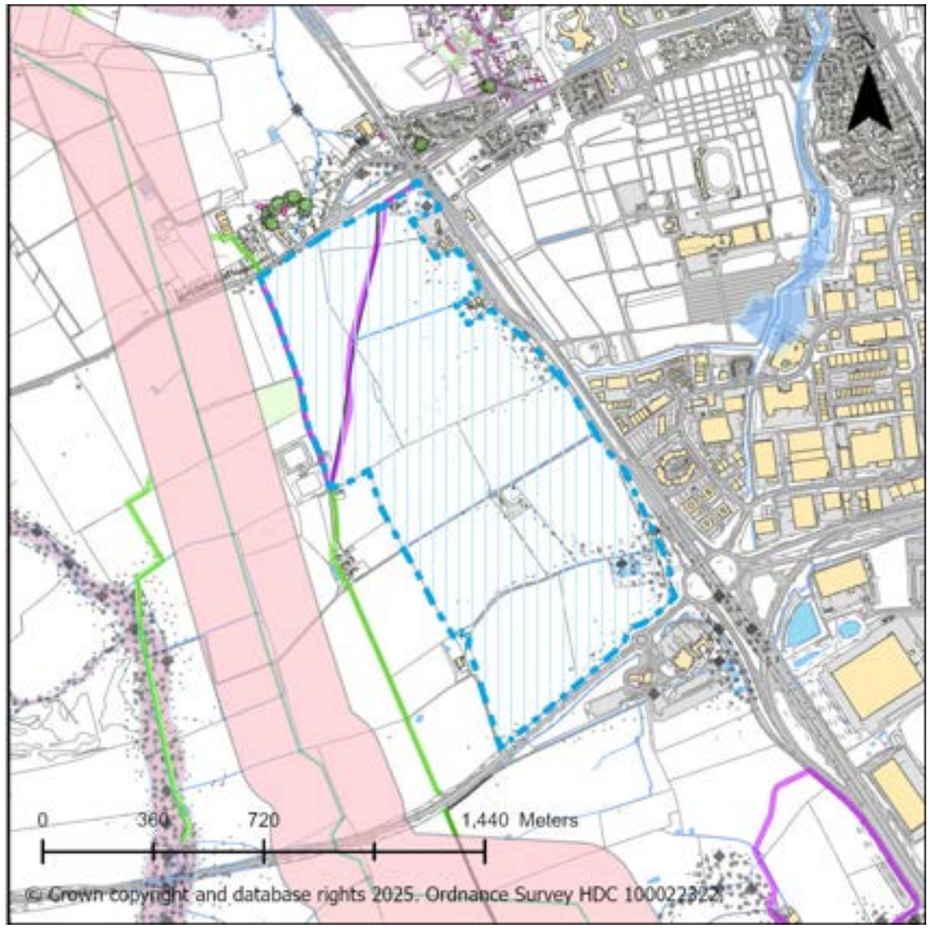
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Employment • Retail Infrastructure: • Supporting infrastructure Open Space uses: • Natural, green or open spaces	• 1,500 to 1,700 homes • 25,000 sqm of retail/commercial floorspace • Primary school • Local/ community/ mobility hub • 38 - 45 hectares of natural, green or open spaces	Available 2024 - 2028 Build out over 7 to 10 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24296
Relevant planning history	• 22/00441/FUL for a hybrid planning application: Full permission sought for demolition of two dwellings, outbuildings and related structures- creation of access from the A605- highway works to Oundle Road Junction 17 of the A1(M)- and associated site infrastructure works compromising groundworks, internal access roads, strategic landscaping, creation of development plateaus and diversion of underground water pipe. Outline permission sought for the construction of industrial distribution units (use class B8) with ancillary offices (use class e(g)). All matters reserved except for access. This was withdrawn in March 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting statement (January 2025) • Emerging concept plan (drawing number: N;A002/001, revision B) (January 2025)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site lies between the A605 Oundle Road to the north and the A605 and Peterborough Motorway Services to the south, it is also west of the A1(M). The site consists of land already assessed under Haddon 4 and Chesterton 1, these were for commercial logistics led development. This site consist of additional land to the north and north west. Considering this and the different proposed uses for the site, it has been reassessed for its suitability. Its north western corner also adjoins another site promoted at Chesterton 2 for a garden village proposal. The site is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M).	~
The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished. The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) is relatively flat with some parts gently sloping and the western part rises towards the ridgeline and higher ground beyond the site to the west. The existing fields within the site are generally divided by hedgerows with some drainage ditches. Development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east but generally, the site is very open. There are farm buildings within the site and Chesterton to the north and Peterborough Motorway Services to the south. The site has a public right of way that cuts through the north western corner of the site and a public right of way runs along its the northern half of its western edge so development will be visible form a public vantage point. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation on site. Along the western edge of the site is a scheduled monument (a Roman barrow 380m north of Hill Farm), there are several listed buildings within Chesterton whose setting could be impacted by development. Access is proposed from the A605 including the possibility for bus connections with a roundabout. Active travel options are also proposed from Oundle Road. Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of 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. The site is beyond 400m of a water recycling area.	
Availability The site is in multiple ownership with all landowners supporting its development. The land has been promoted on behalf of a developer who part owns the site, the site promoter states that the remainder of the site is controlled by way of an option agreement. There are no known legal restrictions impacting the site. It is not yet known how the site will be delivered. The site promoter suggests the land will be available between 2024 and 2028 and take 7 to 10 years to complete.	+
Achievability	~

The site promoter identifies that the public highway and gas supply are accessible form the site boundary, with electricity supply, mains water supply and digital and telecommunications infrastructure being available within the site. The site has good connections to the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider. The emerging concept plan submitted shows that the western half of the site will largely be retained for open space, landscape and green infrastructure which may help to minimise this impact to the west. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.	
Deliverability / developability The site is greenfield with some buildings on site to clear. There are several constraints impacting the site which cumulatively make developing the site challenging, most notably relating to landscape and access/traffic flows. It is not known how the site will be delivered at this stage and what proposals will ultimately be pursued on the site considering that the site has also been promoted for logistics development previously. The site promoter states the site will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being 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:

- Is greenfield land consisting of grade 3 agricultural land
- Is within flood zone 1
- Not constrained by designated nature conservation designations
- Is of a scale that could contribute towards strategically to enhanced green infrastructure and habitat connectivity
- May impact heritage assets including a scheduled monument within the site and also several listed buildings within Chesterton including the grade 1 listed St Michaels Church
- The scale of the proposed development will fundamentally alter the landscape and village setting of Chesterton as well as the surrounding landscape
- Currently has limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide a primary school sports facilities, community building and a local shop
- There are bus stops which provide a public transport connection into Peterborough
- Of a scale to provide a mix of housing types, sizes and tenures
- There will likely be some modest job creation within the development arising form the non-residential uses, including form the 25,000 sqm of commercial and retail floorspace that is proposed.
- Could be impacted by enhanced levels of pollution arising form its proximity to the A1(M) and of a scale that could result in increased levels of pollution

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

- Is potentially suitable as freestanding community with close ties to Chesterton providing new and enhanced community facilities, primary school, green infrastructure, employment and footpath, cycle path and public transport connectivity, therefore making the settlement more self sufficient and sustainable reducing reliance on nearby settlements including Elton, Alwalton, Yaxley and Peterborough.
- Access and impact on the local and strategic highways network will need to be further scoped and assessed, engagement with the County Council will be required
- Detailed masterplanning will be required to mitigate landscape impacts as will as impacts on heritage assets, including no built development on the scheduled monument. This masterplanning should also ensure successful integration with Chesterton and its community as well as successful integration of existing public rights of way
- Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 115ha 58% net developable area allowed following the exclusion of: • 45ha of land for natural, green and open space • 3ha of land for a primary school 115ha x 58% = 66.7 ha	**10ha is deducted for commercial development in addition to the 5ha of land for a local/community/mobility hub, supporting retail (e.g. local shop), and sports pitches**, this leaves 51.7ha.	Available post 2028 subject to allocation Build out over 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	52ha residential development area for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments, however considering the rural nature of the site and its intention to not bring about a freestanding new settlement, the highest density categories are not appropriate to use. 10% of land at moderate density 50dph. 5.2ha x 50dph = 260 homes 40% of land at low density 35dph. 2.8ha x 35dph = 728 homes 50% of land at very low density 25dph. 26ha x 25dph = 650 homes **1,638 total homes**	

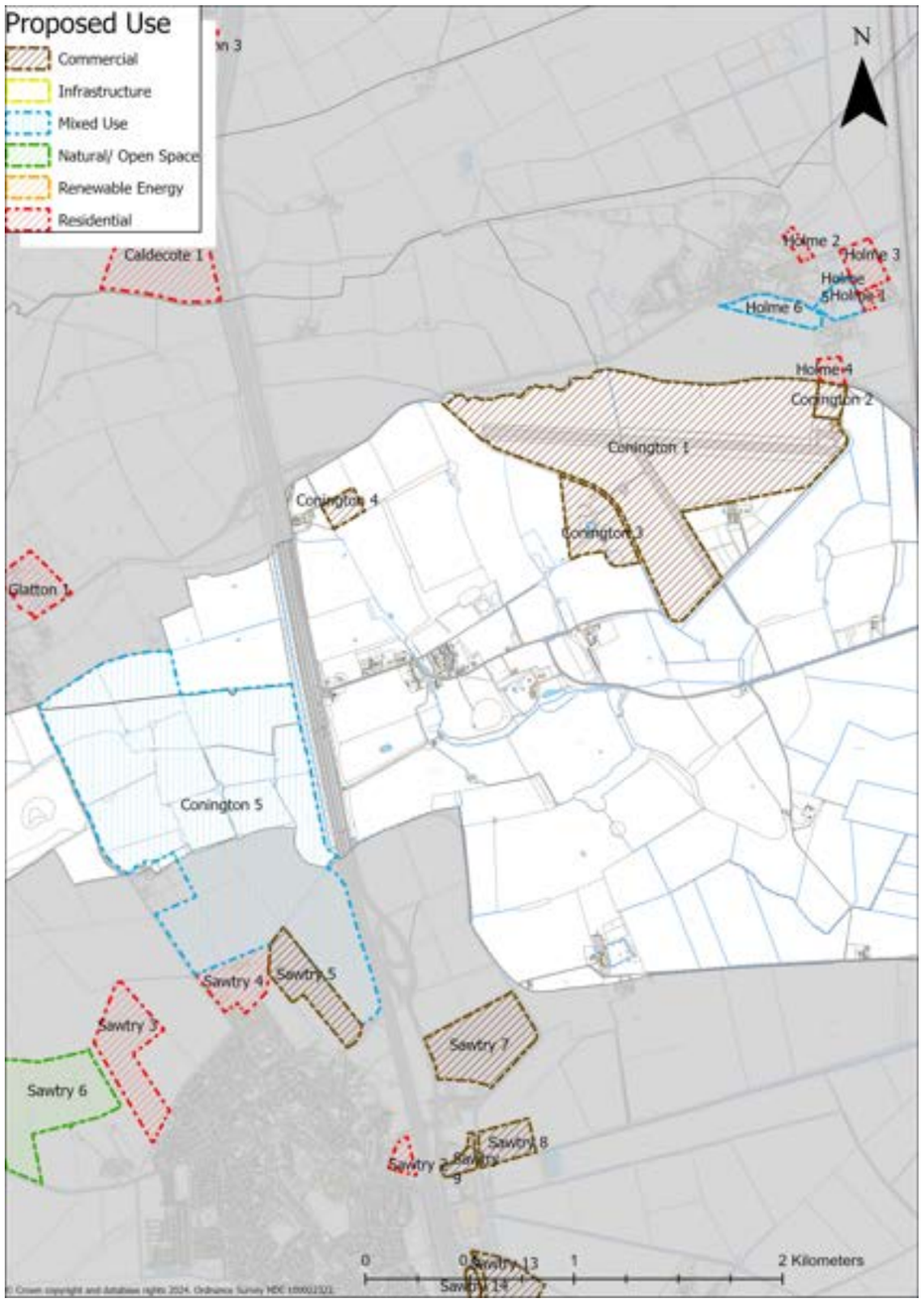
Updates after the Initial Assessment

During the Spring 2025 consultation on additional sites, Historic England commented that a scheduled monument had been overlooked within the LAA assessment. The assessment has been updated to include this scheduled monument and further consideration of heritage impacts.

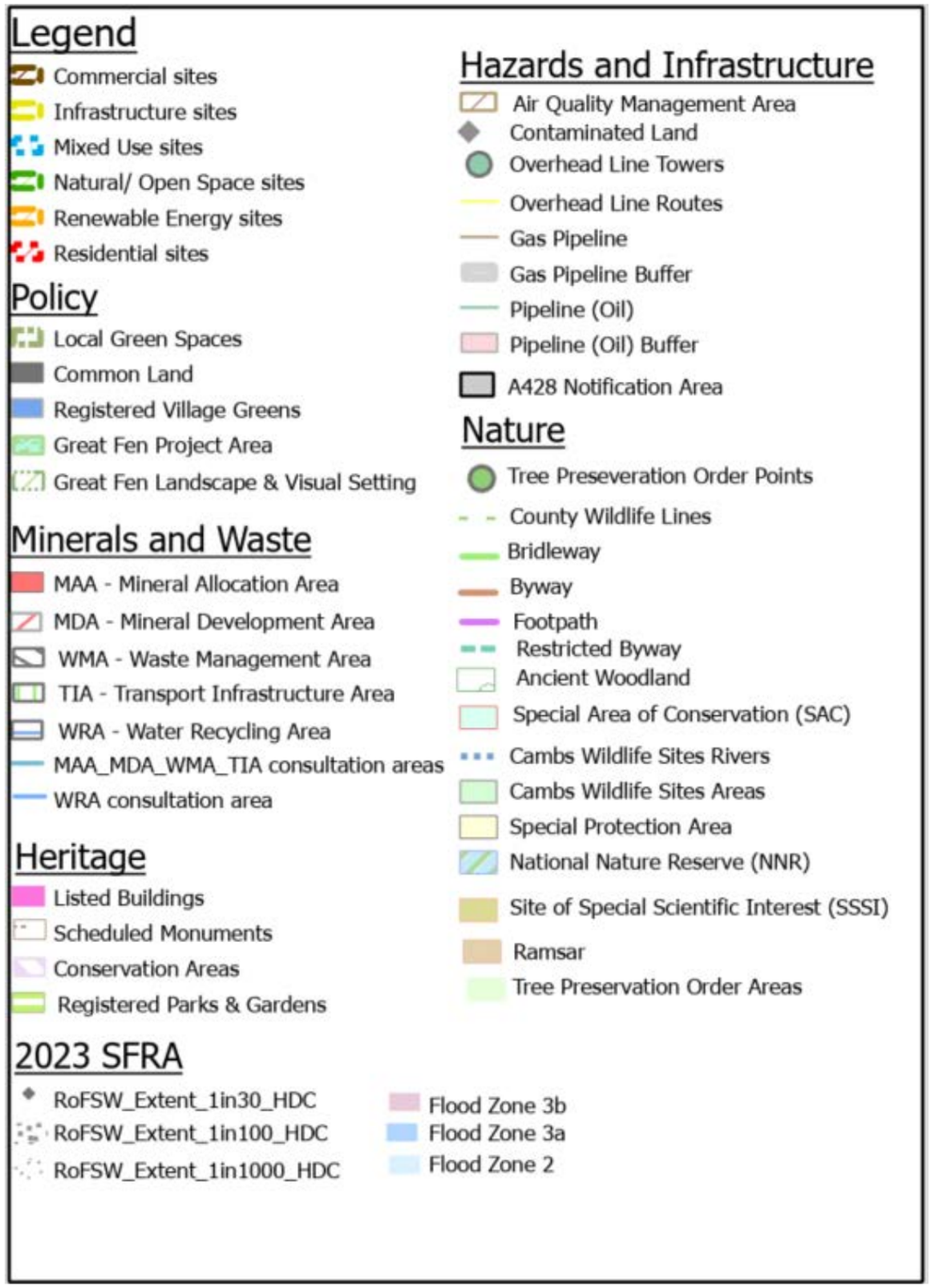
Conington

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

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



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



Conington 1: Conington Airfield

Site reference	Conington 1
Site name	Conington Airfield

Site address	Parish(es)	Site area (ha)
Approximate address: Conington/Peterborough Business Airfield, Holme, Peterborough, PE7 3PX	Conington	98.92

Promoter's Intentions

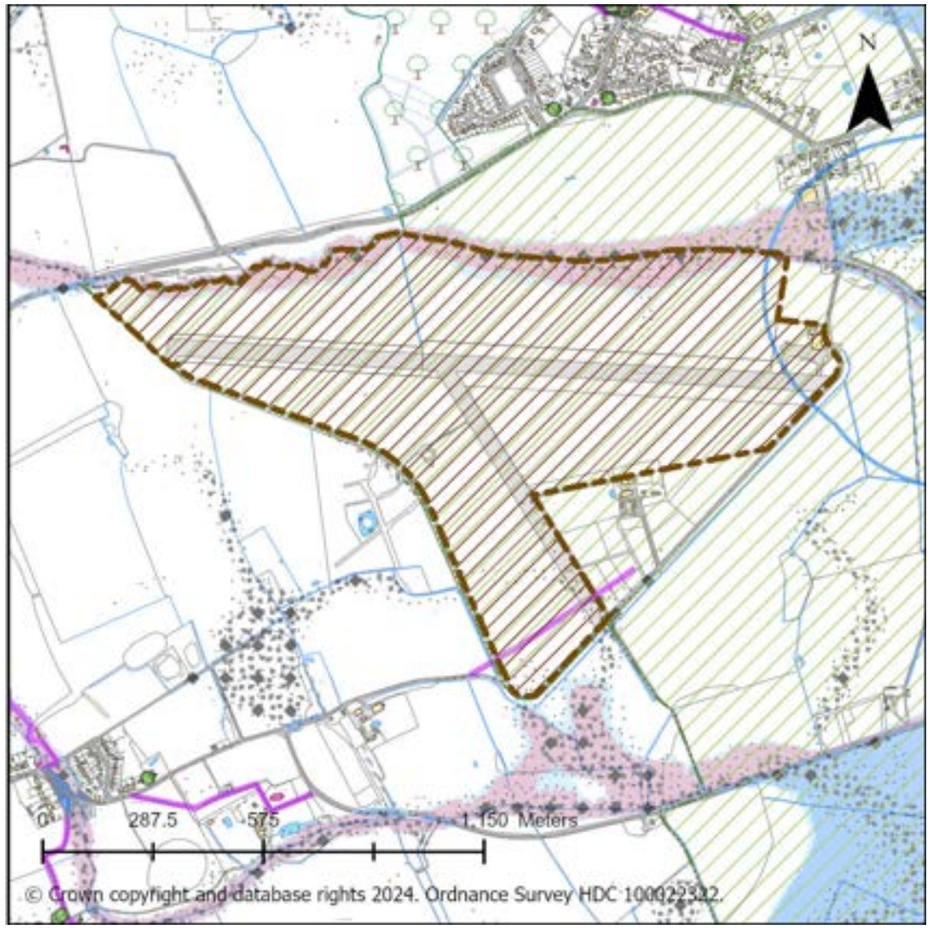
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Logistics and distribution Infrastructure: • Transport and parking/lorry parking • Renewable energy	No capacities provided	Available 2029 - 2034 Build out over 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:379
Relevant planning history	Various planning history relating to the current use of the site as an airfield
Land type	Partly previously developed/ partly greenfield land
Current use of the site	Active air strip
Supporting information	• Call for Sites Supporting Letter (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A strip of the site's northern boundary falls within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A small amount of the site's eastern edge falls within 400m of a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located to the north east of Conington village and just to the south of the B660 Glatton Lane. It comprises the Former RAF Glatton airfield, which now operates as a private airfield with a landing strip, hangars and workshops. The majority of the site falls within flood zone 1, however a linear strip along the northern boundary falls within flood zone 3a and 3b. There is some risk form surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is broadly level and is is located in the Great Fen Landscape and Visual Setting Boundary. The site is located within the open countryside and is largely open with fencing along the site and only some	~
vegetation and trees along Glatton Lane which partially obscures the site from view. There is a public right of way running across the southern edge of the site. Largescale development across the site is likely to be visible and could have an adverse impact on the landscape. There is no known contamination on site, however this may require further investigation considering the use of the site as an airfield. There are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Few structures from when it was formerly RAF Glatton remain. There is an existing access to the site is from Pingle Bank and Church Road to the east. The site promoter states that there is an option to explore access from the north east off Glatton Lane (B660). The site could accommodate substantial development which may not be supported on the local transport network, engagement with Cambridgeshire County Council would be required. The site is partly previously developed, so its redevelopment will contribute to the reuse of some previously developed land provide some 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. Most of the site is beyond 400m from a water recycling site apart from a small amount of the site's eastern edge.	
Availability The site is in single ownership and its development is supported by the landowner. The site promoter does not know if there are legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2029 and 2034. The promoter has not provided capacities for potential employment, infrastructure and renewable energy development and that it is unknown how long the build out may be.	~
Achievability The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. There is an existing access from Pingle Bank and Church Road but it would need to be investigated if a further access could be provided and if the local transport network could accommodate a development of this potential scale. Significant infrastructure would likely be required to serve the development. Substantial landscaping would be required through the design process to limit and mitigate landscape impact. Additionally, a letter from the Department for Transport dated 17 September 2019 identified the key role that aerodromes and airfields play in both business and leisure aviation and are part of the General Aviation (GA) industry which covers all non-scheduled civil aviation operations. The letter states that GA is a high priority area for the Department and the	-

Government wants to encourage GA and the benefits it brings to the economy, as well as ensuring appropriate and proportionate protection for aerodromes forming our strategic network across the UK. These factors cumulatively significantly question the achievability of development on the site.	
Deliverability / developability Limited information has been provided on the nature of employment/transport/renewable energy development that could be provided on site. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2029 and 2034. The uncertainty of the proposals and the resistance from the Department of Transport on the lose of airfields are also key constraints to delivering the site. Considering these factors, the site is considered not to be deliverable or developable at this point in time.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as there is a preference from national Government to retain airfields and the likely significant amount of infrastructure and transport improvements required to serve the development make the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Conington 2: Land North of Conington Airfield

Site reference	Conington 2
Site name	Land North of Conington Airfield

Site address	Parish(es)	Site area (ha)
Land North of Conington Airfield	Conington	2.03

Promoter's Intentions

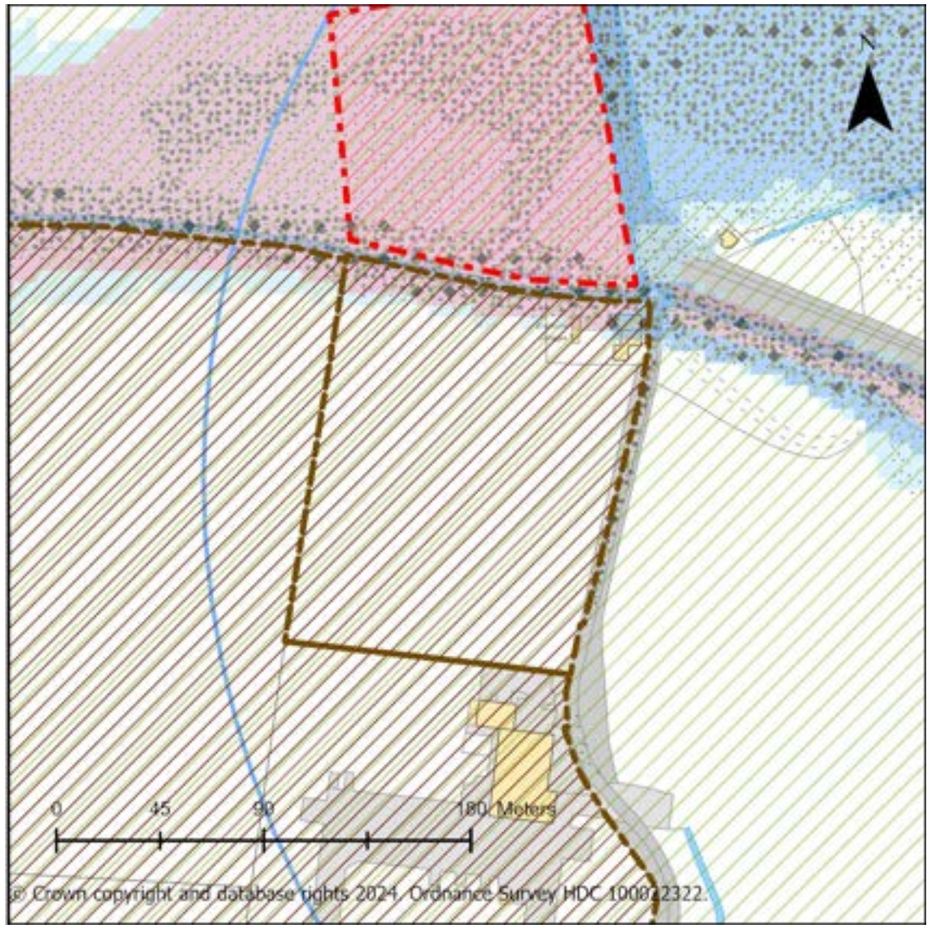
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Logistics and distribution Infrastructure: • Transport and parking/lorry parking • Renewable energy	No capacities provided	Available 2024 - 2028 Build out over 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:378
Relevant planning history	None relevant
Land type	Mostly greenfield/some previously developed land
Current use of the site	Mostly agricultural land with two residential properties
Supporting information	• Call for Sites Supporting Letter (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Only a strip of its northern edge 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	The site is completely within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it is entirely within 400m of a water recycling area.	N/A	N/A

Updates after the Initial Assessment

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 amenity.

Conington 3: Land West of Conington Airfield

Site reference	Conington 3
Site name	Land West of Conington Airfield

Site address	Parish(es)	Site area (ha)
Land West of Conington Airfield	Conington	9.63

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Commercial leisure uses Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	No capacities have been provided	Available 2024 - 2028 Build out over 5 years

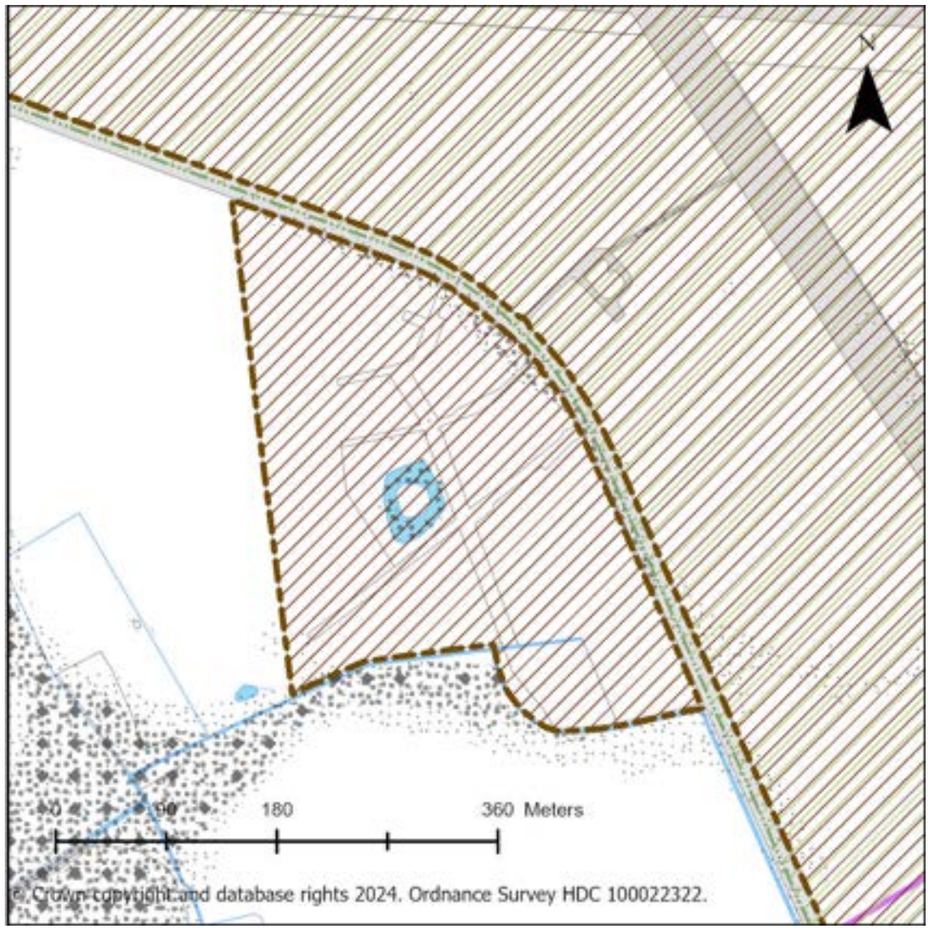
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:382
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Woodland
Supporting information	• Call for Sites Supporting Letter (June 2023)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located to the west of Conington airfield and consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland with a pond and several internal tracks within the site. The site is wholly located within flood zone 1, there is some risk from surface water flooding arising from the pond within the site. The site is wholly classified as grade 3 agricultural land. The site gently slopes from its southern boundary to its northern boundary b some 5m or so. The site is located adjacent to the Great Fen Landscape and Visual Setting Boundary. The site is located within the open countryside and is densely populated with woodland. To the east is Conington Airfield and a residential property. There is a public right of way to the east of the site. There is no known contamination on site and there are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. While there are no designations on site, the woodland is a valuable feature within the landscape and its loss or partial loss would result in an adverse impact. As such, the site is not considered to be suitable for any built development but is potentially suitable for biodiversity net gain opportunities. Access could be achieved from Glatton Lane or Church Road. The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.	~
Availability The site is in the ownership of a Trust who supports its development. The site promoter does not if there are any legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2024 and 2028. The promoter has not provided capacities for potential commercial leisure, open space and biodiversity net gain uses and that it is unknown how long the build out may be.	~
Achievability The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. The site is promoted for commercial leisure, open space and biodiversity net gain uses, however the extensive woodland cover makes built development unsuitable as this would result in the loss or partial loss of a landscape features as well as priority habitat. The site is potentially suitable for biodiversity net gain opportunities. Further assessment such as ecological and arboricultural assessments will likely be required to assess the quality of the habitat on site and what opportunities there are to enhance biodiversity and what open space uses can be successfully integrated on the site.	~
Deliverability / developability As highlighted, the site is considered to be potentially suitable for biodiversity net gain opportunities and open space uses. Limited information has been provided on the nature of potential proposals though. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2024 and 2028. Until further assessment is undertaken to ascertain the potential for biodiversity enhancement, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site will progress to the sustainability appraisal stage but it will only be appraised for biodiversity net gain opportunities. The presence of the woodland makes the site unsuitable for built development.

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 consisting of primarily of woodland categorised as Priority Habitat – Deciduous Woodland
- Is within flood zone 1 with some surface water flood risk
- Is adjacent to the landscape and visual setting boundary of the Great Fen
- Is not constrained by heritage or nature conservation designations
- Could provide opportunities for enhanced biodiversity net gain
- Very limited accessibility via public transport options and is not easily accessible on foot or cycle

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
- May be appropriate for biodiversity net gain opportunities providing linkages into the wider Fenland landscape and support the retention of the existing habitat on site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 9.63ha	Biodiversity net gain opportunities 9.63ha of land for such uses	Available 2024 - 2028 Complete over 5 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation the site promoter confirmed that it is intended this site will offset any development coming forward on their other proposed development sites. However, due to the nature of the site 'Priority Habitat – Deciduous Woodland', biodiversity net gain enhancements may not be achievable due to the high level of biodiversity already present on site.

Conington 4: Land at Woolpack Farm, Conington

Site reference	Conington 4
Site name	Land at Woolpack Farm, Conington

Site address	Parish(es)	Site area (ha)
Land at Woolpack Farm, Conington	Conington	2.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment Infrastructure: • Transport and parking/lorry parking • Renewable energy	No capacities provided	Available 2024 - 2028 Built out over 5 years

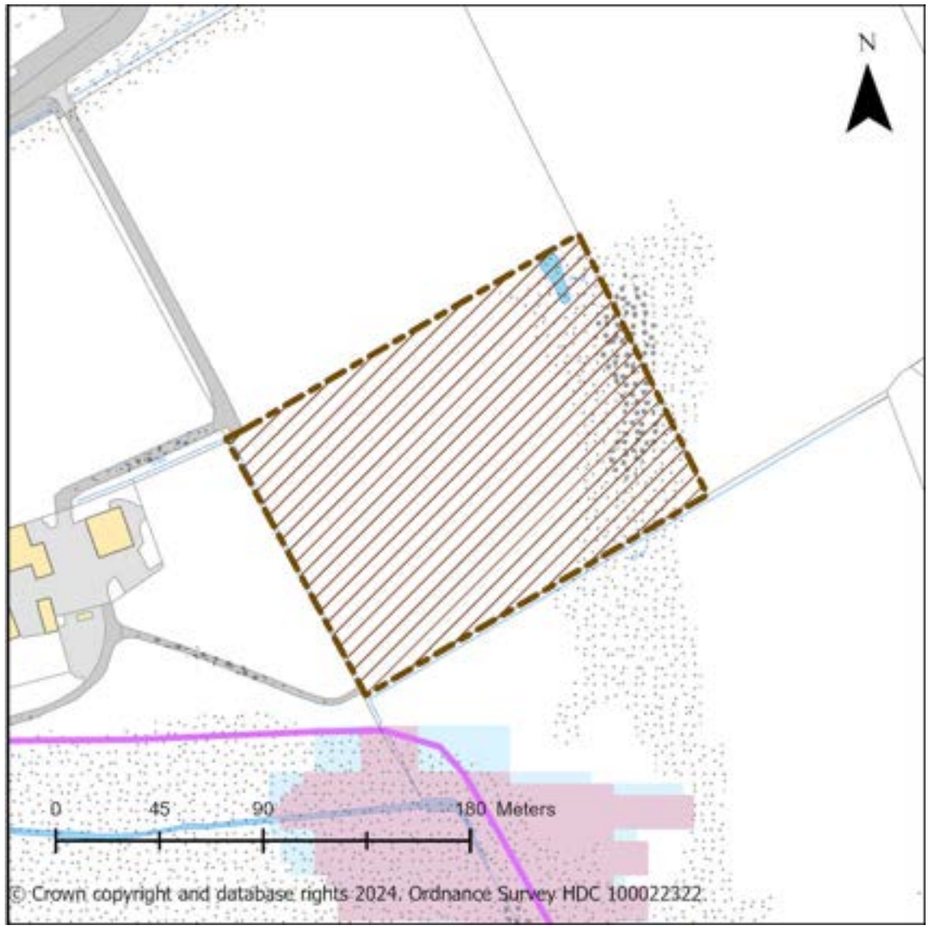
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:381
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Call for Sites Supporting Letter (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, there is surface water flood risk along the site's eastern edge. Two thirds of the site is classified as grade 3 agricultural land with the remaining third being classified as grade 2 agricultural land. This site consists of an agricultural field located just to the east of the Woolpack Farm. It is located on broadly level ground within relatively open countryside/agricultural fields. It is clearly defined by low hedging on three sides with it being open on its northern boundary. There is a pond in the site's north eastern corner and a drain along its southern boundary. Development could result in an adverse impact on the landscape. There are agricultural buildings and hardstanding located to the west of the site associated with Woolpack Farm. There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site. There are no heritage designations on site, however there are two grade II listed buildings to the west of the site that form part of Woolpack Farm. The site is accessed from the B1043 immediately to the west. An access track meets the north west corner of the site which links up to the agricultural buildings and travels north to the B660. 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 Trust who supports its development. The site does not know if there are legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2024 and 2028.The promoter has not provided capacities for potential employment, infrastructure and renewable energy development and that it is unknown how long the build out may be.	~
Achievability The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. There is an existing access track which connects to the B660. Substantial landscaping would be required through the design process to limit and mitigate landscape impact as well the potential impact on the setting of listed buildings. Noise mitigation will also likely need to masterplanned due to its proximity to the A1.	~

Deliverability / developability There are structures on site to clear and some constraints to resolve. Limited information has been provided on the nature of employment/transport/renewable energy development that could be provided on site. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2024 and 2028. The site is considered to be 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:

- Is wholly greenfield land consisting of grade 2 and grade 3 agricultural land
- Is within flood zone 1 with some surface water flood risk
- Is in close proximity to the A1(M) increasing the risk of pollution
- Is not constrained by nature conservation designations but is within the setting of listed buildings associated with Woolpack Farm
- Could provide land for approximately 2ha of employment land
- Very limited accessibility via public transport options
- The site relates much more closely with the open countryside and could result in adverse landscape impact

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

- Is inappropriate for development as it would not support sustainable place-making due to the likely need to access the site via car and its potential impacts on the wider landscape

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Site reference	Conington 5
Site name	Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)

Site address	Parish(es)	Site area (ha)
Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)	Conington; Sawtry	148.32

Promoter's Intentions

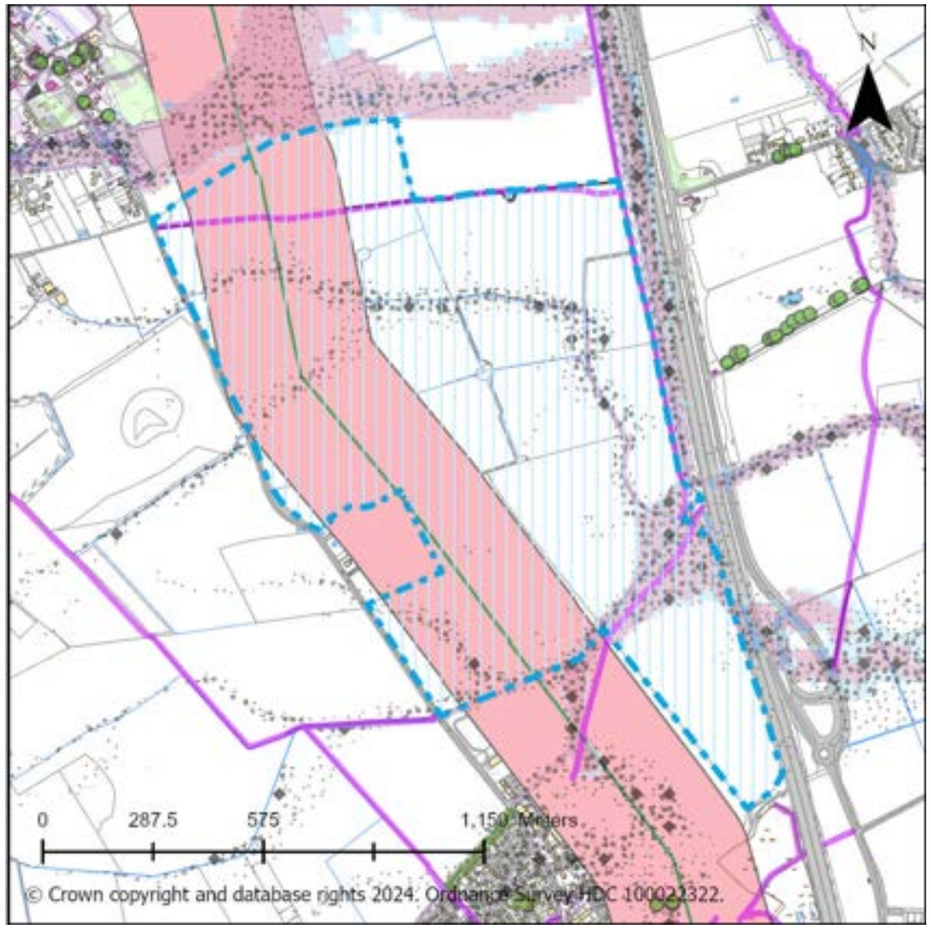
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self build housing • Nursing and care homes Commercial: • Employment • Retail • Commercial leisure uses • Logistics and distribution Infrastructure: • Supporting infrastructure • Health uses • Renewable energy Open Space uses: • Natural, green or open spaces • Biodiversity net gain Other: • Potential for part of the land to be used for charitable/social capital uses having regard for landowner interests.	No capacities provided by the site promoter, instead they state that the site has the 'potential to deliver a freestanding new community inclusive of a range of commercial uses, the exact quantum of which will be determined by masterplanning following the receipt of evidence.'	Available 2024 - 2028 Build out over 10 - 15 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:94
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	Some of the eastern edge and centre of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is located within flood zone 1, however, parts of the eastern edge of the site and the centre of the site are within flood zone 2, 3a and 3b. This increased flood risk is associated with drains running through the site. There is risk from surface water flooding across the site too. The vast majority of the site is classified as grade 3 agricultural land with only a very small amount of the north eastern corner being classified as grade 2 agricultural land.	~

The site consists of several agricultural fields. It is broadly level with land levels only reducing by some 5m from its northern edge to its southern edge. It is located within the countryside with the A1(M) forming a clear eastern edge to the site and where vegetation is more prevalent helping to obscure the site from view. The site is much more open to the north, west and south where there are low hedges forming the site boundaries as well as internally within the site marking out various field plots. The site is located to the north of Sawtry and would have a considerably impact on the landscape character of the area and rural setting of Sawtry to the north. It is also located to the south of Glatton and would have a considerable impact on the character of the village. Development at this scale is likely to result in the coalescence of these settlements and fundamentally adversely impact the landscape character of the area. Public rights of way runs along the northern and eastern edges of the site and also through the centre of the site meaning that development will impact views from public vantage points. There is no known contamination on site. No gas pipelines run through the site, however an oil pipeline and its buffer zone runs through the majority of the western half of the site. Its proximity to to the A1(M) is likely to give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site. Access may be possible from Sawtry Road, however engagement with Cambridgeshire County Council will be required to ascertain if this is feasible and also if the road network can accommodate such a scale of 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 controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and could take 10 - 15 years to complete.	+
Achievability The site promoter has identified that all access and services are unknown apart from the public highway which is accessible from the site boundary. There are several constraints to overcome which cumulatively impact the achievability of development of the whole site, these include the considerable landscape impact of development, the site's proximity to the A1(M), flood risk and the oil pipeline that runs through the site. The site promoter has not provided any details on the initial masterplanning or quantum of potential uses. They consider that the site could deliver a ' freestanding new community inclusive of a range of commercial uses, the exact quantum of which will be determined by masterplanning	-

following the receipt of evidence.' In reality the site will relate very closely to Sawtry due to its proximity to it and is likely not of a scale large enough to provide all the necessary infrastructure in which to make it completely self sufficient.	
Deliverability / developability The site is greenfield agricultural land so there minimal structures to clear across the site apart form some agricultural buildings. As highlighted there are constraints to overcome which cumulatively are significant and the lack of details at this stage on the potential scale of the development. As such the site is not considered to be deliverable or developable at this time.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the likely significant amount of infrastructure and transport improvements required to serve the development making the proposed development potentially unachievable. Additionally, there are very limited details form the site promoter to scope the potential for the site in depth at this time.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

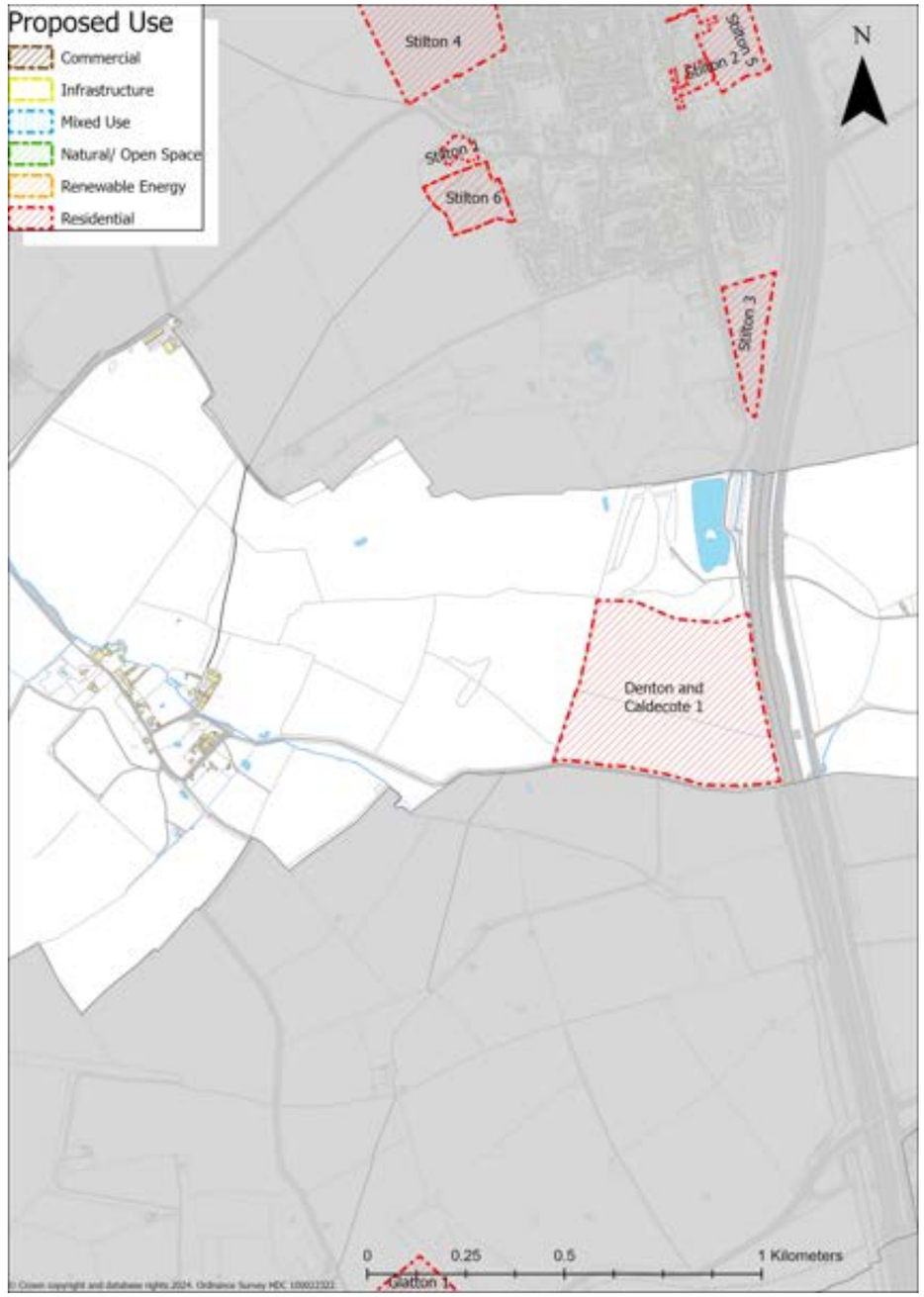
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

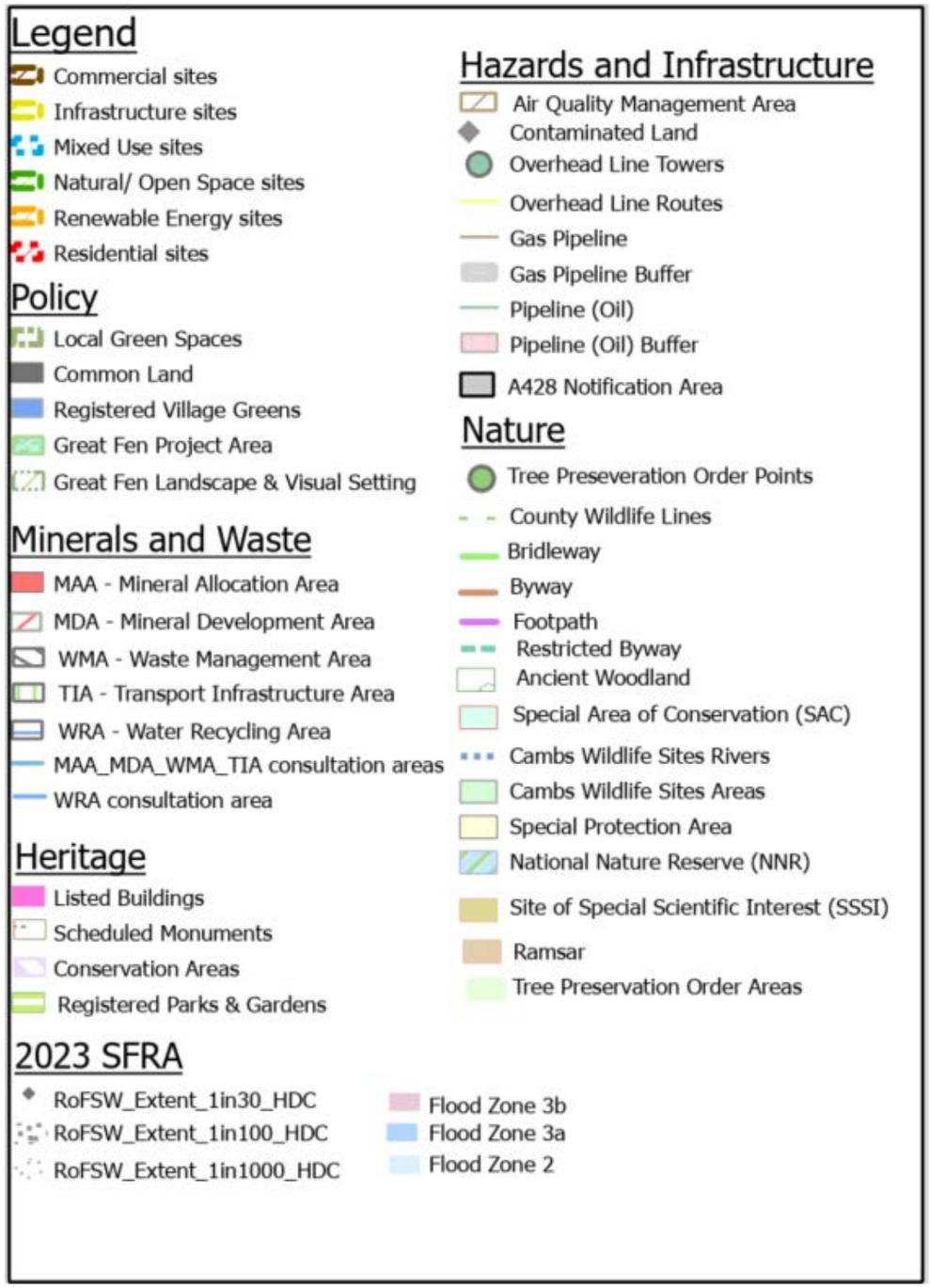
Denton and Caldecote

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

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



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



Denton and Caldecote 1: Land South of Stilton Golf Course

Site reference	Denton and Caldecote 1
Site name	Land South of Stilton Golf Course

Site address	Parish(es)	Site area (ha)
Land South of Stilton Golf Course	Denton and Caldecote	19.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	250 homes	Available 2029- 2034 Build out over 5 - 10 years

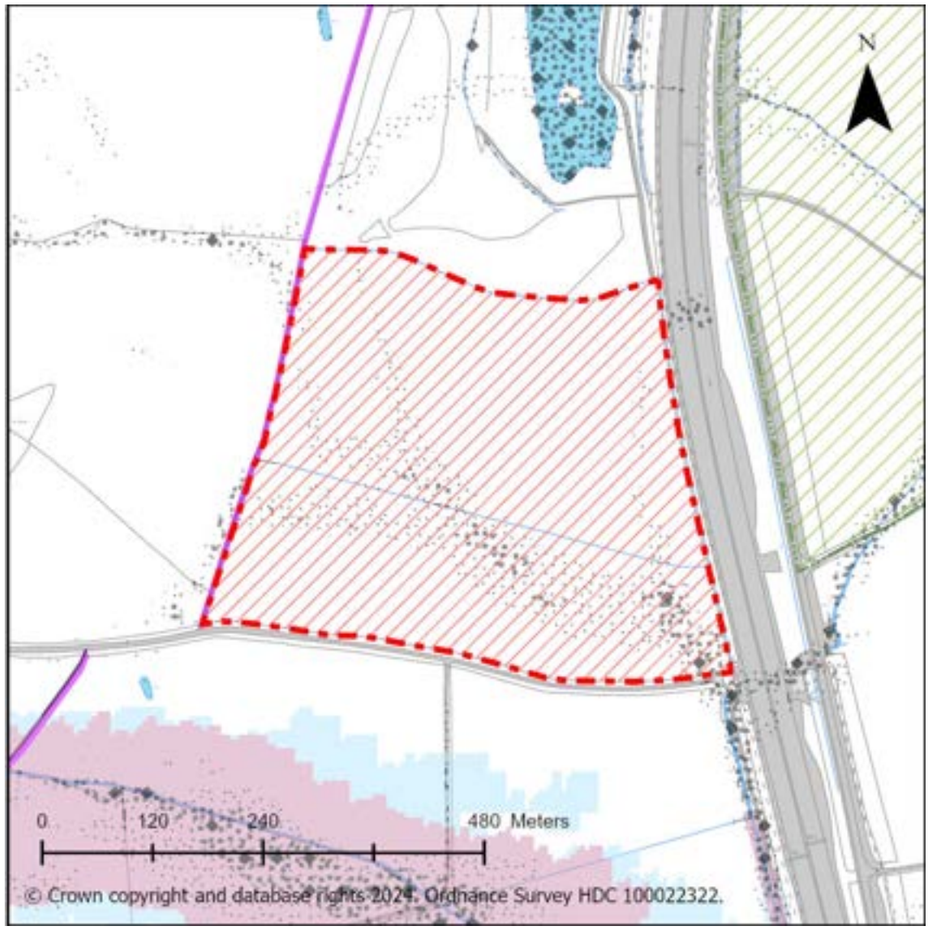
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:119
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 wholly within flood zone 1 with substantial surface water flood risk running through the site. The site is largely classified as grade 3 agricultural land with the south eastern third of the site being grade 2. The site is broadly level, it very gently rises from south to north. It has a strong eastern edge where it adjoins the A1. The site's edges are	~

defined by hedgerows but generally the landscape is fairly open. Slightly denser vegetation is found on its eastern edge largely, however, the slightly elevated ground of the road means that there are still views into the site. There is also a hedgerow running through the centre of the site. The site is located within the open countryside with no built development nearby, fields surround the site to the west and south, to the north is Stilton Golf Course and to the east where there is the A1. It is remote from a settlement which undermines the sustainability of the potential development. There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site. There is a public right of way that runs along the site's western edge. There is an existing private single lane track that leads to the site from Denton. Engagement with Cambridgeshire County Council will be required to investigate if this track can serve the proposed development or enhanced to do so. 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via master developer. The site promoter suggests the land will be available between 2029 and 2034 and could complete within 5 to 10 years.	+
Achievability The site promoter has identified that all access and services are not immediately accessible from the site boundary. In their site submission, the site promoter states that 'Other land ownerships to be included - separate representations anticipated through the call for sites process'. No other adjoining sites have been submitted to the Call for Sites, therefore it is uncertain if this development is achievable in isolation and whether working with adjoining landowners is possible at this time. The existing track route to the site is also unsuitable for the scale of development and significant infrastructure will be required to upgrade this and potentially provide a connection to and form the A1(M), equally the levels of increased traffic through Denton and Caledcote would also result in significant harm on the local transport network and tranquillity of these areas.	-
Deliverability / developability	-
There are no structures on site to clear but there are significant constraints on site to mitigate. Proximity to the A1, landscaping, sustainable drainage and the achievability of a viable access to serve the development are key development considerations for the future masterplanning of the site. It is intended to deliver the site via master developer. The site is remote from a settlement with few accessible connections. The site is expected to become available between 2029 and 2034. These issues mean that the site is categorised as not being deliverable or developable at this time.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the existing access is unsuitable for the scale of development and is very unlikely to be capable of being upgraded sufficiently. Infrastructure requirements to enable suitable access is likely to make the development unachievable.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

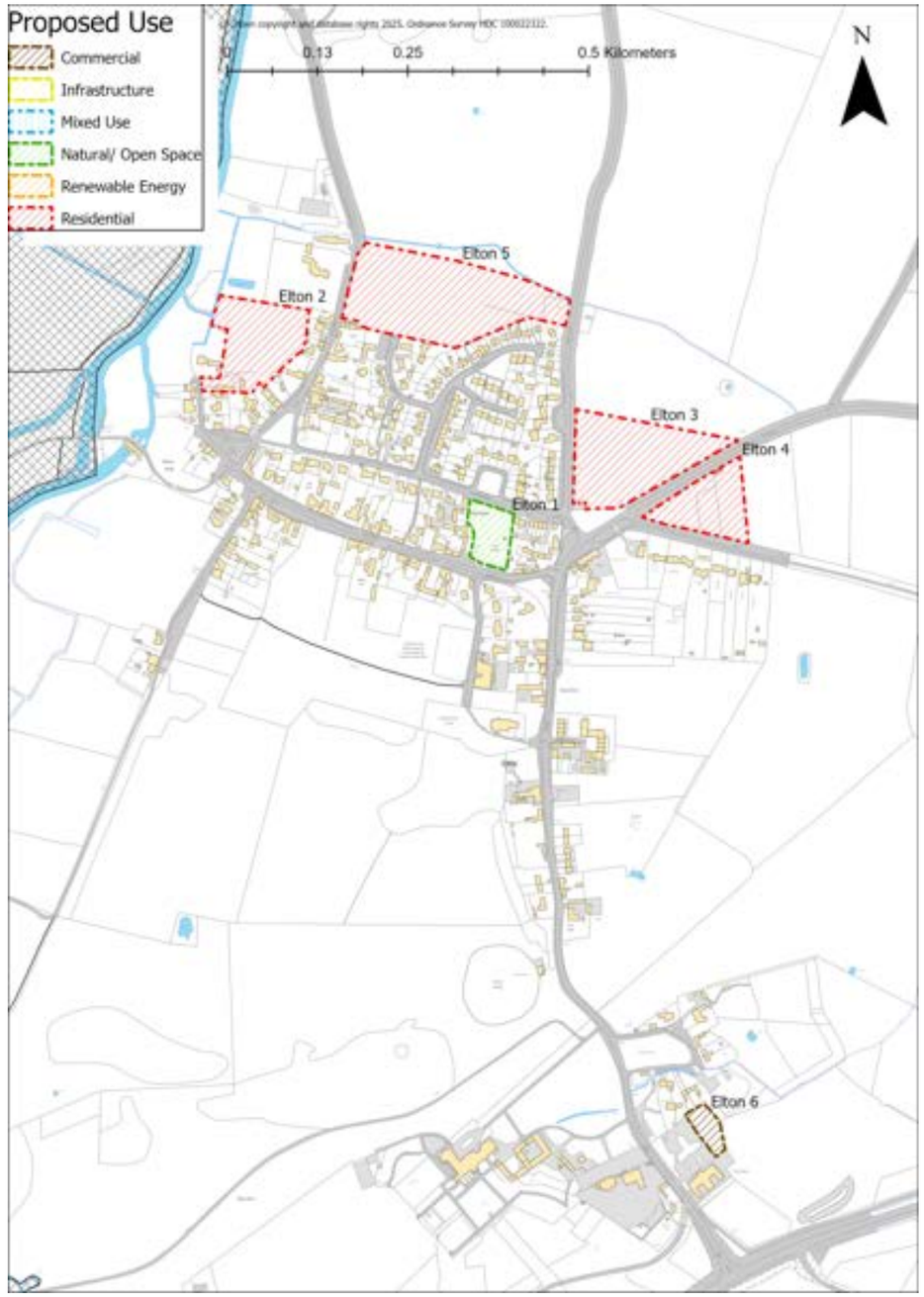
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

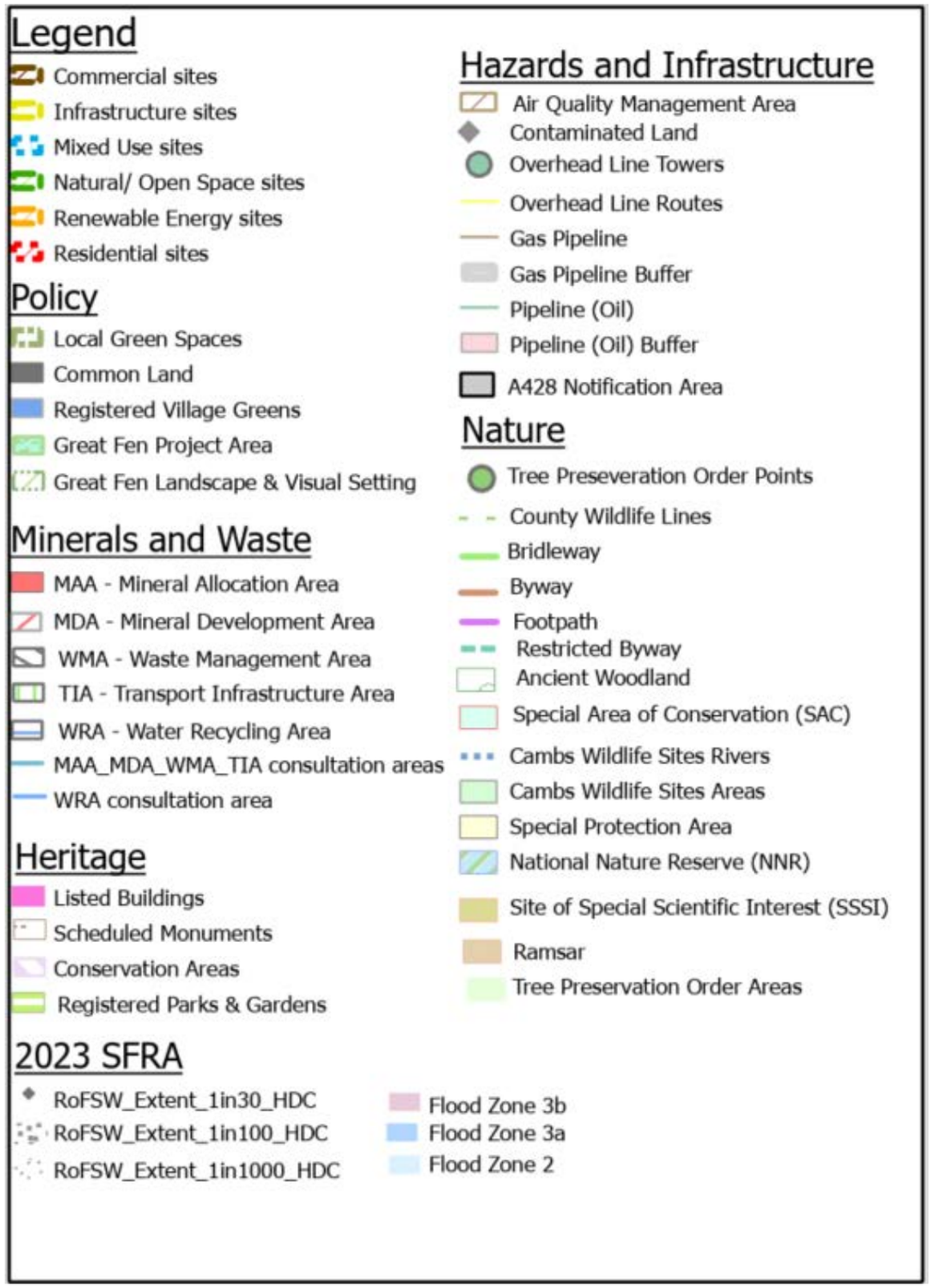
Elton

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

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



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



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

Site reference	Elton 1
Site name	Land between Middle Street and Highgate Green, Elton

Site address	Parish(es)	Site area (ha)
Land between Middle Street and Highgate Green, Elton	Elton	0.5

Promoter's Intentions

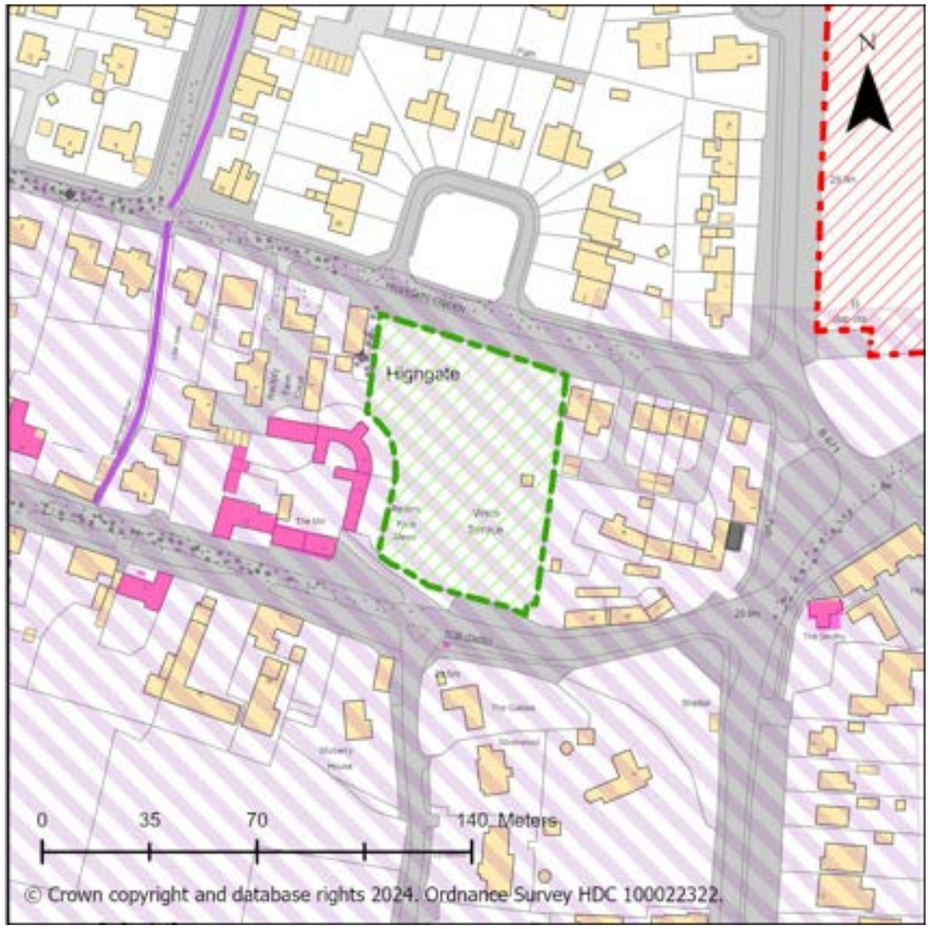
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: Natural, green or open space	0.5ha	Available 2023 N/A

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:58
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference 090 - Between Middle Street and Highgate Green, Elton) for residential development but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Paddock/equestrian land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with minimal recorded risk from surface water. It is located to the northern side of Middle Street within the village of Elton. The site is greenfield and classified as urban land. It is bound on each side by residential development. The site features substantial hedging along the southern boundary. The land forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower, albeit that there is substantial screening on the southern boundary. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the southern edge of the site. There are no nature conservation designations on site. It is situated within a conservation area and immediately west of the site is a courtyard of Grade II Listed Buildings. The site is being promoted for open space so there will be no built development so there will likely be no impact on heritage assets and will serve to reinforce the character of the area. The site can be accessed from Highgate Green. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly via the landowner. The site promoter suggests the land is available now and is already in use for open space.	+
Achievability The site is being promoted for open space uses, retaining the existing uses on site. Built development on the site is not proposed so access to services is not relevant. The site is accessible from Highgate Green.	+
Deliverability / developability The site is currently open space and it is proposed to retain this land use. The site promoter states it will be delivered directly by the landowner and is available now.	+

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:

- Is greenfield land
- Is wholly within flood zone 1 with minimal surface water flood risk
- Is located within the built environment of Elton between residential properties
- It is adjacent to a listed building and is within a conservation area
- The Nene Valley Green Infrastructure Priority area is adjacent to the site
- The site is being promoted for nature green or open space uses so there will be no built development. This will reinforce the character of the village and the conservation area

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

- May be appropriate for natural green and open space uses as this will reinforce the character of the area.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.5ha	Natural, green and open space uses totally **0.5ha**	Available from 2024

Updates after the Initial Assessment

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

Site reference	Elton 2
Site name	Land North of Chestnuts Farm and River Lane, Elton

Site address	Parish(es)	Site area (ha)
Land North of Chestnuts Farm and River Lane, Elton	Elton	1.3

Promoter's Intentions

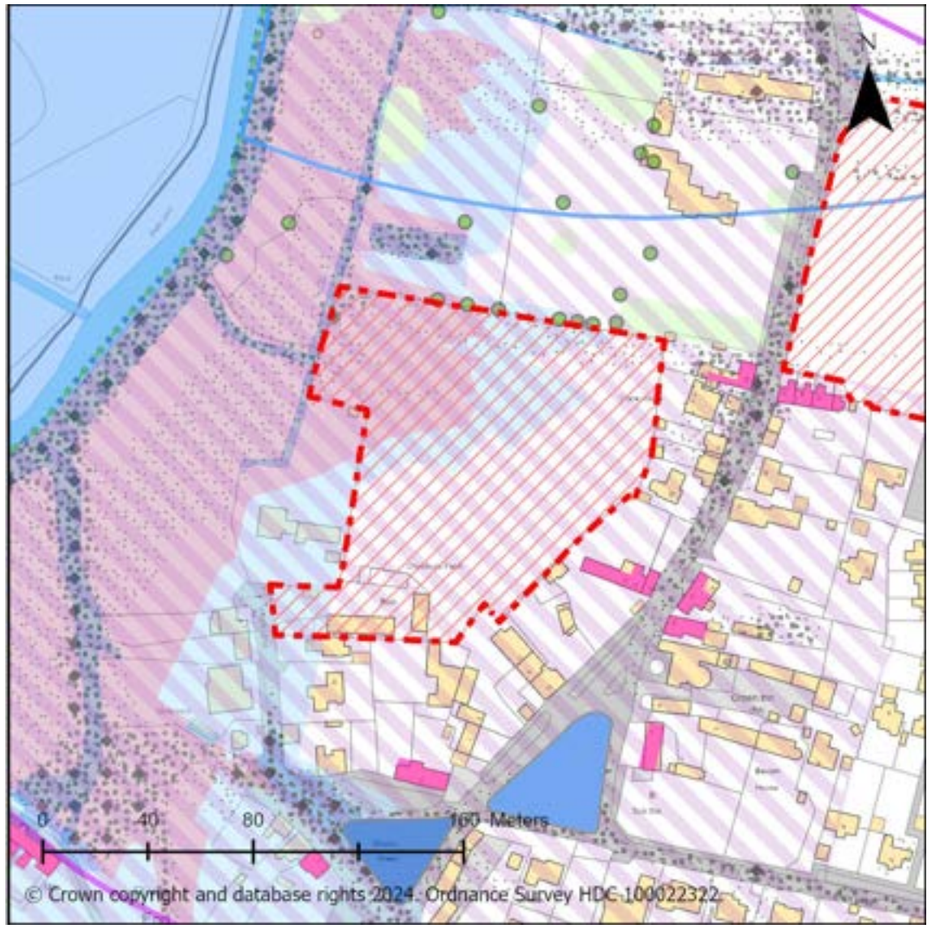
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2023 Build out over 3 - 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:62
Relevant planning history	• 20/00469/FUL and 20/00470/LBC on part of the site for the 'erection of 3 dwellings and the conversion of a agricultural barn to 1 dwelling and improvements to existing field access from River Lane'. The full application was refused in December 2022 and is currently at appeal. • The site was assessed in the HELAA (2017) (site reference 091 - North of Chestnuts Farm and River Lane, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036
Land type	Greenfield land with several agricultural structures on site
Current use of the site	Partly pasture land and partly redundant building(s)
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	21.5% of the site is within flood zone 3b, there is more than 0.25ha of the site remaining which could accommodate built development.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Just over half of the land is classed as flood zone 1, however, about 20% of the north-west corner and along the northern boundary is classed as flood zone 2. Within the north-west corner, about 21.5% classed as flood zone 3b. There is also risk from surface water flooding along the site's northern and western edges. The site is wholly classified as grade 3 agricultural land. It is situated to the eastern side of River Lane on the western edge of Elton. It is broadly level, only a small part of the site is visible from River Lane, but it is partially visible from the public footpath on the west bank of the River Nene. The site is bound by residential development to the south and east, with a domestic curtilage situated to the north. To the west is the River Nene, beyond which is open countryside.	~
There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is within the conservation area and Number 19 Duck Street (The Old Bakehouse (Grade II listed)) is nearby to the east. Due to the 45 metre separation distance and existing built form between the site and Number 2 Stocks Green (Chestnuts Farmhouse (Grade II Listed)), development of the site would likely have a negligible impact upon the setting of this heritage asset. The site can be accessed from River Lane. The site is greenfield land, so its development will only minimally contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land is available now.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible and mains water supply which is available within the site. There are no major topographical constraints to overcome and there are minimal buildings on site that may need to be cleared. There are however quite considerable cumulative constraints to address including landscape and heritage impacts arising form the site's very sensitive location and context. Also the north western corner of the site is at a higher risk of flooding with some being in flood zone 3b which will reduce any potential net developable area and require sustainable drainage and mitigation.	~
Deliverability / developability There are minimal structures on site to clear but there are significant constraints on site to mitigate. Some of the site is not appropriate for development due to it being within flood zone 3b. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, 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:

- Is wholly greenfield land with some redundant agricultural structures on site
- Is classified as grade 3 agricultural land
- Is constrained by fluvial flood risk with 42% of the site within flood zones 2 and 3b
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is within the conservation area and near to several listed buildings
- Located within the Nene Valley Green Infrastructure Priority Area
- Reasonable accessibility to natural greenspace
- Development in this location would introduce back land development uncharacteristic of the this part of the village

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

- Is inappropriate for built development due to its physical constraints arising from fluvial flood risk, heritage and landscape considerations which reduce the developable area of this site and would result in development that would not reinforce 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 the site is inappropriate for development	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Elton 3
Site name	Land between Wansford Road and Oundle Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Wansford Road and Oundle Road, Elton	Elton	1.8

Promoter's Intentions

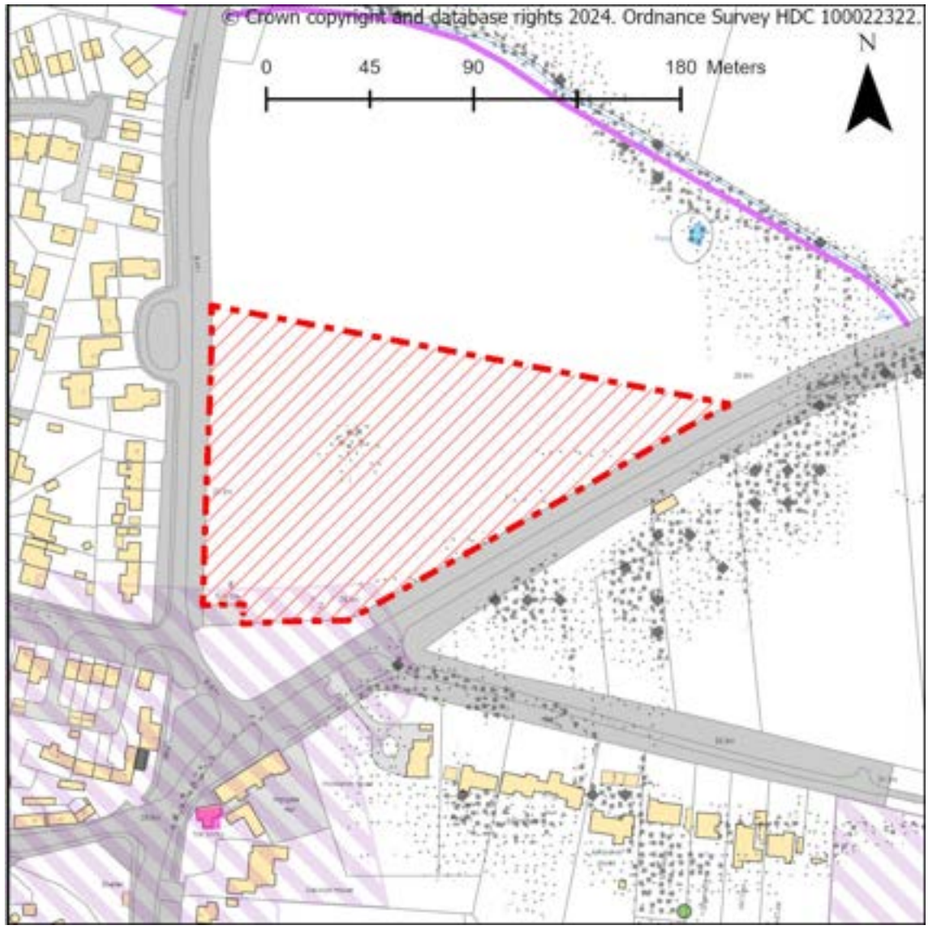
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 - 30 homes	Available 2024 - 2028 Build out over 4 - 6 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:60
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference 089 - Between Wansford Road and Oundle Road, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with surface water flood risk along its northern/eastern boundary. There is a pond within the site towards its north eastern corner. The site is wholly classified as grade 3 agricultural land. The site is located to the east of Wansford Road and north of Oundle Road on the north-eastern edge of Elton. Hedgerows outline the site but it is very open. The site slopes to the north, making it highly visible from Wansford Road to the north in particular. There is open countryside situated to the north, east and immediately south of the site. To the opposite side of Wansford Road is residential development. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. A conservation area is situated immediately south of the site and along the southern boundary, a small part of the site falls within it. The Smithy, situated approximately 85 metres south of the site, is Grade II Listed. As such, development could negatively impact on heritage assets. The site can be accessed from Wansford Road and/or Oundle Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. A small proportion of the site's north western corner falls within the 400m zone of a water recycling area.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible. The land slopes to the north which will impact the layout of development on the site. There are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising form the site's very sensitive location and context.	~
Deliverability / developability	~
There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, 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:

- Is wholly greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with surface water flood risk along its northern/eastern boundary
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is constrained by heritage assets
- Reasonable accessibility to natural greenspace
- Development would extend the built form of the village eastwards which would not reinforce or retain the character of the village and would result in adverse landscape impact

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

- Is inappropriate for built development as it would not reinforce the character of the area and would result in significant landscape impact

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Site reference	Elton 4
Site name	Land between Oundle Road and Greenhill Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Oundle Road and Greenhill Road, Elton	Elton	0.89

Promoter's Intentions

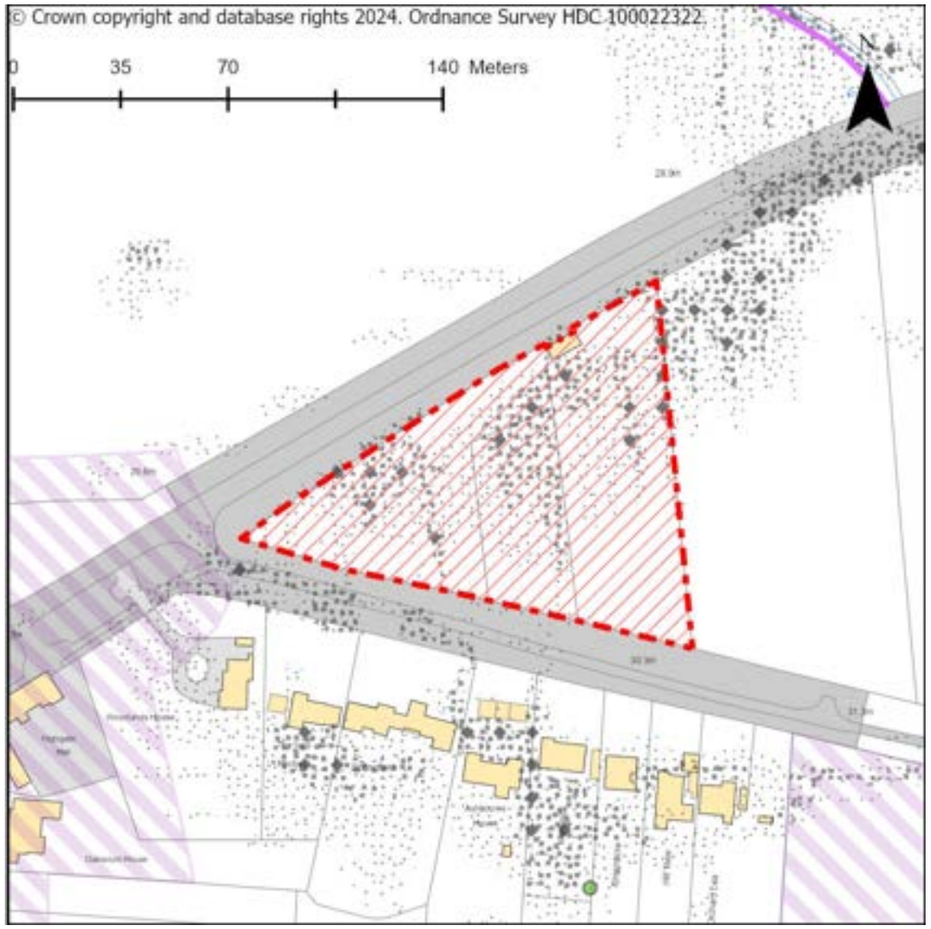
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 - 12 homes	Available 2024 - 2028 Build out over 3 - 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:61
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference 093 - Between Oundle Road and Greenhill Road, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with over half of the site being at risk form surface water flooding with the most risk being along its frontage along Oundle Road. The site is wholly classified as grade 3 agricultural land. The site is located to south of Oundle Road and north of Greenhill Road on the eastern edge of Elton. The site is broadly level but does gently slope from west to east. The site currently contains mature trees and thick hedgerows, and is opposite a row of very low density residential properties. Development would be visible from Oundle Road and Greenhill Road, although not from long distance. Development at this site would affect the rural character of this location. Open countryside extends to the north and east of the site, whilst to the west and south of the site is residential development. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area and is some 220m east from part of Elton Hall Gardens (Grade II* Listed Park and Gardens). Development of the site may also have a detrimental impact upon the setting of The Smithy (Grade II Listed). As such, development could negatively impact on heritage assets. Access could be achieved from Oundle Road and/or Greenhill Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible. The land slopes gently to the east and there are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising form the site's very sensitive location and context. The site promoter states in there submission that the site could accommodate 10-12 homes utilising the frontage of the site along Greenhill Road and partially Oundle Road, therefore it appears that a frontage development is sought. There is substantial risk from surface water flooding along Oundle Road and also Greenhill Road which may impact these aspirations.	~
Deliverability / developability There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, 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:

- Is wholly greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with substantial risk from surface water flooding which poses a substantial constraint
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is constrained by heritage assets
- Reasonable accessibility to natural greenspace
- Development would extend the built form of the village eastwards which would not reinforce or retain the character of the village and would result in adverse landscape impact

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

- Is inappropriate for built development as it would not reinforce the character of the area and would result in significant landscape impact.
- Additionally, to mitigate surface waterflood risk development would likely be placed in a way uncharacteristic of the area making integration and reflecting the character of the area further challenging

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Site reference	Elton 5
Site name	Land between Duck Street and Wansford Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Duck Street and Wansford Road, Elton	Elton	2.78

Promoter's Intentions

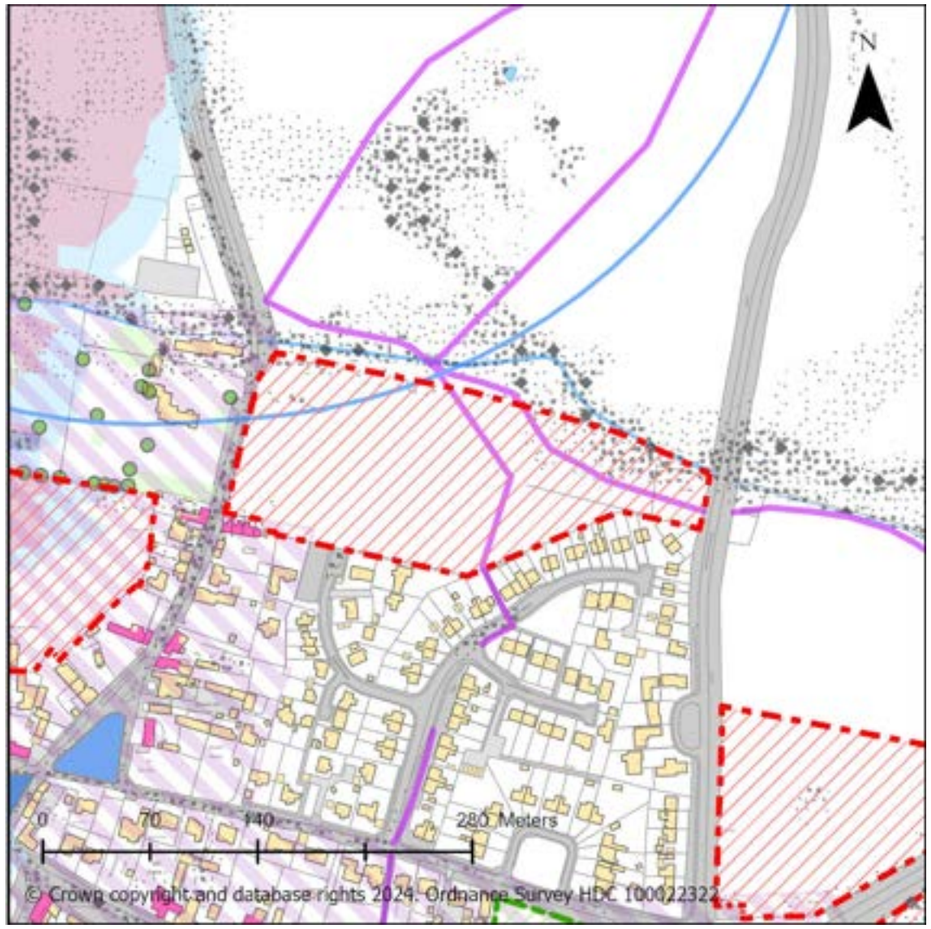
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 homes	Available 2024 - 2028 Bild out over 3 - 7 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:59
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference 088 - Between Duck Street and Wansford Road, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	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	A small proportion of the site's north western corner falls within the 400m zone of a water recycling area, however more than 0.25ha of the site is not within this zone.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 but there is substantial risk from surface water flooding along its northern edge where a drain forms a boundary to the site. The site is wholly classified as grade 3 agricultural land and is situated on the northern edge of Elton and is bound by Duck Street to the west and Wansford Road to the east. To the south of the site is residential development. To the north of the site is open countryside. The site rises gently from west to east and is very open in character with limited vegetation along its boundaries. It forms a part of a substantial green open space at the northern edge of Elton. Development would change the character of this part of Duck Street, and would be visible from Wansford Road to the north which slopes down towards the village. There are two public rights of way running through the site. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the western edge of the site. There are no nature conservation designations on site. The conservation area is situated immediately west and south of the site. Along the southern boundary, a small part of the site is situated within the conservation area. There are several listed buildings along Duck Lane, situated immediately south of the site that could be negatively impacted by development. The site can be accessed from Duck Street and/or Wansford Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. A small proportion of the site's north western corner falls within the 400m zone of a water recycling area.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible. There are no major topographical challenges to overcome and there are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising form the site's very sensitive location and context. The site promoter states that the public rights of way could be incorporated into a masterplan for the site or could be re-routed.	~
Deliverability / developability There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate the impact of the water recycling area and also to address the sensitivity of the site's context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, 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:

- Is wholly greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with surface water flood risk along its northern boundary
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is constrained by heritage assets
- Reasonable accessibility to natural greenspace
- Development would extend the built form of the village northwards which would not reinforce or retain the character of the village and would result in adverse landscape impact

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

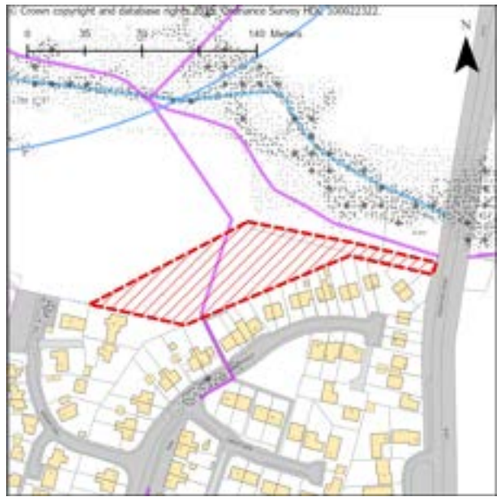
- Is inappropriate for built development across the whole of the site but a development on the southern half (1.34ha) only could provide an opportunity to integrate a smaller development that would reflect the character of the area and not result in such significant landscape impacts. This would also remove land impacted by the water recycling area and land impacted by surface water flood risk.
- The above would be subject to masterplanning and investigation whether the existing telegraph poles that run through the site can either be rerouted or incorporated within the scheme.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.78ha 50% net developable area to remove land impacted by the water recycling area, surface water flood risk and to provide a substantial green edge to development. 2.78 ha x standard proportion of 50% = **1.39 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 1.39 ha x 25 dph = **35 homes**	Available post 2028 subject to successful allocation status Build out over 3 years

Updates after the Initial Assessment

The site promoter resubmitted part of the site to the Ongoing Call for Sites (see CfS23-24283). The site was reduced to 0.7ha within the south eastern part of the site that immediately adjoins properties along Hayes Walk:



The site promoter has reduced the potential capacity expectation to 15 homes. The site promoter seeks an allocation status for the site and then sell to a third party for obtaining planning permissions and development. They propose vehicular access from Wansford Road. Through the centre of the reduced site is a public right of way which links through to Hayes Walk and will shape design proposals on site. The larger site was considered to be potentially suitable on a net developable area of 50% taking into account various constraints on site. Taking into account the site promoter's scaled back ambitions for the site, the reduced site area is also in principle considered to be suitable.

This results in an amended capacity calculation as follows:

Gross site area 0.7ha - 85% net developable area to allow integration of the public right of way and for a soft landscaped edge, leaving a net developable area of 0.595ha. Very low density expected (25dph). 0.63 x 0.25dph = **15 homes**. Whether this site is ultimately included within later stages of the Local Plan will be determined by further technical evidence such as transport, flooding, infrastructure and viability studies.

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

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

Elton 6: The Old Dairy, Elton

Site reference	Elton 6
Site name	The Old Dairy, Elton

Site address	Parish(es)	Site area (ha)
The Old Dairy, Elton	Elton	0.15

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Retail	circa 370 sqm or less in total	Available 2024 - 2028 Build out over 6 months

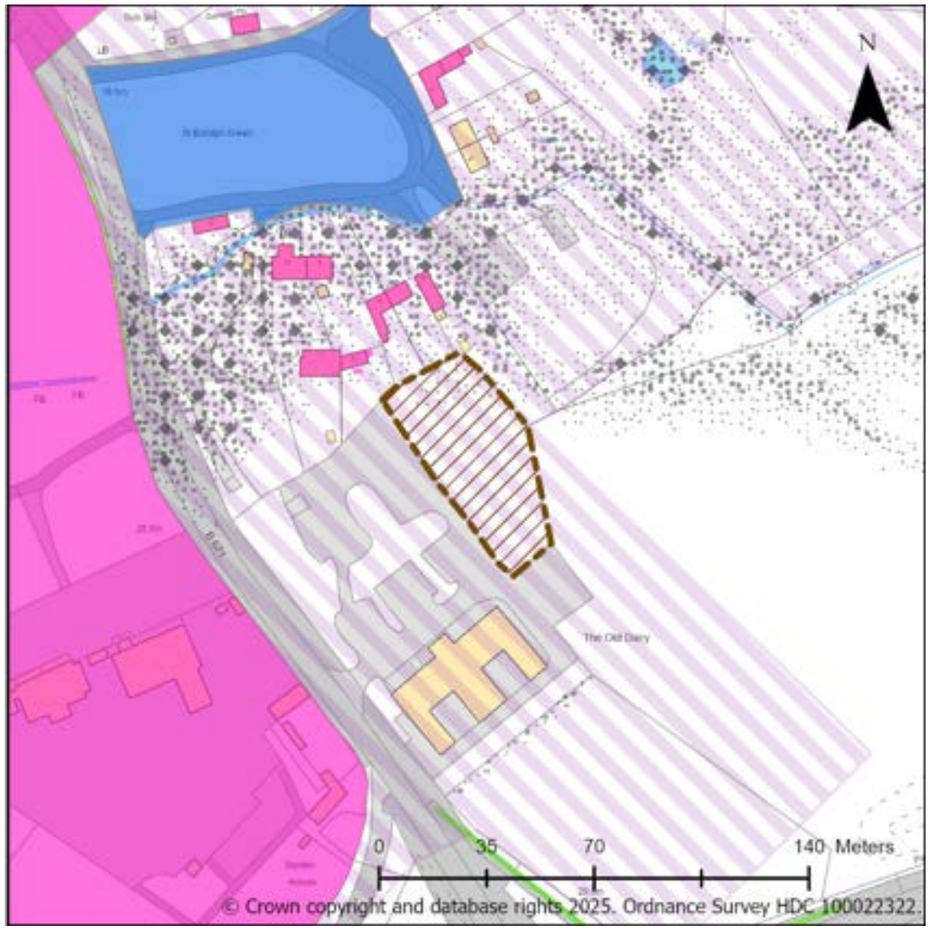
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24300
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	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 threshold.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

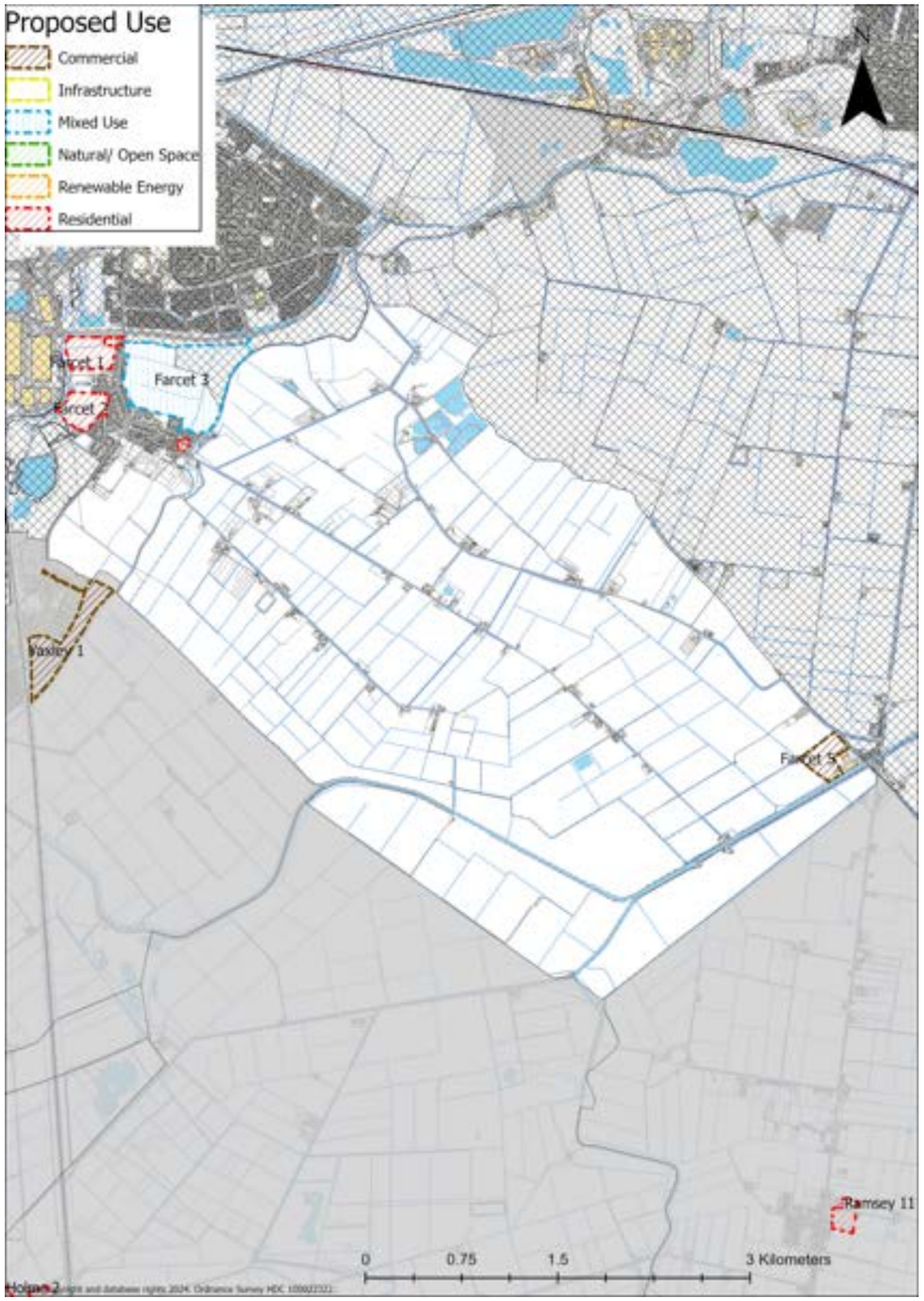
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

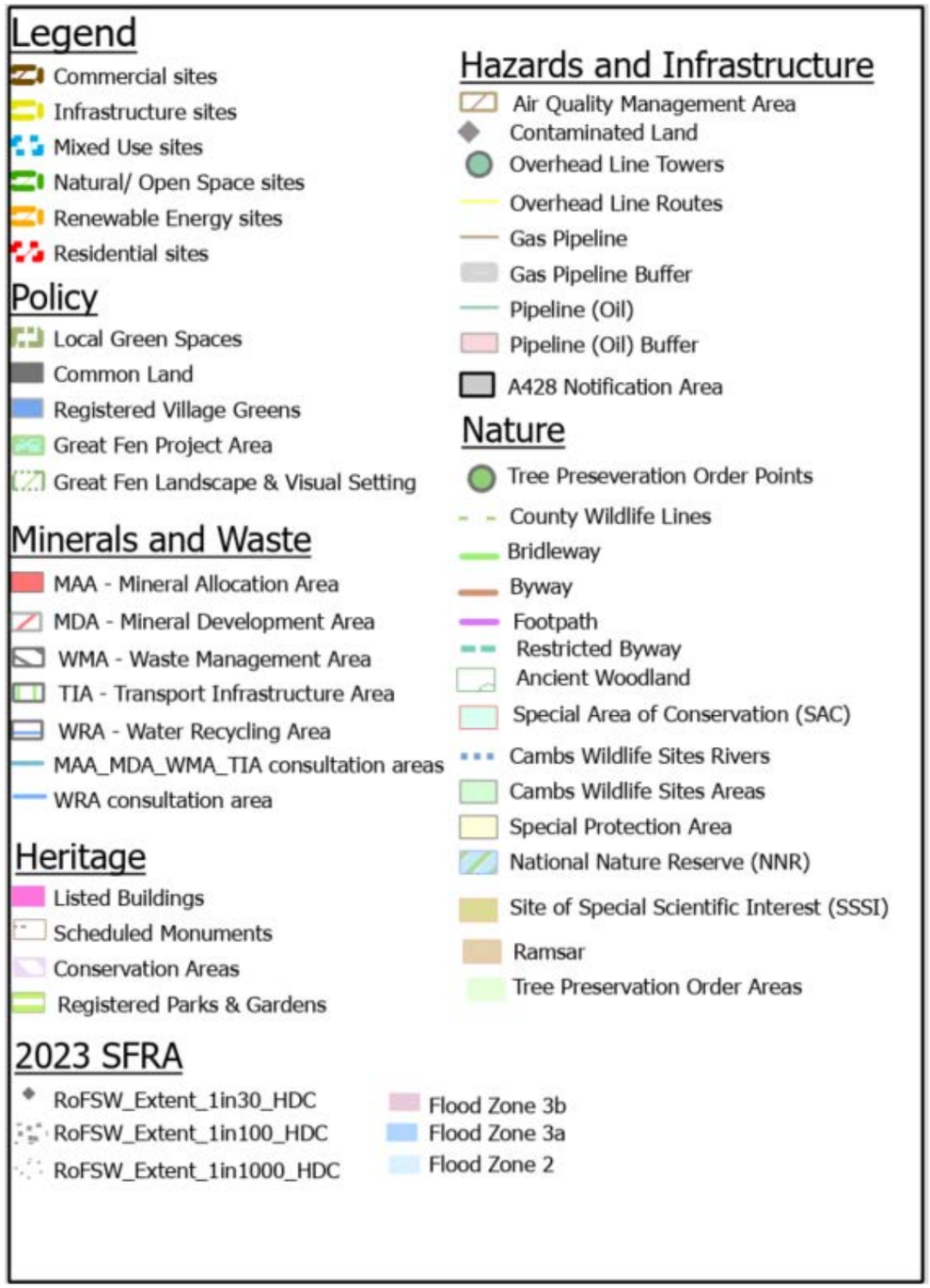
Farcet

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

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



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



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

Site reference	Farcet 1
Site name	Land West of Peterborough Road and North of Gazeley Gardens, Farcet

Site address	Parish(es)	Site area (ha)
Land West of Peterborough Road and North of Gazeley Gardens, Farcet	Farcet	8.74

Promoter's Intentions

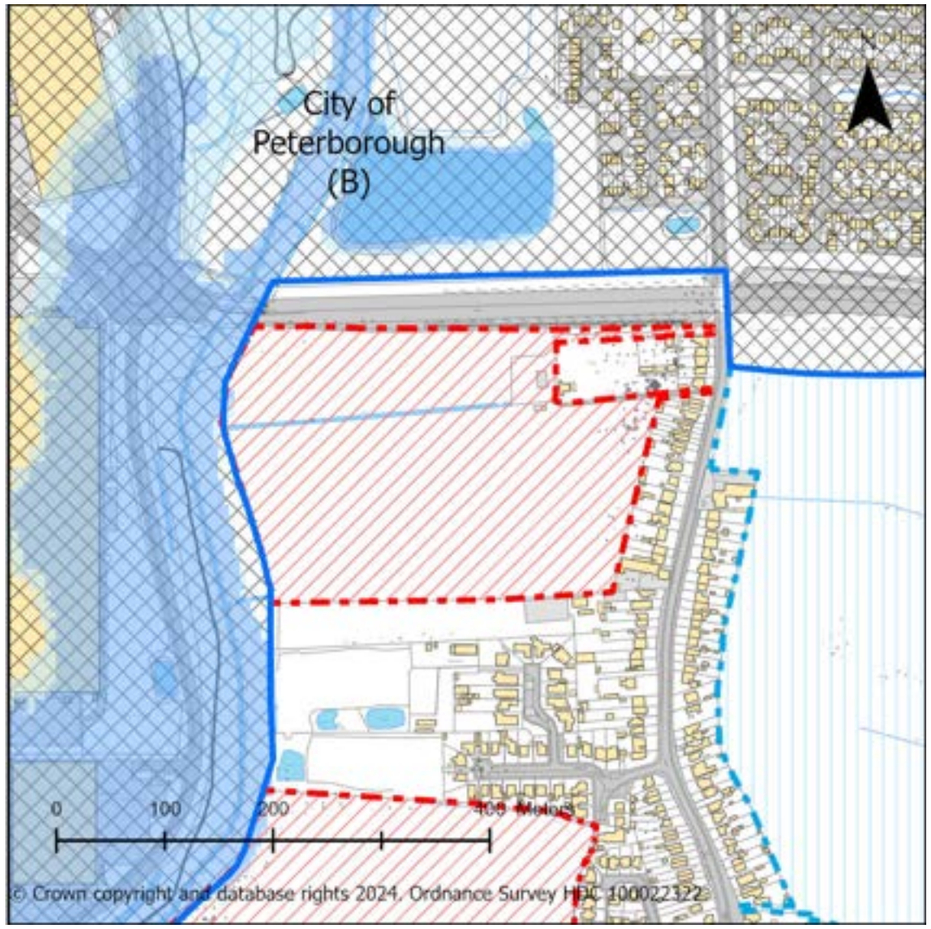
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open Space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	185 homes 2.28ha for natural, green or open spaces 0.78ha for biodiversity net gain 0.30ha for land to safeguard against flooding	Available 2023 Build out over 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:30
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference 131 - West of Peterborough Road & South of the A605, Farcet) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Framework Masterplan (drawing number: 11710-FPCR-XX-XX-DR-L-0003) (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	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 Most of the land is classed as flood zone 1 but very limited areas along the western boundary are classed as flood zones 2 and 3a. There is some surface water flood risk along its eastern edge. A drain runs through the site and splits the site into two sections, the northern section consisting of land with more overgrown vegetation and the southern section being an agricultural field. The northern section is proposed to be retained as open space, playing fields and a meadow. The site is classified as grade 3 agricultural land. The land slopes down to the west and north adjacent to the footpath by some 10m, therefore the areas of higher land would be visible. However these views would be mainly from the east and north (from the commercial and residential areas of Stanground respectively).	~
The site adjoins residential development on its eastern edge, the A605 forms a strong northern edge to the site, Stanground Lode forms a natural edge to the western side of the site and forms buffer between it and Stanham Way and Peterborough South Logistics Park beyond it. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles from along Peterborough Road and over the site. The site's proximity to the road network and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development. There are no nature conservation or heritage designations on site. Access could be achieved from Peterborough Road (the B1091), the framework masterplan proposes that the vehicular access will be on the northern most connection to Peterborough Road with the southern access being for pedestrian and cyclists. The site promoter also states in their submission that the submitted Framework Masterplan shows an existing residential area is zoned for a potential link for vehicular access. They state that the landowners of this site are currently determining the precise location for primary vehicular access through engagement with existing landowners. If access is proposed within this zone then one or several properties along Peterborough Road will need to be purchased to enable development. Engagement with Cambridgeshire County Council will be required to ascertain which option is the most appropriate. The site is greenfield, so its development will not contribute to the reuse of previously developed land and 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. The site is beyond 400m zone of a water recycling area.	
Availability The site is in multiple ownership, it is jointly owned by two developers who both support its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the land owners who include a housebuilder. They state that the site is available now and could take up to 5 years to build out.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The land slopes quite considerably so there are topographical challenges to address within the masterplanning of the site as well as constraints arising from landscape impact, flood risk and noise pollution. Additionally, there is some uncertainty over the potential access to the site, the framework masterplan proposes several options for vehicular access but consultation with Cambridgeshire County Council will be required to ascertain which option is the most appropriate. If it is proposed to deliver an access further south then land will may need to be purchased form one or more other property owners or an agreement reached in order to make the development achievable.	~

Deliverability / developability	
There are no structures on site to clear but there are several constraints on site to mitigate. Noise mitigation will be required due to its proximity to the road network and warehousing facilities, sustainable drainage and landscaping are required to address flood risk and to soften the potential landscape impact of development. The site promoter does not appear to seek an allocation status for the site but its development is currently contrary to current adopted planning policy so allocation status would be necessary to support its development. 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:

- Is greenfield land consisting of grade 3 agricultural land
- Vast majority of the site is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Not accessible to natural green space
- Not constrained by heritage or nature conservation designations
- Located adjacent to the A605 and Peterborough South Logistics Park so is at risk from increased levels of air, light and noise pollution
- Located on the north western edge of the built form of Farcet village, development could further erode the sense of separation between Farcet and Peterborough
- The site is not prominent in the landscape so development will have a minimal impact on landscape character

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

- Is potentially appropriate for development incorporating natural open space and flood mitigation measures
- Additionally, good levels of landscaping will be required to mitigate the impact of nearby industrial uses and the road network
- Engagement with the County Council will be required to determine if the proposed points of access and the road network can accommodate a development of this potential scale

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 8.74 Minus 2.28ha for natural, green or open spaces, minus 0.78ha for biodiversity net gain and minus 0.30ha for land to safeguard against flooding. This leaves 5.38ha. 75% net developable area to accommodate further landscaping. 5.38 ha x standard proportion of 75% = **4ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 4 ha x 25 dph = **100 homes**	Available post 2028 subject to allocation status Build out over 5 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Vision document in support of their site setting out proposed layout, uses and mitigations. During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site. 25/00892/OUT has been submitted on the site.

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

Site reference	Farcet 2
Site name	Land West of Peterborough Road and South of Gazeley Gardens, Farcet

Site address	Parish(es)	Site area (ha)
Land West of Peterborough Road and South of Gazeley Gardens, Farcet	Farcet	8.3

Promoter's Intentions

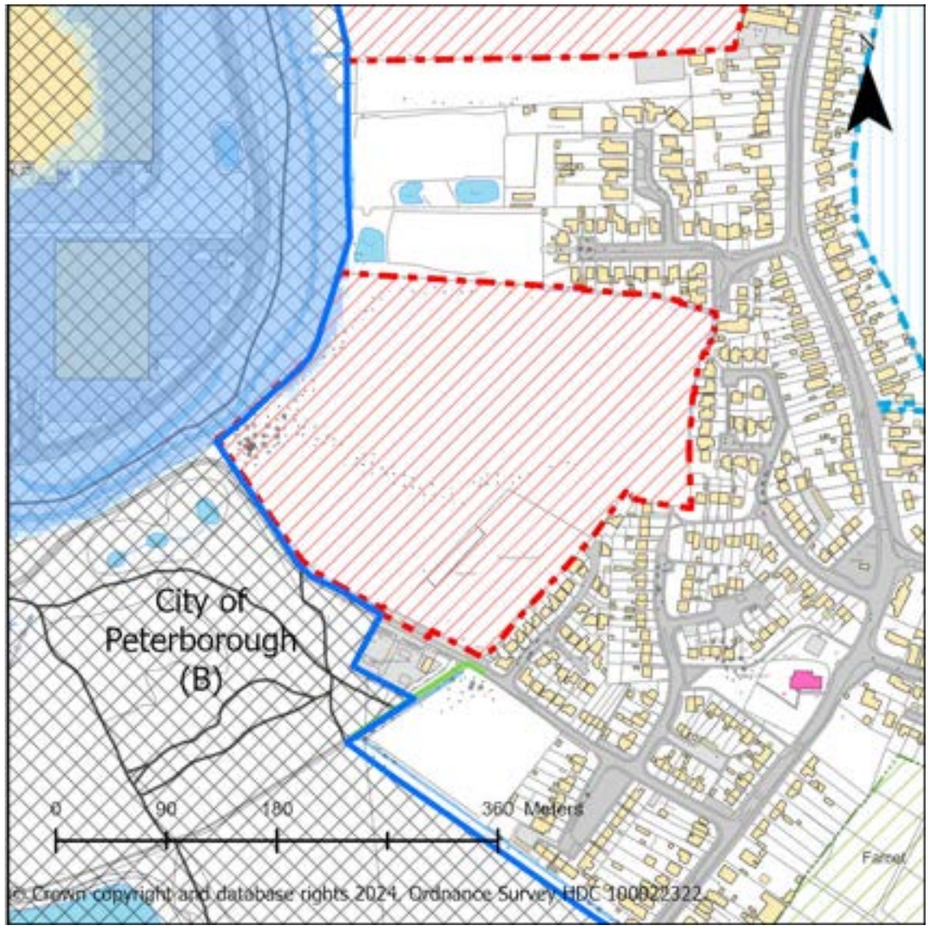
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open Space uses: • Natural, green or open spaces	Circa 150 homes 1ha for natural, green or open space	Available 2029 - 2034 Build out over 3 - 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:108
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Mostly agricultural land and a recreation ground
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The vast majority of the site is within flood zone 1, however a small strip of its western edge is within flood zones 2 and 3a. There is also some surface water flood risk on the site's western and northern edges as well as a channel of surface water flood risk running towards the centre of the site. The site is mostly classified as grade 3 agricultural land with some also classified as non-agricultural. It consists of two parcels of land, in the south east corner is a recreation and play ground leased to Farcet Parish Council, the remainder of the site is an agricultural field. The site promoter states that 'O&H would also begin early discussions with Farcet Parish Council to re-negotiate the current lease to them (expires in 2029) to re-provide an enhanced and expanded play area / sports pitch for the new and existing communities.' The site slopes from west to east with 8-10m difference in land levels. The site is bounded by thicker vegetation on its western edge where it adjoins Stanground Lode, there is also vegetation along its northern and southern edges. The site is bounded by residential development to the east and north of the site, to the south west is Crown Lakes Country Park and to the west is Stanground Lode and beyond that Peterborough South Logistics Park. Its western edge adjoins the boundary with Peterborough City Council. There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead power lines that run through the centre of the site above the ground. There are no nature conservation or heritage designations on site. The site does adjoins to the south west Crown Lakes Country Park (County Wildlife Site). There is an existing field access into the site from Haddon Way. The site promoter identifies that there is a ransom strip with some of this land being owned by other parties. The site is greenfield, so its development will not contribute to the reuse of previously developed land and 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. The site is beyond 400m zone of a water recycling area.	~
Availability The site is controlled by a single company who supports its development. The site promoter states that there are no known legal restrictions impacting the site, however, the play area is currently leased to Farcet Parish Council over a 20 year term which is due to end in 6 years time. 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. Taking into account the end of the current lease, the site is due to available between 2029 and 2034.	+
Achievability	~
The site promoter identifies that gas supply, mains water supply and digital and telecommunications infrastructure are accessible from the site boundary. Electricity supply is available within the site and the public highway is not immediately accessible. There are several constraints to overcome including the overhead lines which the site promoter sates will need to be placed underground. This could potentially be very costly to do and impact the development's viability and consequently its achievability. Engagement with utility providers will be required to ascertain if putting these cables underground is feasible and if so how costly. The site promoter states that 'whilst O&H Land own the track that leads to the main access point, there is land between the adopted highway and the access that is controlled by Winchester Property Holdings Limited and Places for People Living + Limited.' O&H Land wish to work with these parties to enable vehicular access to the site. The presence of a ransom strip is potential barrier to development but this could potentially be overcome.	
Deliverability / developability The site is greenfield with no structures to clear, there are some topographical constraints with the sloping land levels and constraints to overcome. The presence of overhead power lines and a ransom strip are key barriers to the achievability of the site. The site is not due to be available until after 2029 when the current lease of part of the site to the Parish Council as a recreation/ playing fields expires. If constraints can be successfully mitigated, the site can be considered to be 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:

- Is greenfield land largely consisting of grade 3 agricultural land
- Vast majority of the site is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Accessible to natural green space
- Not constrained by heritage designations but it adjacent to Crown Lakes County Wildlife Site
- Located adjacent to the A605 and Peterborough South Logistics Park so is at risk from increased levels of air, light and noise pollution

- Located on the south western edge of the built form of Farcet village, development could further erode the sense of separation between Farcet and Peterborough
- The site is not prominent in the wider landscape so development will have a minimal impact on landscape character

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

- Is potentially appropriate for development incorporating natural open space and flood mitigation measures including retaining land for a recreation ground
- Additionally, good levels of landscaping will be required to mitigate the impact of nearby industrial uses and the road network
- There is a ransom strip, engagement with other landowners will be required to overcome this constraint, equally, engagement with the County Council will be required to determine if the proposed points of access and the road network can accommodate a development of this potential scale
- The overhead lines present may need to be placed underground, engagement with utility providers will be required to ascertain if putting these cables underground is feasible and if so how costly

Updates after the Initial Assessment

Comments from Cambridgeshire Highways flagged the site as inappropriate for development due to no connection to the public highway, Haddon Way. They also noted that Haddon Way is insufficient in width meaning that improvements may not be achievable to facilitate access. They also raised concerns regarding the possibility for junction capacity issues. The site is therefore now considered inappropriate for development.

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 8.3 Minus 1ha for natural, green or open spaces This leaves 7.3ha. 75% net developable area to accommodate further landscaping, flood mitigation and sustainable drainage. 7.3 ha x standard proportion of 75% = **5.475ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 5.475 ha x 25 dph = **137 homes**	Available post 2028 subject to allocation status and current lease of the recreation ground expiring Build out over 3-4 years

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

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

Site address	Parish(es)	Site area (ha)
Land East of Peterborough Road, Farcet	Farcet (cross boundary site with Peterborough City Council)	47.84

Promoter's Intentions

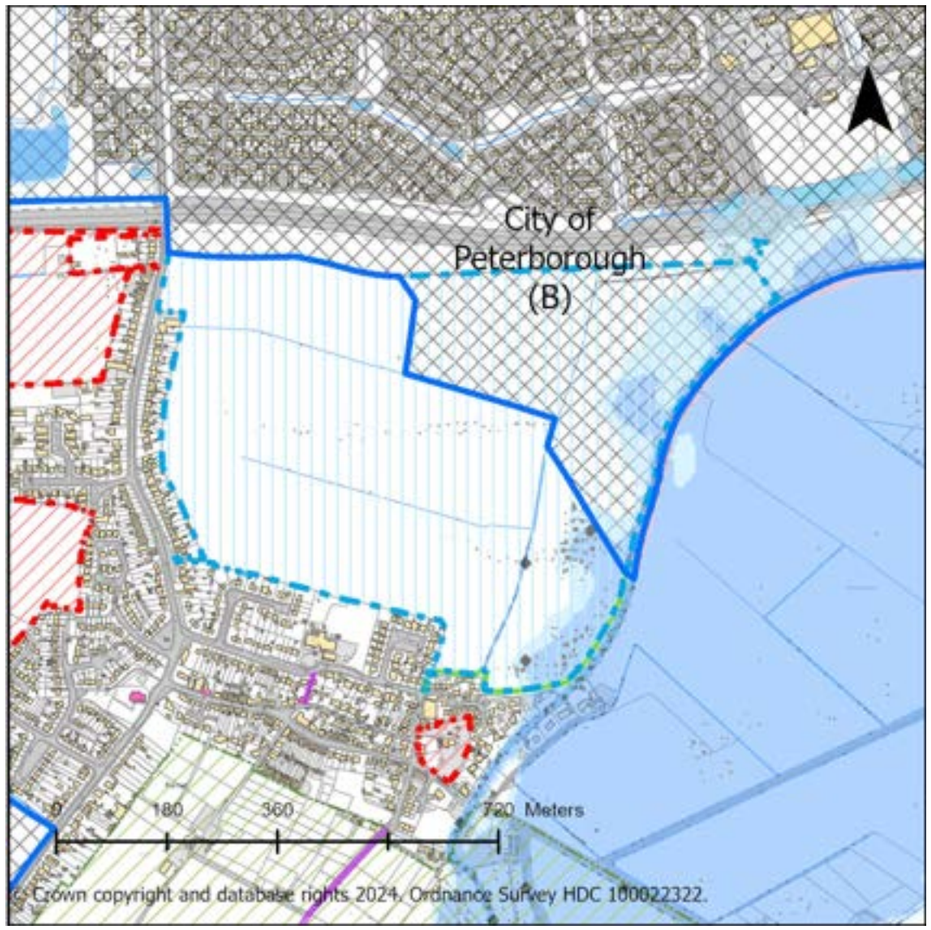
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Retail Infrastructure: • Supporting infrastructure Open Spaces uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	800 homes Convenience store - sqm TBC Local Centre Green space and infrastructure TBC	Available 2023 Build out over 5 - 8 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:149
Relevant planning history	• 18/01417/OUT on the southern edge of the site for an outline planning application for the demolition of two existing dwellings and erection of up to 185 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point and separate pedestrian access from Peterborough Road and St Mary's Street. All matters reserved except for means of access. This was refused in February 2019. • The site was assessed in the HELAA (2017) (site reference 155 - East of Peterborough Road (includes land in Peterborough CC boundary)) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Call for Sites 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 situated to the east of Peterborough Road on the north-eastern edge of Farcet. It is located at the edge of the settlement and covers a significant area which currently acts a distinct separation from the smaller settlement of Farcet to the denser development north at Stanground within Peterborough City. The site is predominately located within flood zone 1 but some of the site's eastern edge is located within flood zones 2 and 3a arising from the site's eastern boundary being adjacent to the old River Nene. There is some surface water flood risk within the site. The site is classified as grade 3 agricultural land. The site is greenfield but is bound to the south	~
and west by residential development. To the north of the site is the A605 beyond which is the city of Peterborough. The River Nene is situated to the east of the site beyond which is open countryside. The site slopes down eastwards towards the old river Nene with land levels being some 10-15m lower along the site's eastern edge. The site is open with few substantial boundary markers meaning that development is likely to have a more significant impact on the landscape, there is a public right of way located along the south eastern corner of the site. Considering the slope of the land, the openness of the site and the public right of way, development is likely to be highly visible. There is no known contamination on site and no oil or gas pipelines running through the site. The site's proximity to the A605 gives rise to the increased risk of air, noise and light pollution. There are no nature conservation or heritage designations on site. The site promoter is proposes two vehicular access points:, one off Peterborough Road and the other off the existing roundabout to the north east. The site is greenfield, so its development will not contribute to the reuse of previously developed land and 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. The site is beyond 400m zone of a water recycling area.	
Availability The site is in multiple ownership and there is no legal agreement currently in place between these owners but development is supported by all. The site promoter states that there are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via housebuilder and that the site is available now. A planning application has previously been submitted in 2018 on the southern portion of the site.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is in a sensitive location forming a key settlement break between Farcet and Stanground. This and the extent of the site and the potential adverse landscape impacts that development could create are fundamental development constraints. There is some flood risk and there is risk from increased levels of air, noise and light pollution. Landscape breaks, sustainable drainage and noise mitigation will be required and will reduce the net developable area to address these as well as retain separation between settlements. The potential amount of homes that could be provided and the additional levels of traffic this could leased to are also constraints that may impact the scheme's achievability. This is a cross boundary site so engagement and work with Peterborough City Council will be required.	~
Deliverability / developability	

There are no structures to clear but there are cumulative constraints to overcome. The site promoter states that the site will be delivered directly by a housebuilder. The site crosses over into Peterborough City Council which adds further complexity to developing the site. They state the site is available now, however, an allocation status would be required as its development is currently contrary to current adopted planning policy. 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:

- Is greenfield land consisting of grade 3 agricultural land
- Vast majority of the site is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterbourgh
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Is accessible to natural green space
- Not constrained by heritage or nature conservation designations
- Located south of the A605 so is at risk from increased levels of air, light and noise pollution
- Located on the northern edge of the built form of Farcet village, development would further erode the sense of separation between Farcet and Peterborough
- The site is prominent in the landscape, particularly to the east so development will have an adverse impact on landscape character
- Development across the whole site would over double the size of Farcet village in terms of housing numbers which would detrimentally impact its rural character

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

- Is not appropriate for development across whole of the submitted site area as it forms a landscape buffer between Farcet and the more dense development of Peterborough to the north and is visible in the landscape from the east including from the River Nene (Old course). The scale of the potential development would also overwhelm Farcet and fundamentally alter its character.
- Development could be considered appropriate on a much reduced site area in line with the previous outline application made on the site subject to appropriate access, landscaping and design. This would represent a more proportionate level of growth for the village and retain the sense of and physically separation from Peterborough.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 47.87 ha Reducing the site area to the part of the site previously considered under the outline application would reduce this to 11 ha. 60% net developable area to accommodate landscaping. 11 ha x standard proportion of 60% = **6.6 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 6.6 ha x 25 dph = **165 homes**	Available post 2028 subject to allocation status Build out over 5 years

Updates after the Initial Assessment

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

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site.

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

Site reference	Farcet 4
Site name	Former PH Plant Hire and 9 Cross Street, Farcet

Site address	Parish(es)	Site area (ha)
Former PH Plant Hire and 9 Cross Street, Farcet	Farcet	0.63

Promoter's Intentions

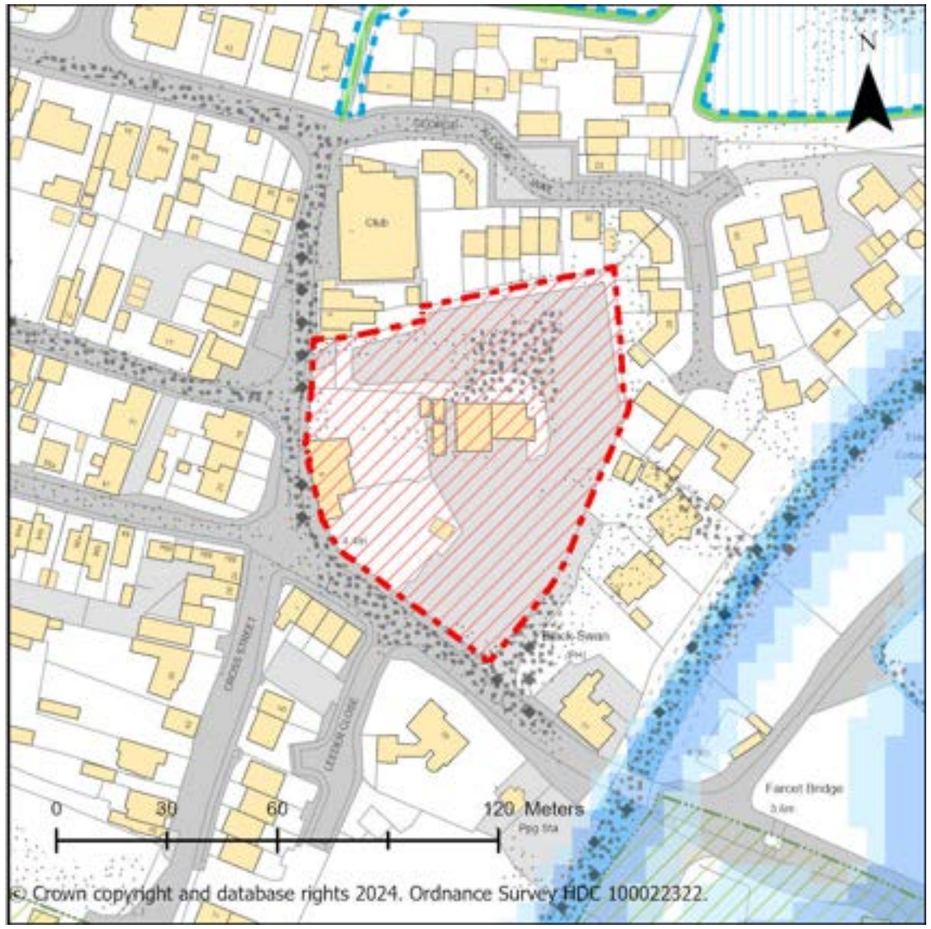
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	19 homes	Available 2023 Build out over 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:177
Relevant planning history	• 22/02490/FUL for the demolition of all buildings and erection of 18 dwellings and construction of accesses to highway. This was withdrawn in December 2023. • 23/02383/FUL for the demolition of existing commercial buildings, erection of 17 dwellings, public open space and construction of accesses to highway. This was submitted in December 2023 and is pending consideration.
Land type	Wholly previously developed land
Current use of the site	Commercial/ residential
Supporting information	• Call for Sites Submission Statement • Arboricultural Implications Assessment Report (October 2022) • Arboricultural Implications Plan (plan reference: 4312.Farcet.Formation.AIP) (October 2022) • Biodiversity Net Gain Assessment (July 2023) • Contamination Assessment and Appendices 1 - 6 (document reference: C15737) (October 2022) • Construction Management Plan • Flood Risk Assessment and Surface Water Drainage Strategy (November 2022) • Landscape Planting Plan (plan reference: PP01, revision 2) (October 2022) • Preliminary Ecological Assessment (September 2022) • Site Layout Plan sheet 1 (plan reference: AL0201) (October 2019) • Site Layout Plan sheet 2 (plan reference: AL0202) (October 2019) • Site Layout Plan sheet 3 (plan reference: AL0203) (October 2019) • Tree Constraints Plan and Survey Data (plan reference: 4312.Farcet.Hall.TCP) (May 2021)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 but there is risk from surface water flooding across the site. It is wholly classified as grade 3 agricultural land but it is previously developed consisting of the former PH Plant Hire site and the residential property 9 Cross Street. In their Call for Site Statement, the site promoter states that it is intended to demolish all existing buildings on the site apart from the dwelling. The site is level and contains a dilapidated steel portal frame building centrally located within the site together with small derelict outbuildings and portacabins. hardstanding and buildings. The submitted Contamination report recommends that an asbestos survey is conducted prior to any demolition or building works. The site lies to the west of the former Black Swan Public House, to the north, west and south of the site are residential properties. To the north is also the a Working Men's Club. As previously highlighted, the site is previously developed and there is the potential for ground contamination and pollution across the site. A Contamination report has been undertaken with recommendations on further work to be undertaken as well as recommendations on how addressing contamination should be taken into account when masterplanning the site. There are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. There are however two trees protected by Tree Preservation Orders and a Tree Preservation Order Area within the site. The submitted Arboricultural Implications Assessment states that the trees within the site are in varying conditions and states of health. It concludes that the proposed development will result in the loss of several trees that are in poor health or condition but recommends that several are retained and incorporated into the landscaping and masterplanning of the site. The site promoter states that it is intended access will be provided off Main Street at the southern end of the site, whilst dwellings facing Cross Street will be provide within individual accesses and driveway parking, including No 9. The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and 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. The site is beyond 400m zone of a water recycling area.	+
Availability The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the site will be delivered directly by landowner. The site promoter states that the site is available now. There is a current planning application on site for the site's redevelopment.	+
Achievability The site promoter has stated that access to all main services are not immediately accessible apart form gas supply which is unknown. The site is previously developed so offers an opportunity for regeneration within the built form of Farcet. There are constraints to overcome relating to contamination and remediation of the site as well as protected trees on the site. There is a live full planning application on site with several detailed technical studies and plan already undertaken shaping the design and masterplanning of the proposed development. Access can be achieved from Main Street and/or Cross Street.	+
Deliverability / developability	+

There are structures on site to clear and constraints to resolve. These constraints include the removal of existing structures, the remediation of the site, the removal and incorporation of existing trees and successfully integration with the surrounding land uses. There is an active full planning application on site with detailed assessments and technical studies already undertaken. It is intended to deliver the site directly via the landowner and it is stated that the site is available now. Considering all of these factors the site is considered to be deliverable.	

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:

- Is previously developed land
- Is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Accessible to natural green space
- Not constrained by heritage or nature conservation designations
- Located within the built form of Farcet providing an opportunity to regenerate a former commercial site and enhance the street scene and character of the village
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene, sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use
- Retention where possible of protected trees

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.63ha 95% net developable area to accommodate landscaping, protected trees and sustainable drainage 0.63 ha x standard proportion of 90% = **0.6ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.6 ha x 25 dph = **15 homes**	Available 2024 Build out over 1 -2 years

Updates after the Initial Assessment

Farcet 5: Collmart Growers, Pondersbridge

Site reference	Farcet 5
Site name	Collmart Growers, Pondersbridge

Site address	Parish(es)	Site area (ha)
Collmart Growers, Pondersbridge	Farcet	6.9

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	30,000 sqm	Available 2023 Build out over 10 years

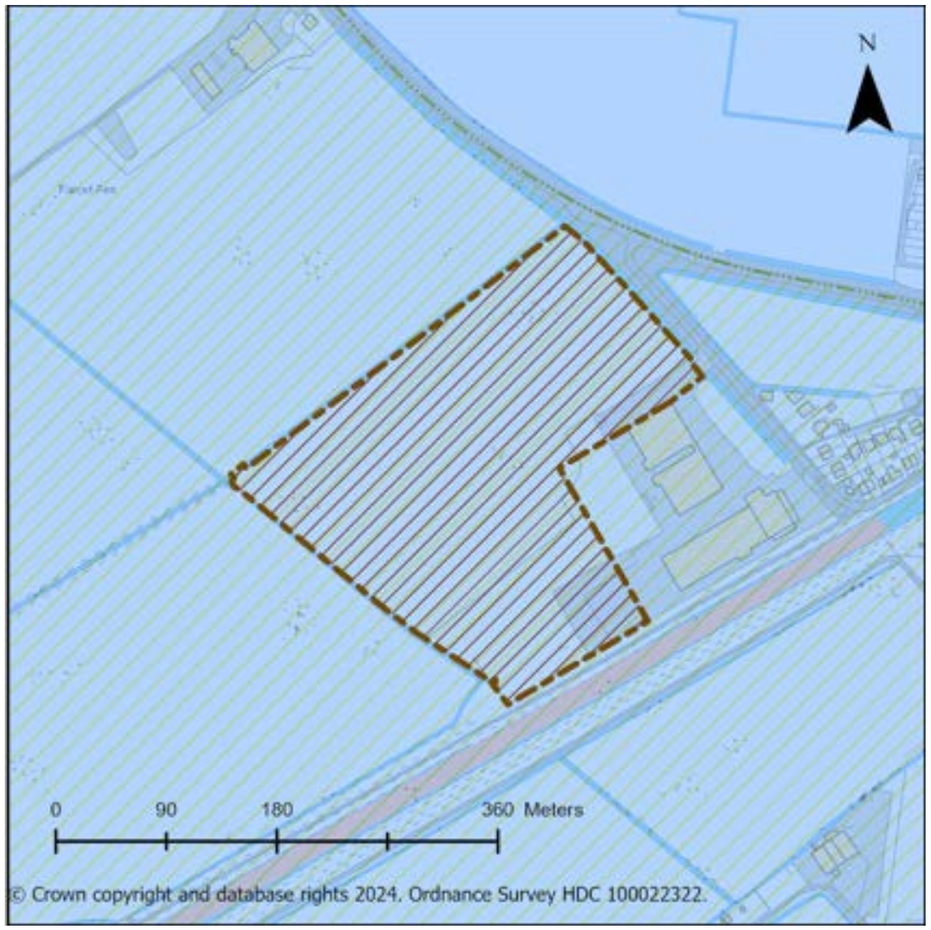
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:175
Relevant planning history	Various planning history relating to commercial vegetable packing facilities
Land type	Wholly greenfield land
Current use of the site	Agricultural land/ commercial use
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The site completely comprises of land classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the site is wholly located within flood zone 3a.	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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as the entirety of site is classified as grade 1 agricultural land. In addition it is also entirely within flood zone 3a.	N/A	N/A

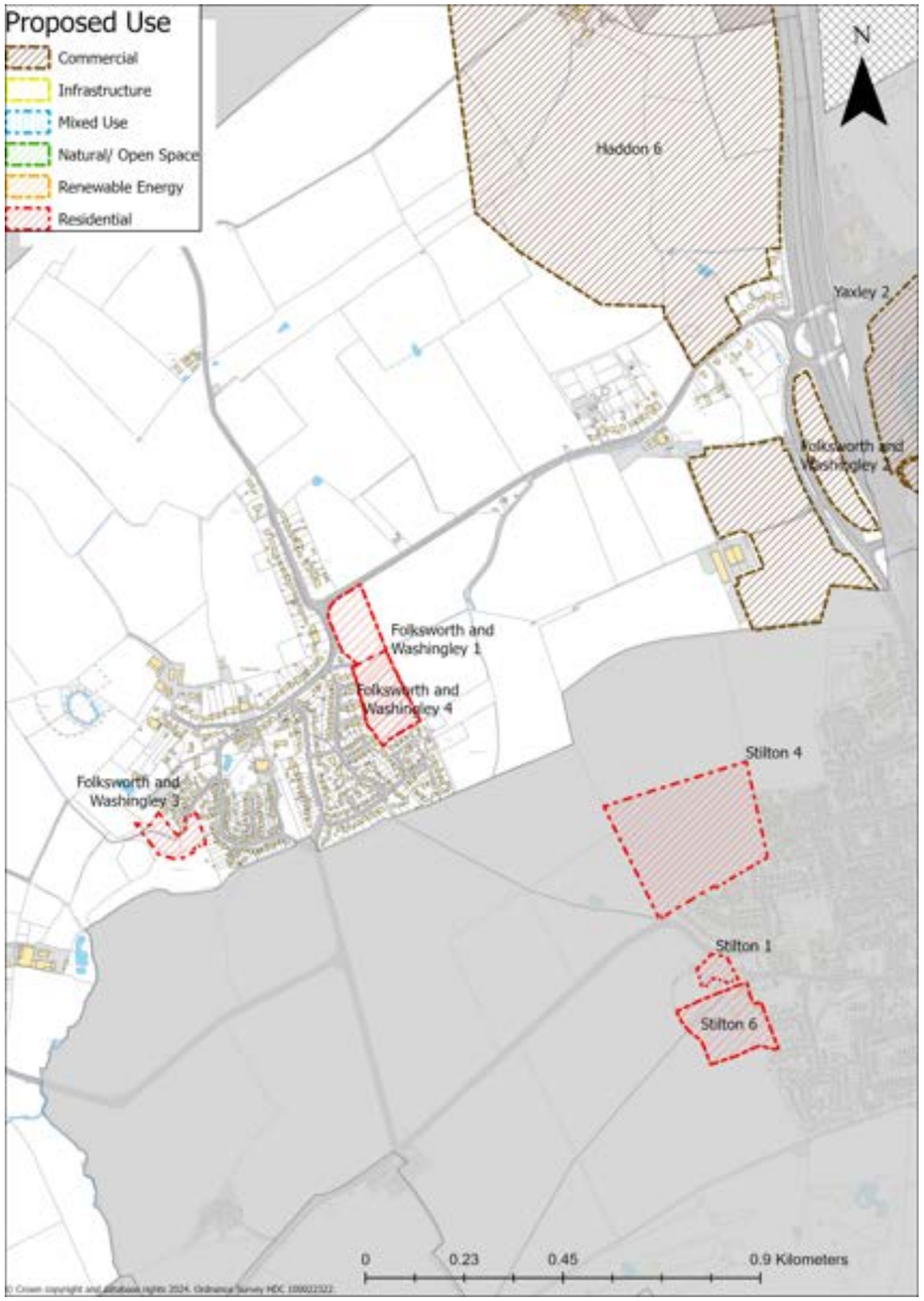
Updates after the Initial Assessment

Folksworth and Washingley

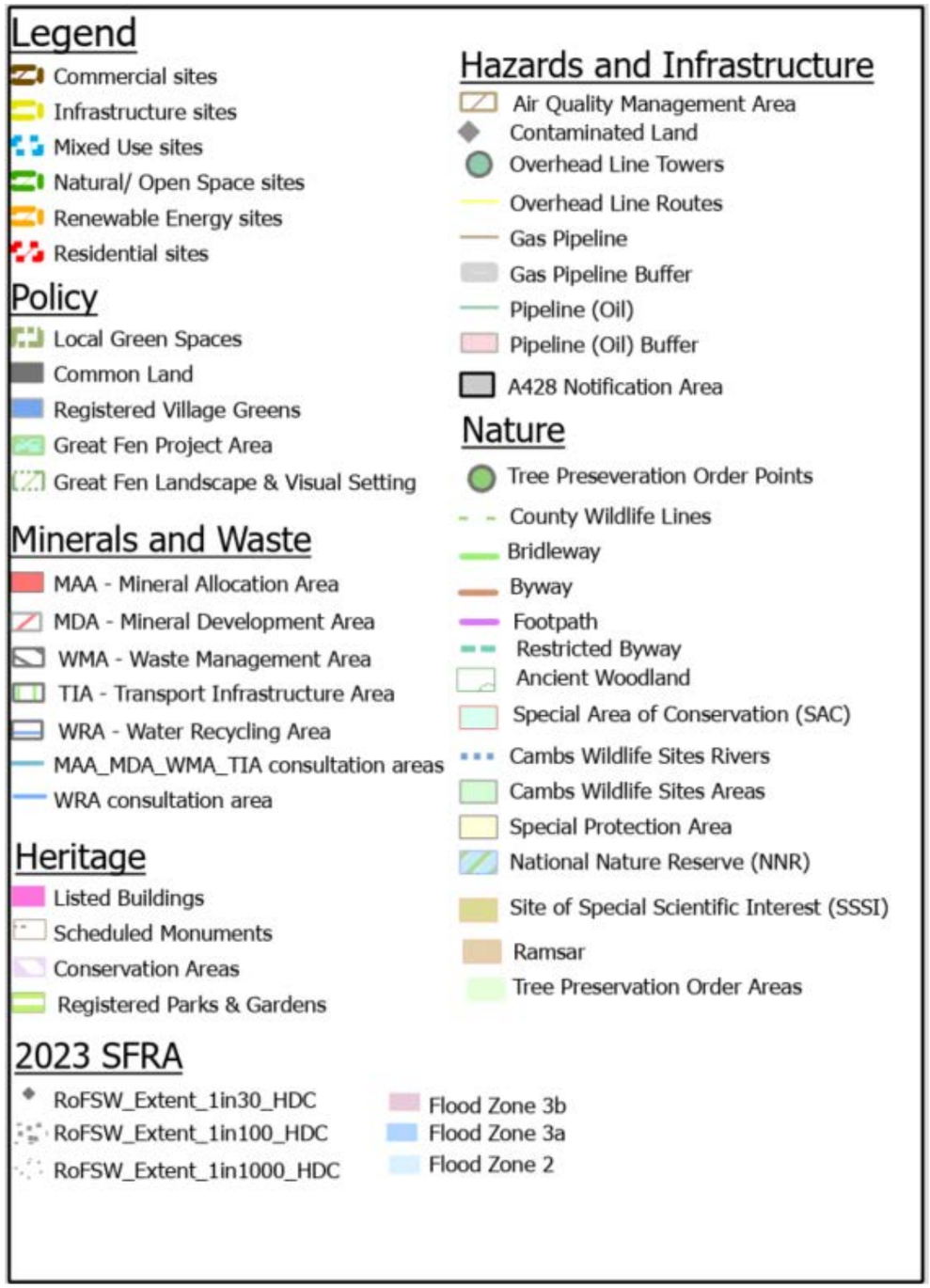
3.14 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

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

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



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



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

Site reference	Folksworth and Washingley 1
Site name	Land off Hawthorn Road, Folksworth (smaller site)

Site address	Parish(es)	Site area (ha)
Land off Hawthorn Road, Folksworth	Folksworth and Washingley	1.87

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 - 30 homes	Available 2024 - 2028 Build out over 2 years

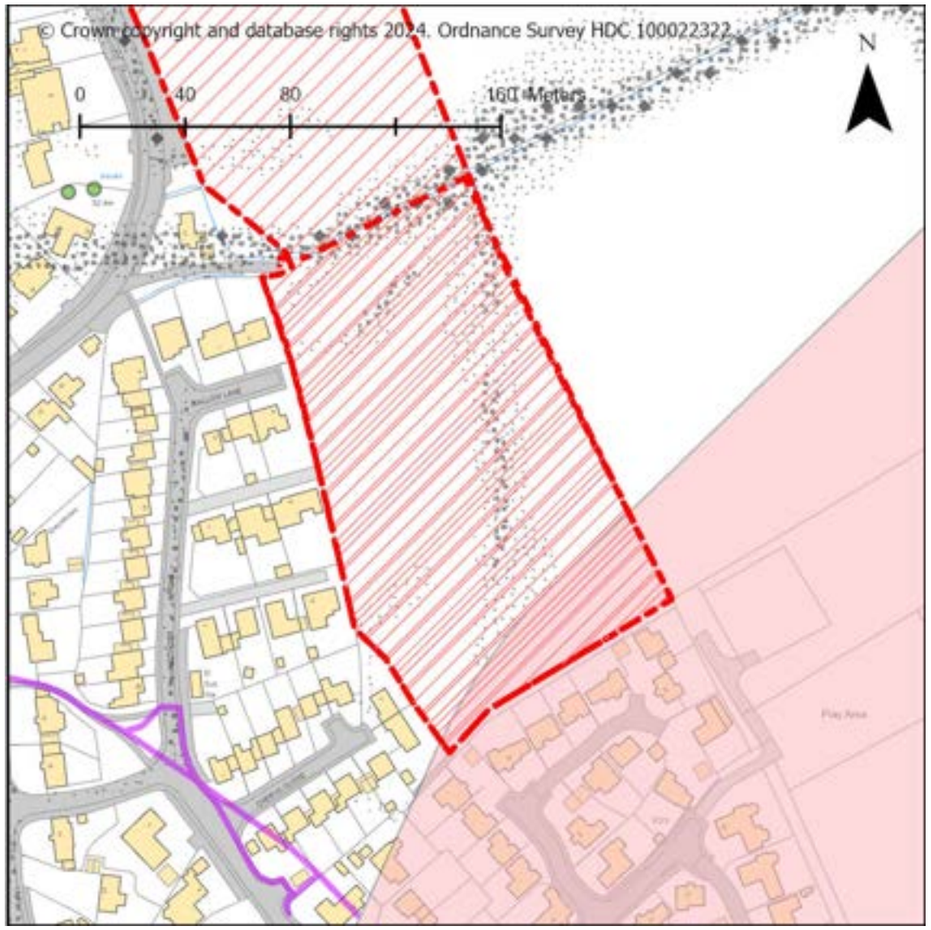
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:132
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 has also been submitted as part of a larger site area under Folksworth and Washingley 4.	+

The site is wholly flood zone 1 with some surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is situated on the eastern edge of Folksworth and is surrounded by residential areas to the south and west and agricultural fields to north and east. The boundaries of the site are predominantly characterised by trees and hedgerows except in the east where the boundary is completely open allowing views into the site from the surrounding countryside. There is no known contamination on site but a small area, in the south, is within an oil pipeline buffer zone. There are no known heritage assets or nature conservation designations within the site. Highway access to the site may be achieved from Hawthorn Road or an existing track that leads off Manor Road to the north. 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 of a water recycling buffer zone.	
Availability The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. The site promoter intends to acquire planning permission and sell the site to a third party for development once an allocation status has been acquired and has stated that the land will become available for development between 2024 and 2028.	+
Achievability The site promoter states that all access and services are accessible from the site boundary apart form gas supply which is unknown. There are no major topographical constraints to overcome. Highway access could be achieved via Manor or Hawthorn Road, consultation with Cambridgeshire County Council will be required to determine the most appropriate access to the site. The site has no major constraints to development. However, the layout and developable area of the site may be impacted due to being partly within an oil pipeline buffer zone. To minimise landscape impact, the south eastern boundary may require some screening, but this impact is likely to be small due no public right of ways to the east and being well integrated to the built form in Folksworth. The A1(M) is situated to the east and therefore the site may be subject to noise pollution.	+
Deliverability / developability The site is greenfield with no structures. The site promoter intends to acquire planning permission and sell the site to a third party for development once an allocation status has been acquired and therefore 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 the site:

- The site is in flood zone 1 with some surface water flooding risk
- Wholly grade 3 agricultural land
- Limited accessibility to shops, employment and facilities
- Low public transport provision but active travel is encouraged due to a pavement along the frontage.
- A primary school and natural green space is in close proximity to the site.
- Sufficiently remote from the designated nature and heritage assets.
- The site relates closely to the settlement and is of a scale that would be in context with the village. Therefore, it could be integrated into the place and community with effective masterplanning.

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

- Is potentially appropriate for development subject to effective masterplanning to ensure successful integration with the oil pipeline buffer zone, sustainable drainage to mitigate surface water flooding and wider landscape/ context of the village.
- The scale and location of the site provides an opportunity for growth in a village location whilst potentially conserving the form and character of Folksworth.

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 to accommodate landscaping, oil pipeline buffer zone and sustainable drainage. 1.87 ha x 80% = **1.496 ha**	Residential - market and/ or affordable houses. Very low density of 25dph anticipated due to the edge of the village location. Capacity = 1.496 x 25 = **37 homes**	Available 2024-2028 Build out over 2 years

Updates after the Initial Assessment

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

Site reference	Folksworth and Washingley 2
Site name	Land adjacent A1 at Norman Cross, Folksworth

Site address	Parish(es)	Site area (ha)
Land adjacent A1 at Norman Cross, Folksworth	Folksworth and Washingley	11.47

Promoter's Intentions

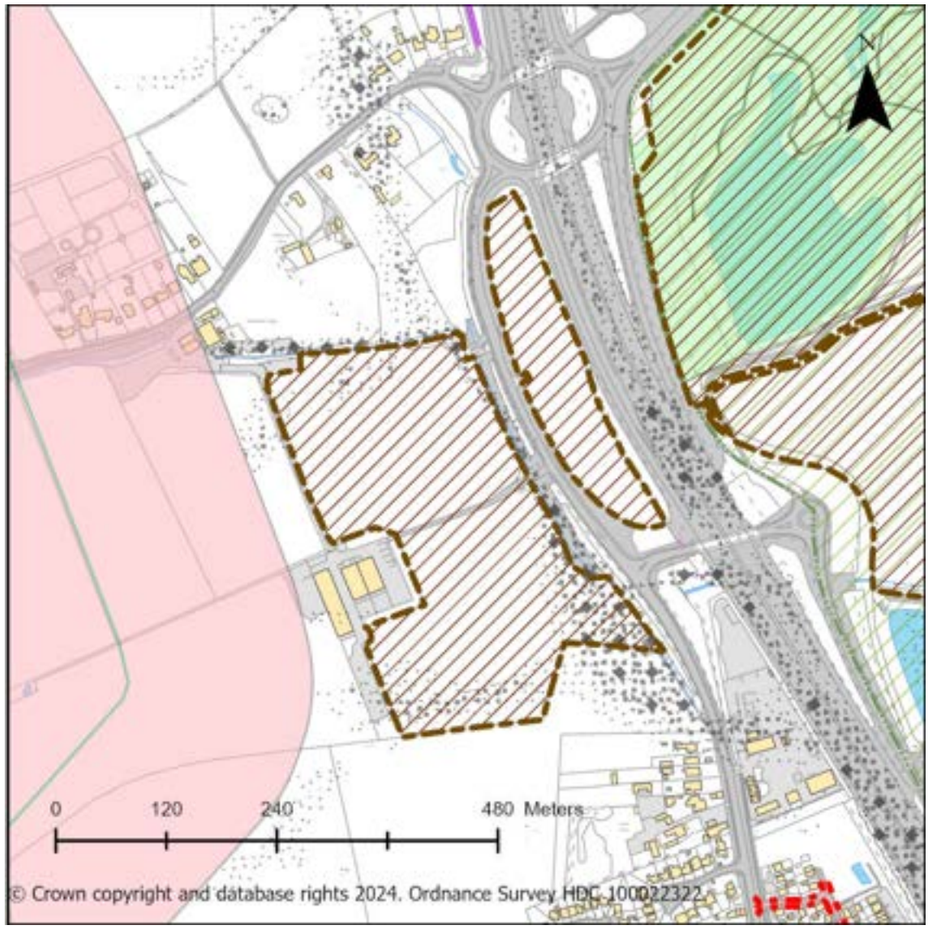
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Logistics and distribution	30,000 sqm if solely office/light industry/ roadside uses or 40,000 sqm is solely logistics/ distribution	Available 2024 - 2028 Build out over 2 - 5 years depending on the mix of uses

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:130
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 consists of two parcels, one an oval shaped site located between to the B1043 and A1(M), the other larger parcel is located to the west of the B1043 consisting of agricultural fields. The site is wholly located within flood zone 1 but there is surface waterflood risk along the main parcel's eastern and northern edges. The site is wholly classified as grade 3 agricultural land. The site is generally level but does very gently slope form its northern edge to its southern edge. The B0143 and A1(M) form strong edges to the larger parcel on its side. The oval parcel is completely surrounded by the road network. The larger site has some vegetation and hedging around is southern and eastern edges but is generally quite open, most notably to the west and north with views across the wider agricultural landscape. To the west and north are agricultural buildings and a small clustering of residential properties. The oval parcel to the east is open on is western side with more substantial hedging and trees along its eastern side where it meets the A1(M), even with this landscaping development is still likely to be quite visible. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the larger parcel. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. There is an existing access into the larger parcel from the B1043. An existing access form the B1043 also serves the smaller oval shaped parcel. Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of 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. The site is beyond 400m of a water recycling area.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take between 2 and 5 years to built depending on the mix of uses.	+
Achievability	~
The site promoter has identified that all access and services are accessible from the site boundary. Development could have an adverse landscape impact. The site is well connected to the strategic road network but it needs to be determined if the proposed development can be accommodated in transport terms. The site is in two parcels and it will need to be considered how the proposed employment development can be masterplanned to ensure a holistic approach. There are telegraph poles running through the larger parcel which will impact the masterplanning of the site.	
Deliverability / developability The site is greenfield so there are no structures to clear but there are constraints to overcome which impact the potential achievability of developing the site. The site promoter seeks to deliver the site via a master developer and considered the site will be available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site. Considering this the site is categorised as being 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:

- The site is greenfield land consisting of grade 3 agricultural land
- Is within flood zone 1 but there area areas at risk from surface water flooding
- Is remote form natural greenspace
- Has very limited accessibility to a local shop and local services and facilities
- Is served by a bus route with a frequent service
- Could provide employment development that could support job creation
- May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M)
- Is largely contained by the road network and by established vegetation, the site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact

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

- Is potentially appropriate for an employment scheme. Development should be concentrated on the larger parcel as this has potentially greater opportunity to provide a well laid out employment scheme utilising an existing access and footpath connection to the B1043.

- Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development
- Telegraph poles running through the larger parcel which will impact the masterplanning of the site
- Sustainable drainage will be required to mitigate the 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 11.47 ha The smaller oval parcel accounts for about 2.3ha of this. This parcel is not considered appropriate for built development. This leaves 9.17ha of the site remaining (the larger western parcel the site). Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to telegraph poles and surface water flood risk which could impact the layout and capacity of the site, a net developable area will be used. Accounting for this the net developable area of 80% will be used. 9.17 ha x 80% = 7.34 ha	Commercial - employment and logistics/distribution The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity: 0.40 plot ratio x 7.34 ha = 2.94 ha of land for employment uses equating to **29,400 sqm**.	Available post 2028, subject to allocation status. Build out over 2 - 5 years depending on the mix of uses

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site. While the vision document helps to illustrate the proposal further there still remains concerns regarding transport impacts on the A1 and on the A1 and A15 junction at Norman Cross. No further technical evidence has been submitted to help overcome these concerns.

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

Site reference	Folksworth and Washingley 3
Site name	Land South of the Paddocks, Folksworth

Site address	Parish(es)	Site area (ha)
Land South of the Paddocks, Folksworth	Folksworth and Washingley	0.87

Promoter's Intentions

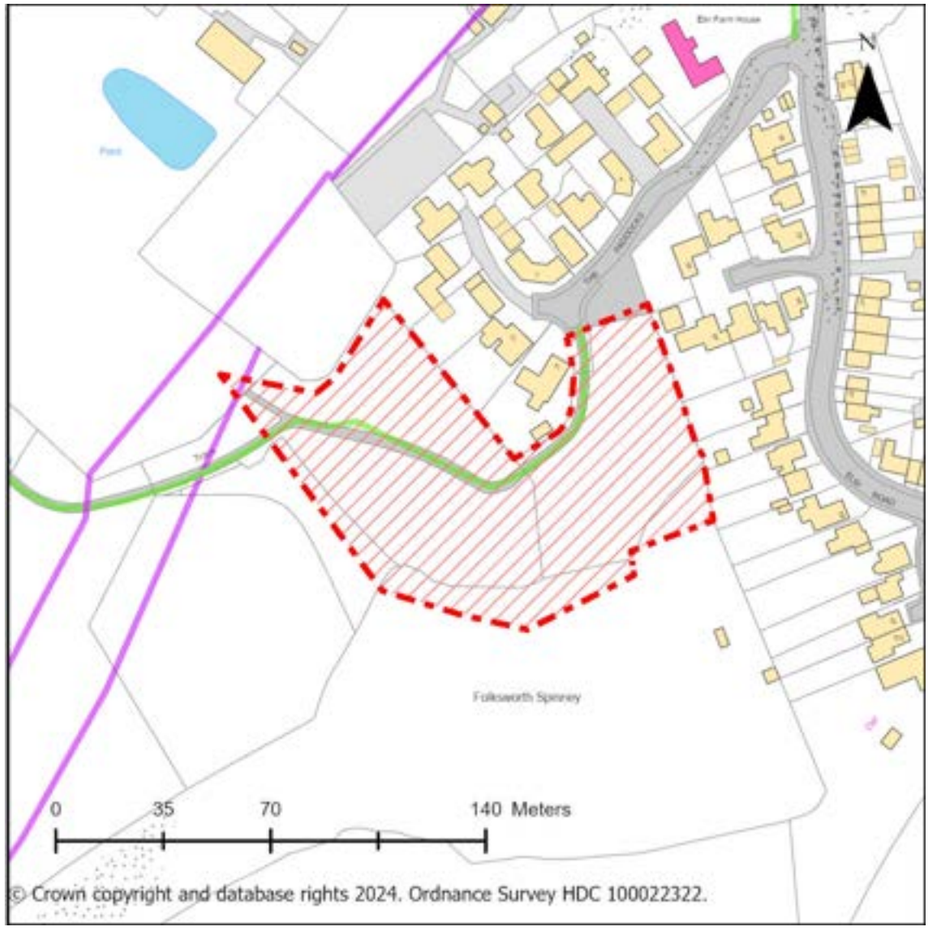
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	26 homes	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS: 220
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Vehicle use for adjacent agricultural land and a public right of way
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly located within Flood Zone 1 with no recorded risk of surface water flooding. The site is wholly classified grade 3 agricultural land. The site is located west of Elm Road and south of The Paddocks, on the south western edge of Folksworth. The site is irregular in shape but is broadly level, sloping gently up from the northern boundary. The northern and eastern edge adjoins to the curtilage of residential properties along Elm Road and The Paddocks. There are a few trees along the eastern boundary, providing screening to some properties but the boundary is more open to the north. Greenfield land surrounds the southern and western boundary, screened by a large and dense patch of trees which forms part of a Tree Preservation Order Area (TPOA), Folksworth Spinney. There is open countryside immediately to the north west with only a few trees and a gap where a track is used for vehicles to access neighbouring agricultural fields. In general, the site is largely screened, by residential properties to the north and east, and dense tree tree line to the south, minimising the landscape impact. However, the development would be clearly seen by a bridleway which runs through the middle of the site, negatively impacting the public view of the TPOA. Views into the site would be visible from public footpaths to the west but this impact would be less significant due to the existing residential area. Approximately half of the site is within the TPOA which could serve as a significant constraint to development. There is a relatively thin strip of dense tree line inside the southern boundary but there are only a few trees in the rest of the TPOA of the site. There is no known contamination on site or gas pipelines running through the site. There are no known heritage assets or nature conservation designations within the site. Highway access may be achieved from The Paddocks road and the bridleway serves as an established track within the site which would need to be integrated and enhanced by the development. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. Approximately three quarters of the site is within a mineral safeguarding area for Bricklay and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site 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 impacting the site. A supporting document showing the ownership of the land has been provided. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2024 - 2028.	+
Achievability	~

The site promoter has identified that all services are accessible from the site boundary and access to the site may be achieved from The Paddocks. Consultation with Cambridgeshire Council will be required to ensure that access from The Paddocks can accommodate the increase in traffic flow from the development. There are no topographical constraints to overcome. The TPOA of the site, other than the dense tree line marginally within the southern boundary, is characterised with only a few, sporadically placed trees. Therefore, with effective masterplanning and appropriate tree assessments development could be feasible within this area of the site. However, the cumulative impact of the bridleway, site shape and TPOA could lead to difficulties in the layout of the site, placing even more importance on the design process.The public view from the bridleway would be negatively impacted by the development, however the landscape impact would be small due to the existing tree line to the south which screens the surrounding countryside. The site is in close proximity to the A1(M) and therefore may be subject to noise pollution.	
Deliverability / developability There are constraints that would need to be overcome. The site promoter intends on acquiring allocation status and therefore the site is considered to be 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:

- The site is within flood zone 1 with no recorded risk of surface water flooding.
- Wholly classified as grade 3 agricultural land.
- Limited accessibility to shops, employment, facilities and natural greenspace
- Not impacted by designated nature or heritage assets.
- Access to a primary school.
- Pavement immediately outside frontage encouraging active travel.
- Potential adverse impact on protected trees.
- The combination of site shape, location and key constraints would make it difficult to integrate the site with the settlement, conserve the character of Folksworth and achieve the promoter's anticipated capacity.

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

- Is not appropriate for development due to key constraints impacting the layout, capacity and integration into the settlement.
- Potential damage to protected trees and therefore the character and form of this area of the village.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Site reference	Folksworth and Washingley 4
Site name	Hawthorn/Manor Road, Folksworth (larger site)

Site address	Parish(es)	Site area (ha)
Hawthorn/Manor Road, Folksworth	Folksworth and Washingley	3.26

Promoter's Intentions

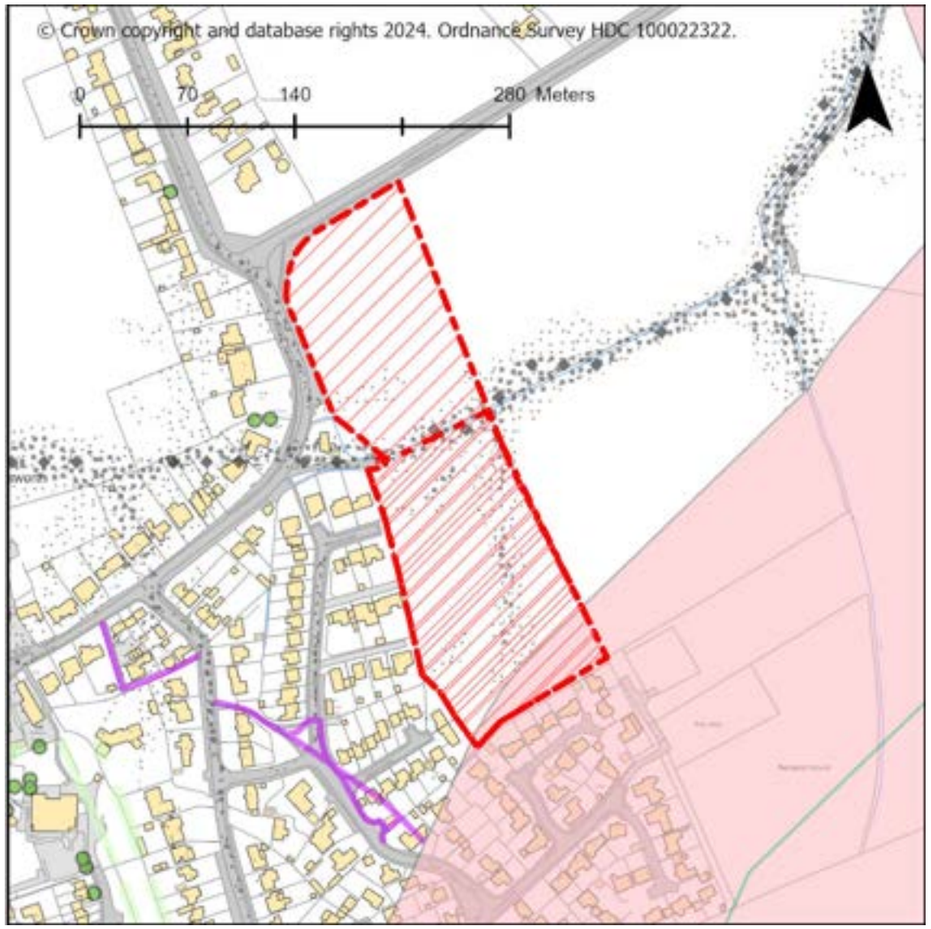
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 50 homes	Available 2024 - 2028 Build out over 18 months to 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-245
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 has also been submitted as part of a smaller site area under Folksworth and Washingley 1. The site is wholly flood zone 1 with some surface water flood risk within the site. The site is wholly classified as grade 3 agricultural land. The site is situated on the eastern edge of Folksworth and is surrounded by residential areas to the south, west and north with agricultural fields to the east. The site consists of two agricultural fields and is broadly level and its boundaries are predominantly characterised by trees and hedgerows except its eastern boundary which is completely open allowing views into the site from the surrounding countryside. There is a line of trees separates the two fields. There is no known contamination on site but the south eastern corner of the site is within an oil pipeline buffer zone. There are no nature conservation or heritage assets designations within the site. Highway access to the site may be achieved from Manor Road or Folksworth Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m of a water recycling buffer zone.	
Availability The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. The site promoter intends to deliver the site by a housebuilder and will be available between 2024 and 2028 and take between 18 months and 2 years to build out.	+
Achievability The site promoter states that all access and services are accessible from the site boundary apart form gas supply which is unknown. There are no major topographical constraints to overcome. Highway access could be achieved via Manor Road or Folksworth Road, consultation with Cambridgeshire County Council will be required to determine the most appropriate access to the site. The site has no major constraints to development. However, the layout and developable area of the site would be impacted due to being partly within an oil pipeline buffer zone and surface water flood risk. To minimise landscape impact, the eastern boundary may require some screening.	+
Deliverability / developability There and no structures on site to clear and there are no major constraints to overcome. The site promoter intends to deliver the site by a housebuilder and will be available between 2024 and 2028. 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. Considering this 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:

- Is greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with some surface water flood risk
- Is accessible to natural greenspace
- Not constrained by nature conservation or heritage designations
- Remote from a town centre and a local convenience shop and supermarket and employment opportunities
- Accessible to the limited services and facilities within Folksworth
- Limited public transport options available
- Located on the eastern edge of the built form of Folksworth providing an opportunity for some growth within the village that can reflect the pattern of built development in the immediate vicinity
- Trees are present within the site and most notably along the site's frontage, some may need to be removed to accommodate development

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

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the settlement
- Retention where possible of trees and hedgerows as these provide established landscaping and are sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use Retention whereby possible of protected trees
- There should not be any built development along the southern edge and south eastern corner of the site where it is constrained by an oil pipeline buffer zone

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.26ha	Residential - market and/or affordable houses	Available post 2028, subject to allocations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to allow sufficient landscaping and removing the part of the site impacted by a oil pipeline buffer zone. 3.26ha x standard proportion of 80% = **2.6 ha**	Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2.6 ha x 25 dph = **65 homes**	Build out over 18 months to 2 years

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site. This also included additional land extending westwards as per the red line below:

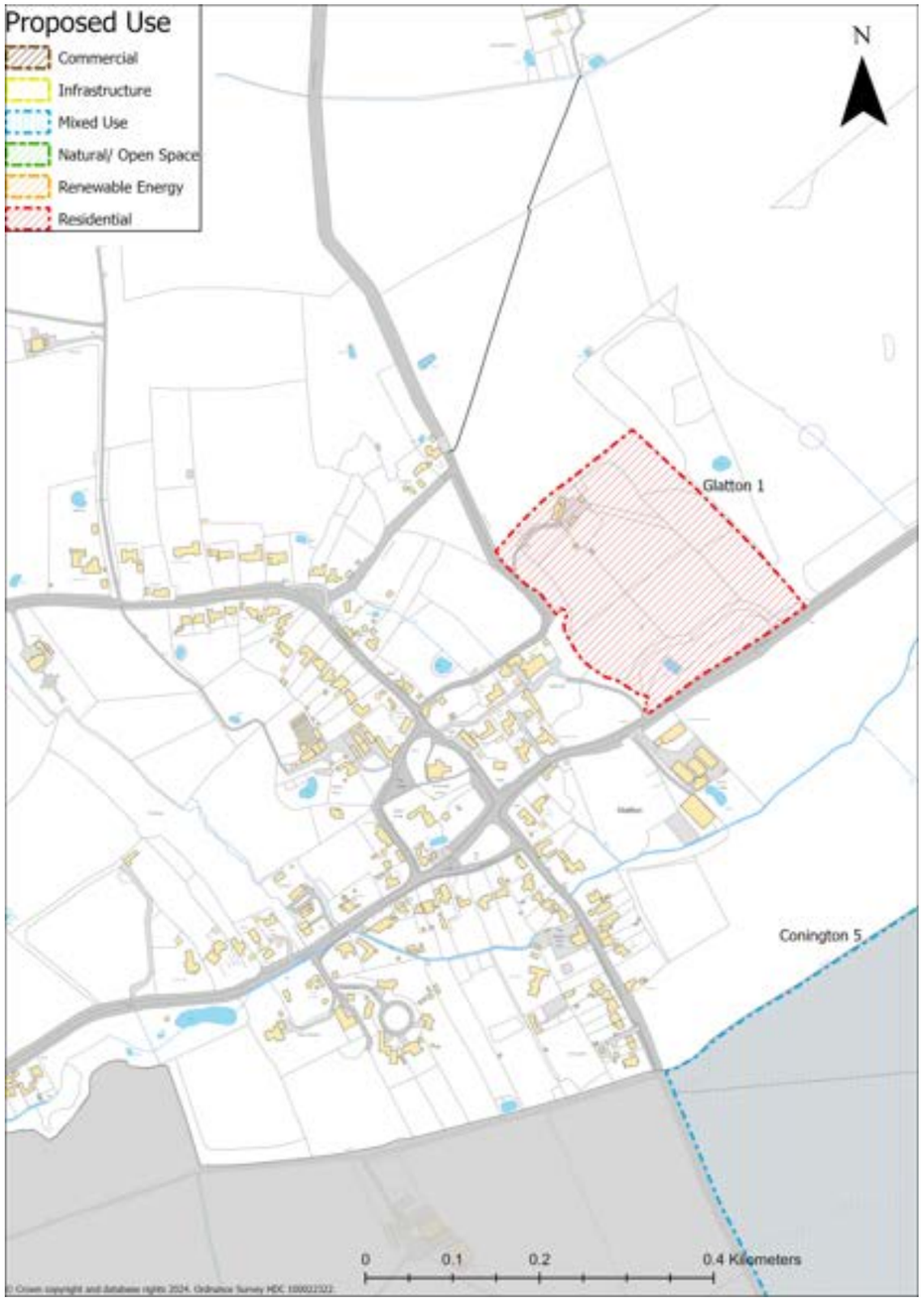
Upon review, the scale of the proposed extended site is disproportionate to the size of Folksworth.

In response to the additional site allocations consultation held between May and June 2026, the larger site was promoted again but no technical evidence was submitted to overcome concerns.

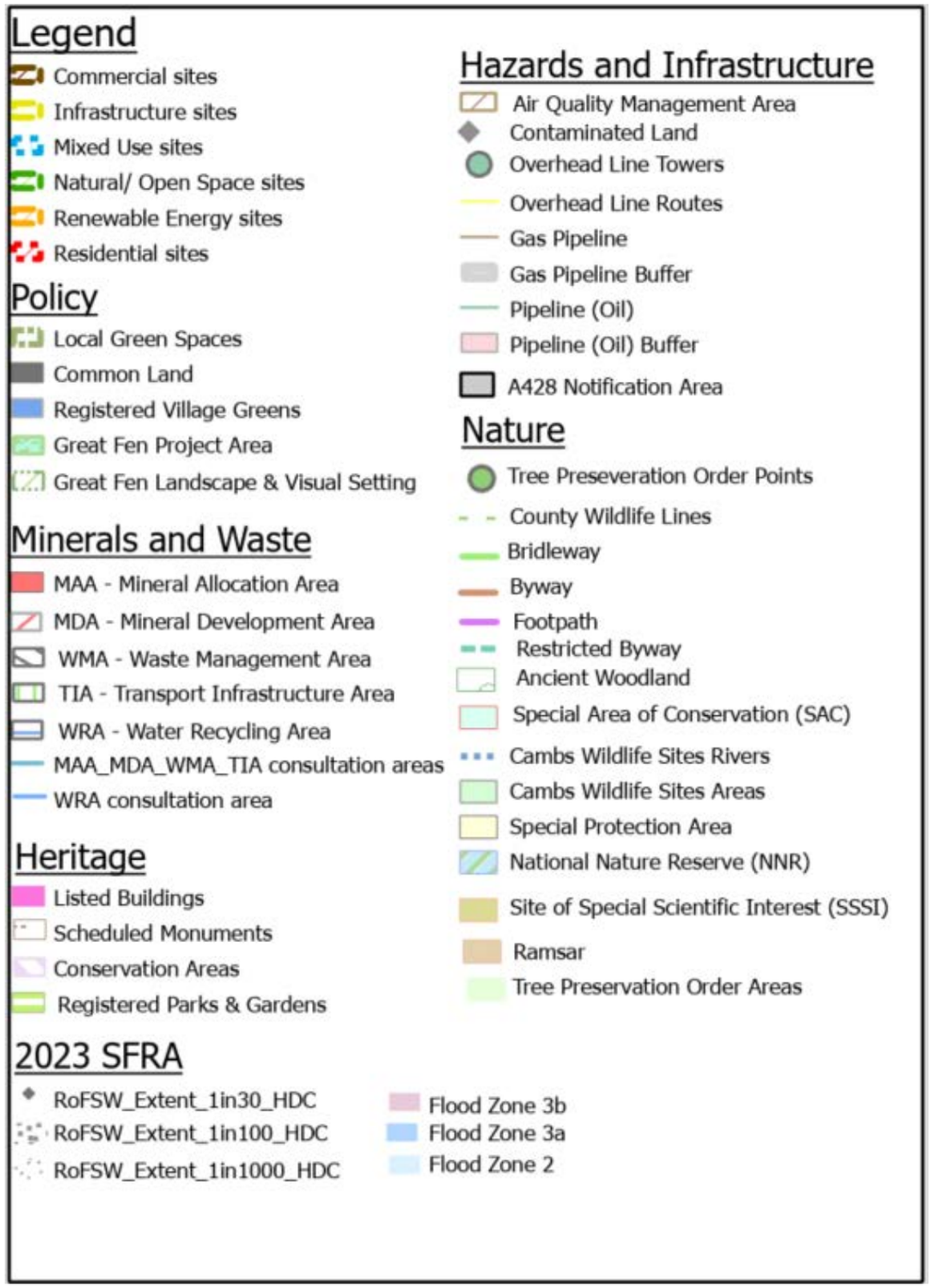
Glatton

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

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



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



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

Site reference	Glatton 1
Site name	Land North of Glatton Ways and East of Glatton Hall, Glatton

Site address	Parish(es)	Site area (ha)
Land North of Glatton Ways and East of Glatton Hall, Glatton	Glatton	5.93

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 homes including area for Biodiversity Net Gain	2-3 years

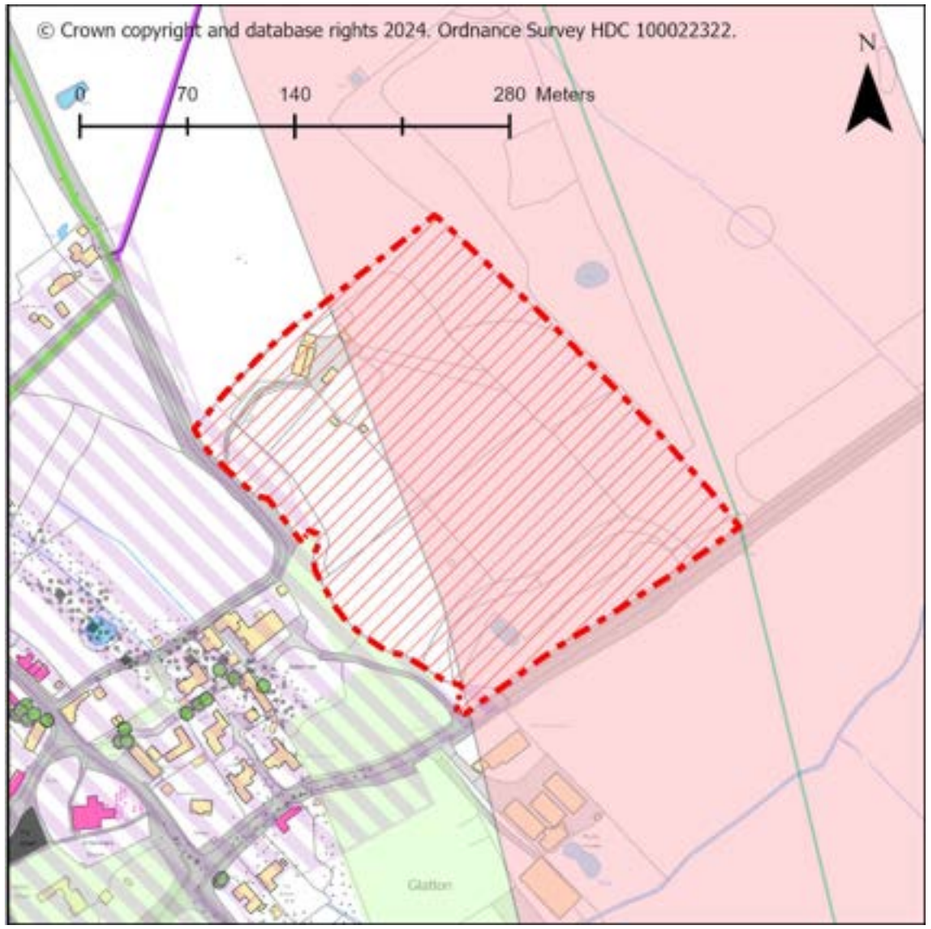
Core information

How was the site identified?	Call for Sites Submission: site reference - CfS 117
Relevant planning history	None relevant Mention of agricultural pole barn within call for sites
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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 at low risk from surface water flooding. The site is wholly classified as grade 3 agricultural land. The site is located on the north eastern edge of Glatton and broadly diamond in shape. From the north western to south eastern corner of the site, the land slopes steeply down. This aligns in a broader sense with the downward sloping topography of Glatton village and the Northern Wolds landscape character area, where the land to the east of the site descends towards the Fens and Central Claylands. There are buildings used for agricultural purposes in the north western edge of the site. Residential areas in Glatton are located to the south west of the site but is predominately surrounded by agricultural fields. The site is wholly bounded by well established trees, largely screening residential areas to the south west and countryside to the north. However, the development would be visible from the south and east especially from nearby public right of ways due to the steep topography of the site and therefore would negatively impact the public view of the landscape. There is no known contamination on site but approximately three quarters of the site is within a oil pipeline buffer zone, serving as a significant constraint to development. There are no known heritage assets or nature conservation designations within the site but it does adjoin to Glatton Conservation Area to the south west. Denton Road and Glatton Ways serve as potential access but are of low quality and would need to be upgraded significantly to accommodate the development. Potential access points are also within or adjacent to Glatton Conservation Area and would likely require the removal of trees. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. Approximately half of the site is within a mineral safeguarding area for Bricklay and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single family who support it's development. There are no known legal restrictions impacting the site. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2029 - 2034.	+
Achievability The site promoter has identified that water, electricity and public highway access is available from the site boundary. Gas is not immediately available and access to digital and telecommunication infrastructure is unknown. There would be issues with the layout and capacity of the development due to the land sloping steeply from west to east. The location of the site within the oil pipeline buffer zone is unlikely to impact development on the site. Public highway access is constrained by Glatton Conservation area, the removal of trees and poor road quality. Access from Glatton Ways may also be restrained by a private track and a strip of land comprising of trees which seperates the site boundary from the track which may form a ransom strip impeding achievability of access. Consultation with Cambridgeshire County Council would be required to determine whether there is a feasible access point. The A1(M) is located to the east of the site ad therefore the development could be impacted by noise pollution. The cumulative impact of the constraints outlined significantly impact the achievability of the site.	~
Deliverability / developability There are signficant contraints to development. The site is categorised as greenfield land, agricultural buildings to the north west of the site would need to be cleared. The site promoter intends on acquiring allocation status and therefore the site is considered to be 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:

- The site is in flood zone 1 with minimal risk of surface water flooding
- Wholly classified as grade 3 agricultural land
- There a significant structures/ agricultural buildings which could be reused or recycled.
- Education facilities, shops and natural green space are remote from the site
- There are culture and leisure facilities in Glatton and it is within 5km of employment opportunities situated in Sawtry.
- It is sufficiently remote from all of the designated nature assets but the development could cause adverse impact to adjoining Glatton Conservation Area.

- The site would negatively impact the character of the local area due to it's location, scale and landscape impact.
- Key constraints would reduce the developable area and therefore make it even more difficult to integrate the site into the settlement.

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

- Would not be appropriate for development due to the steep topography of the site and potential adverse impact upon the character of the village and conservation area.
- Highway access may require the removal of protected tress.

HDC's Delivery Calculations

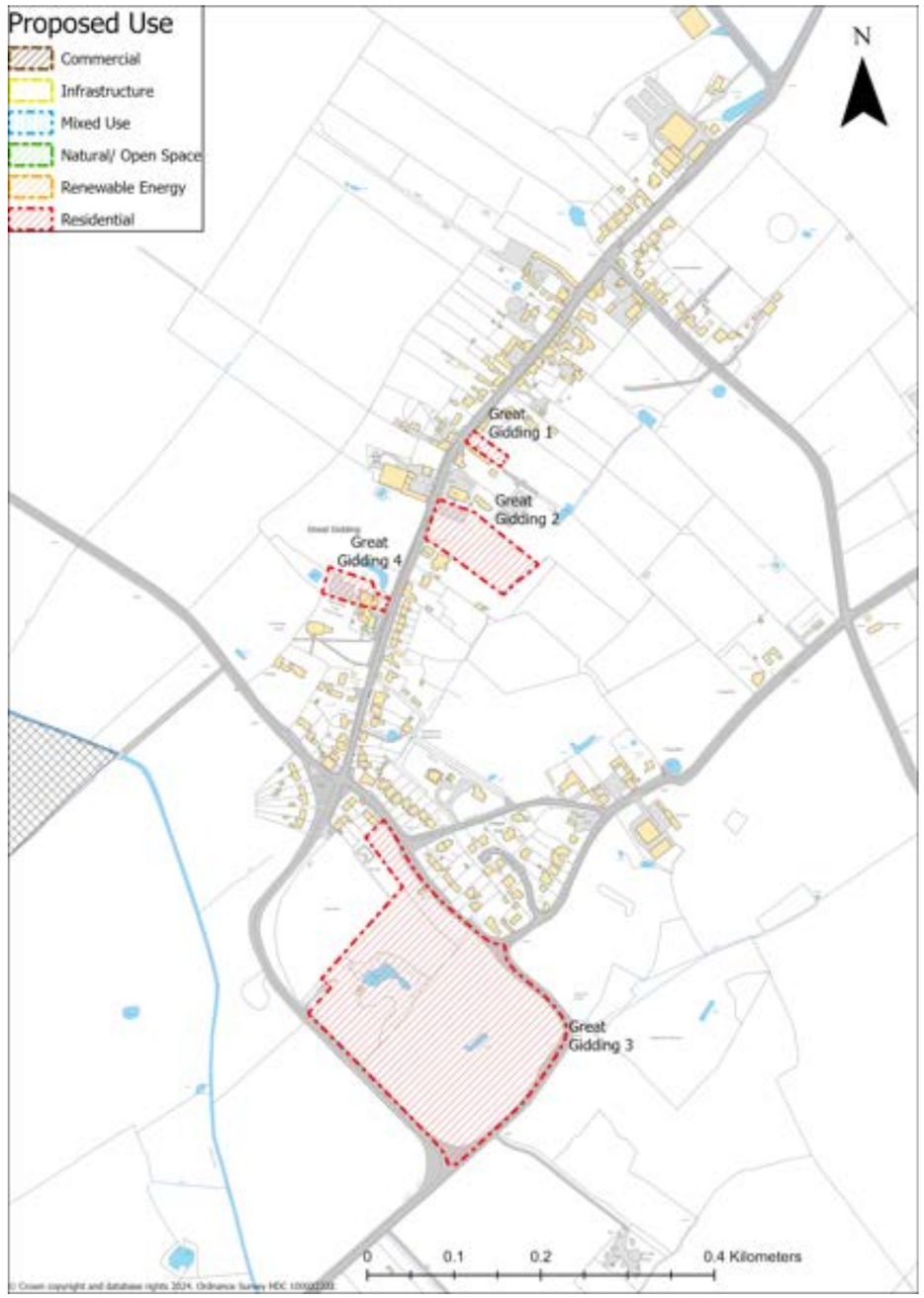
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development	N/A	N/A

Updates after the Initial Assessment

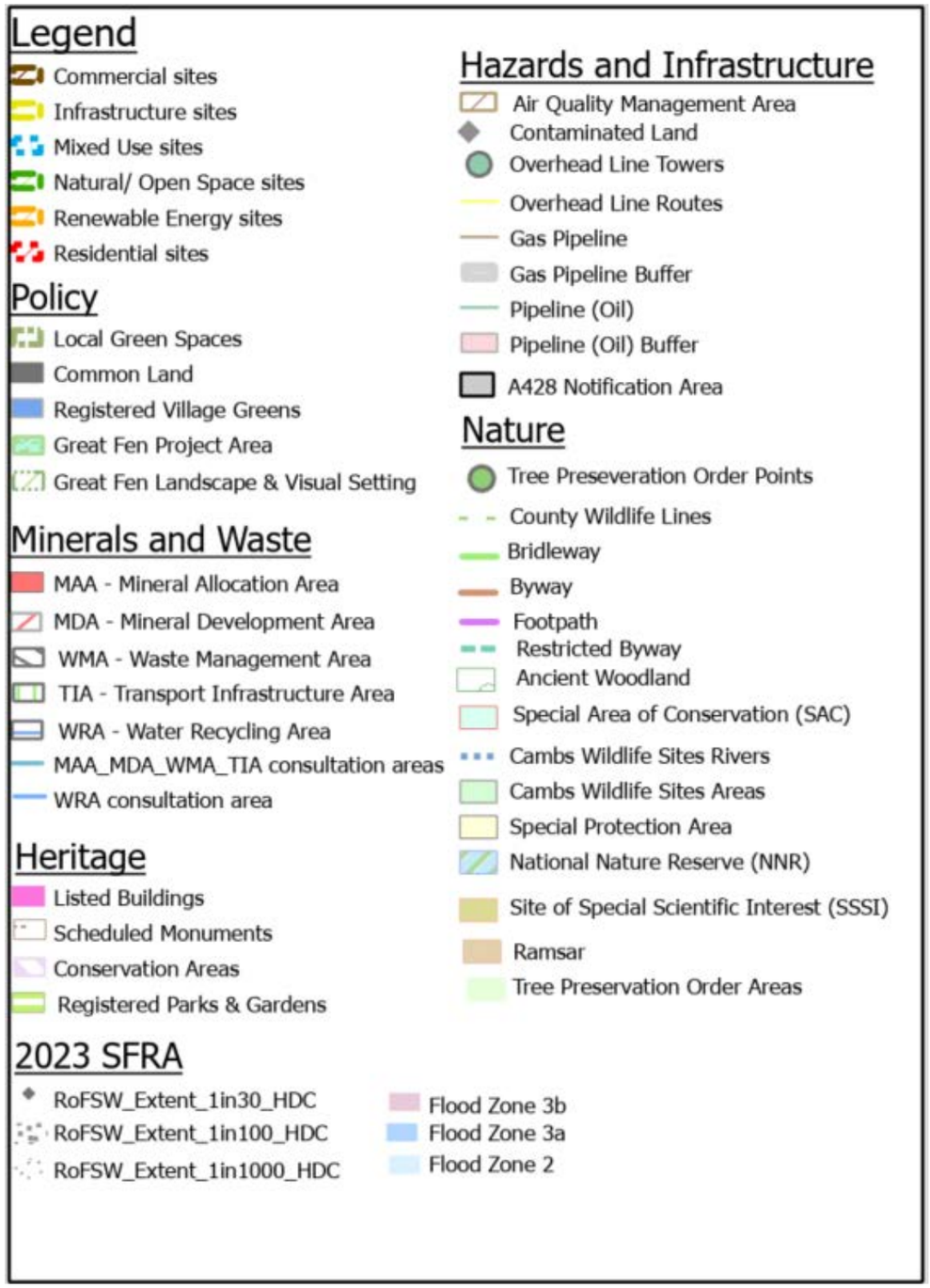
Great Gidding

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

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



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



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

Site reference	Great Gidding 1
Site name	Land Adjacent to 52 Main Street, Great Gidding

Site address	Parish(es)	Site area (ha)
The site is located off main street and is in the centre of Great Gidding	Great Gidding	Approximately 0.074

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Market and/or affordable housing	2 dwellings	Up to 2 years

Core information

How was the site identified?	Call for site submission: site reference - CfS 194
Relevant planning history	Application Number: 03/020771/FUL Proposed development: Rebuilding of a front boundary wall Outcome: Approved Application number: 20/01132/TRCA Proposed development: Fell all trees to ground level Approved
Land type	Garden land
Current use of the site	Residential, garden land only
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	No	Fail

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site has failed fundamental constraints by being below the site threshold.

Impact of the Sustainability Appraisal on the assessment

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

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

Site reference	Great Gidding 2
Site name	Land South of Great Gidding Village Hall, Great Gidding

Site address	Parish(es)	Site area (ha)
Land South of Great Gidding Village Hall, Great Gidding	Great Gidding	0.667 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Biodiversity Net Gain Car Park	10 dwellings	Approximately 2 years

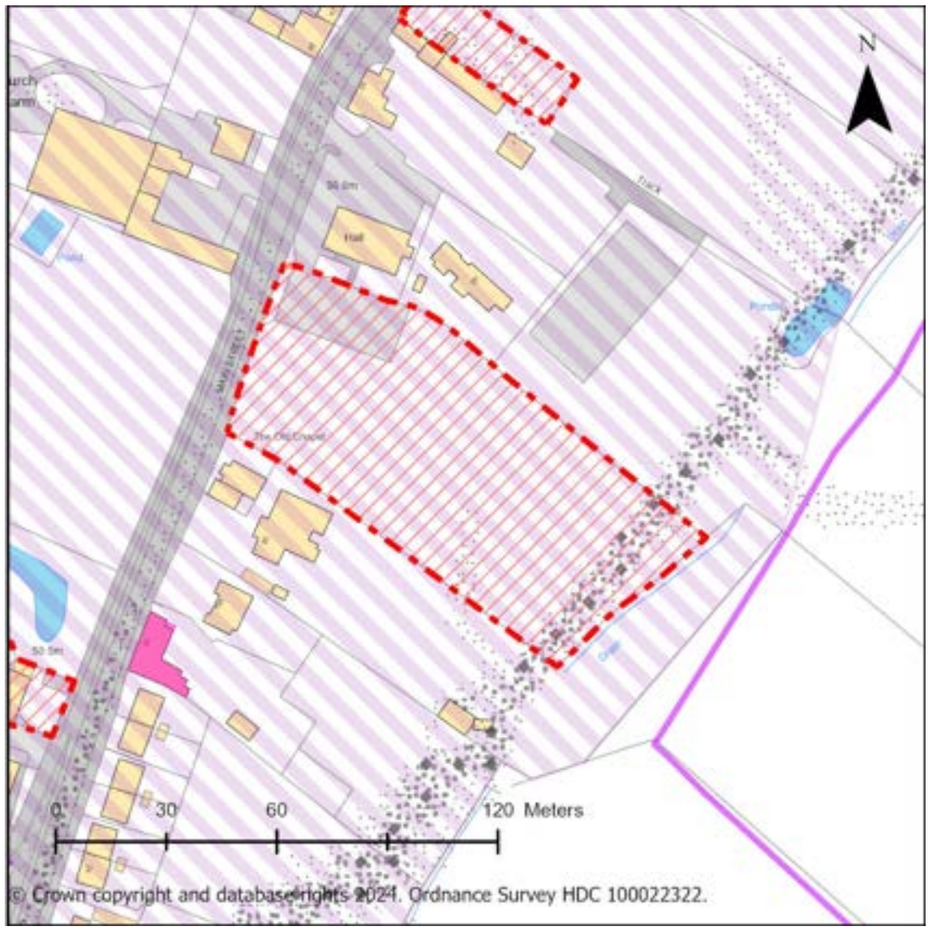
Core information

How was the site identified?	Call for Sites 2023 submission: Site reference - 193
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land and community uses
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

The site is within flood zone 1 but is at some risk from surface water flooding due to a drain that runs along the eastern edge of the site. The site is wholly classified as grade 3 agricultural land. Great Gidding is broadly linear in shape with a large proportion of the houses in this settlement, including the site proposal, fronting onto Main Street. The land within the site slopes gently down from west to east up to the eastern boundaries from which the land slopes gently upwards to Chapel End road. Surrounding the site, there are agricultural fields to the east, properties and associated land immediately to the north and south and Main Street to the north west. The boundaries of the site are characterised by trees and hedgerows but public views into the site from a public right of way to the east are likely due to the topography of the site and adjacent land causing some landscape impact. There is no no known contamination or pollution on site and there are no oil pipelines or buffer zones within the site. There are electricity lines within the site running in two directions, north west to south east and south west to north east, which could constrain development. The site promoter has stated the power lines will be incorporated into the design process, potentially using the effected land for Biodiversity Net Gain (BNG). There are no designated nature assets within the site. The site is wholly within Great Gidding Conservation Area. Highway access could be achieved from Main Street. The site is predominantly greenfield land. In the north western part of the site there is an overflow car park serving the Village Hall, the site promoter has stated they intend to retain and enhance his area of the site potentially contributing to the reuse and improvement of previously developed land. The site is outside a mineral safeguarding and water recycling area.	~
Availability The site is controlled by a single company who support its development. There are no known legal restrictions impacting the site. The site promoter has stated that the site is available for development and will be delivered by a house builder. There is a car park associated with the village hall that the site promoter has stated will be enhanced by the development.	+
Achievability The site promoter has identified that all services, except gas are immediately accessible from the site boundary. Highway access to the site could be achieved from Main Street. There are no topographical challenges to overcome within the site which would impact viability. There would be some landscape impact due to the site being visible from the east and the potential number of homes being out of line with the current built form along Main Street. This constraint could be overcome by proposed BNG on the eastern side helping to screen the development. The site promoter has stated the development would not impact the location of the power lines which would therefore reduce the developable area and potentially the capacity. The proposal would require sensitive design to ensure the character of Great Gidding Conservation Area is maintained. The eastern side of the site is at risk of some surface water flooding, proposed BNG on this side of the site would help overcome constraint and a sustainable drainage system would need to be implemented. The overflow car park currently used by the village hall is intended to be enhanced by the development. Constraints outlined relating to landscape, electricity lines and surface water flooding risk, reside on the eastern side of the site may be overcome by the BNG proposal. To this end, the capacity of the site may need to be reduced to consider the reduction in developable area and to align with the existing built form on Main Street.	~
Deliverability / developability There are constraints that may be overcome. The site promoter seeks to deliver the site via a housebuilder and has stated the land will become available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site. Consequently, the site is categorised as being 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:

- The site is flood zone 1 with minimal surface water flooding
- The site is predominantly greenfield, classified as grade 3 agricultural land.
- Limited access to natural green space, employment concentrations and education facilities.
- There is a shop and multiple culture and leisure facilities in close proximity to the site.
- Sufficiently remote from all of the designated nature assets except a County Wildlife Site.
- Wholly within Great Gidding Conservation Area and highway access could cause the removal of protected vegetation.

- Development provides an infill opportunity but should be located towards the site frontage to preserve the character and form of Great Gidding and minimise landscape.
- Wider benefit to the community offered through the enhancement of the existing car park to the north of the site serving the village hall.

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

- May be appropriate for development if located towards the site frontage to minimise impact upon the landscape and character of Great Gidding whilst avoiding the electricity lines on the eastern side of the site.
- Needs to conserve Great Gidding conservation area.
- Supports national aspirations for residential development on sites of less than 1 ha.
- Provides an opportunity for infill development and growth in a village location.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.667 ha 40% net developable area to minimise landscape and settlement character impact, avoid electricity lines and accommodate village hall car park. 0.667 ha x 40% = **0.267 ha**	Residential - market and/ or affordable houses. Very low density of 25 dph anticipated due to rural village location. Capacity = 0.267 ha x 25 = **7 homes**	Available 2024 - 2028 Build out 2 years

Updates after the Initial Assessment

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

Site reference	Great Gidding 3
Site name	Land Adjacent to Chapel Lane, Great Gidding

Site address	Parish(es)	Site area (ha)
Land adjacent to Chapel Lane, Great Gidding	Great Gidding	5.535

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Public space and amenity provision	Up to 110 dwellings	Approximately 2 years

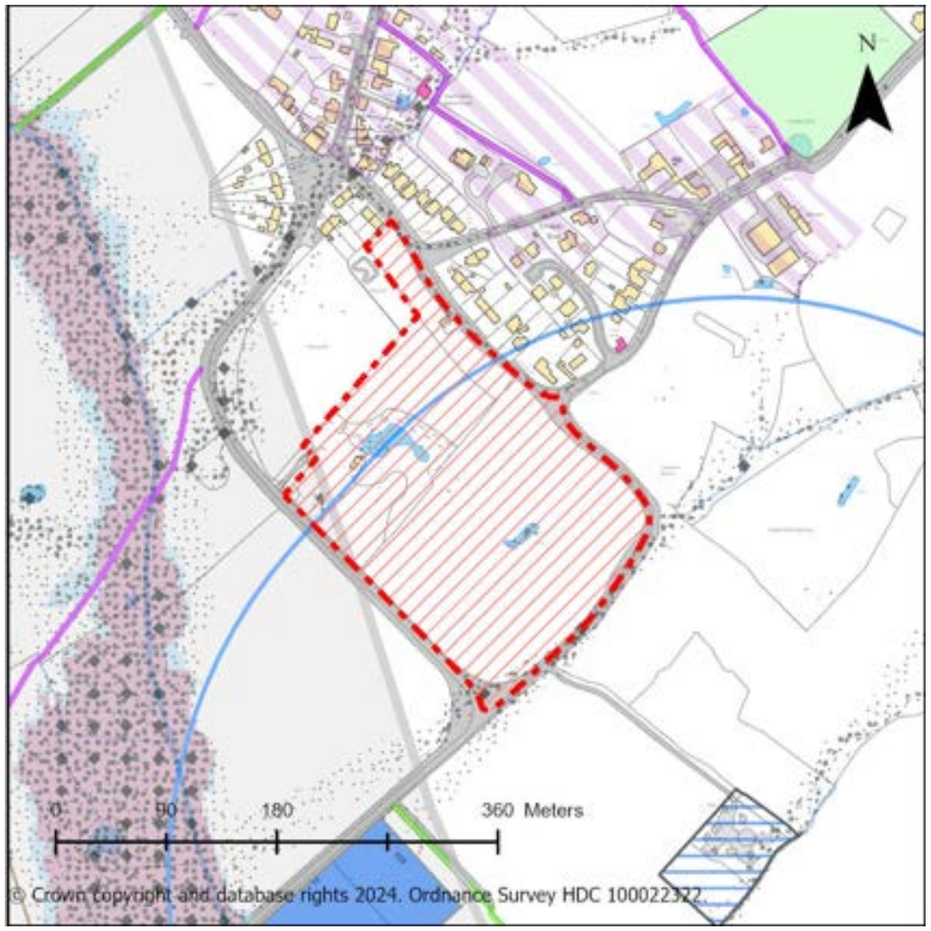
Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS 192
Relevant planning history	None
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	**~**

The site is wholly classified as grade 3 agricultural land. The site is within flood zone 1 but is at some risk from surface water flooding within the middle of the site and along the eastern boundary. The site is located in the south of Great Gidding and predominantly enclosed by surrounding roads, namely Chapel End, Back Lane and Winwick Road except an adjoining public park to the north west. From the north west to the south east, the land slopes up and then gently down. The boundaries of the site are characterised by well established trees and hedgerows but due to the topography of the site there could be some landscape impact looking into the site from surrounding areas. There is no known pollution or contamination impacting the site and there are no oil pipelines or buffer zones within the site. However, there are electricity lines traversing the site in two directions, from north east to south east and south east to north west which would cause a reduction in the developable area or need to be redirected; the site promoter has confirmed that the power line running on the eastern edge (north east to south east) would need to be diverted. There are no known heritage or conservation assets within the site, but the site is adjacent to Great Gidding Conservation Area to the north. Highway access could be achieved from the encompassing roads, consultation with Cambridgeshire County Council is required to inform the most suitable access point. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The majority of the site, except a very small area in the eastern corner is within a mineral and safeguarding area for sand and gravel. In addition, approximately 4.3ha of the site is within a water recycling a buffer zone serving as a significant constraint to development.	
Availability The site is controlled by a single company who support its development. There are no known legal restrictions impacting the site. The site promoter has stated that the site is available for development and will be delivered by a house builder.	+
Achievability The site promoter has identified that all utilities and digital infrastructure are available from the site boundary. There are no significant topographical constraints within the site impacting the scope of development but there would be some landscape impact. Consultation with Cambridgeshire County Council is required to ascertain the most suitable access point from encompassing roads. The site is predominantly within a mineral safeguarding area and WRA which could significantly impact the capacity and layout of the site and therefore consultation and necessary assessments will be required prior to development to assess whether the impacted land is developable. The proposal would require sensitive design to ensure the character of Great Gidding Conservation Area, to the north of the site, is maintained. The electricity lines, as suggested by the site promoter, would need to be diverted, raising costs for the developer.	~
The cumalative impact of the constraints outlined are significant, negatively impacting the achievability of the proposal.	
Deliverability / developability There are significant constraints that would need to be overcome. There are no built structures to clear but there is a pond and trees within the middle of the site which will need to be considered in the design process. The site promoter seeks to deliver the site via a housebuilder and has stated the land will become available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is within flood zone 1 with minimal risk of surface water flooding
- Wholly classified as grade 3 agricultural land
- Limited access to schools, employment opportunities and public transport
- In close proximity to multiple culture and leisure facilities, natural green space and a local convenience store.
- The scale and location of the site would likely fail to conserve the character and form of Great Gidding.
- It is sufficiently remote from all of the designated nature assets but development in this location would need to be sensitive to Great Gidding Conservation Area to the north, a designated heritage asset.

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

- Is inappropriate for development due to key constraints arising from predominantly being in a WRC impacting the layout and capacity and potential for the scale and location of development causing significant landscape impact eroding the rural feel and character of Great Gidding.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Great Gidding 4: St Gidding School, Great Gidding

Site reference	Great Gidding 4
Site name	St Gdding School, Great Gidding

Site address	Parish(es)	Site area (ha)
St Gidding School, Main Street, Great Gidding Cambridgeshire PE28 9EN (nearest postcode)	Great Gidding	0.207

Promoter's Intentions

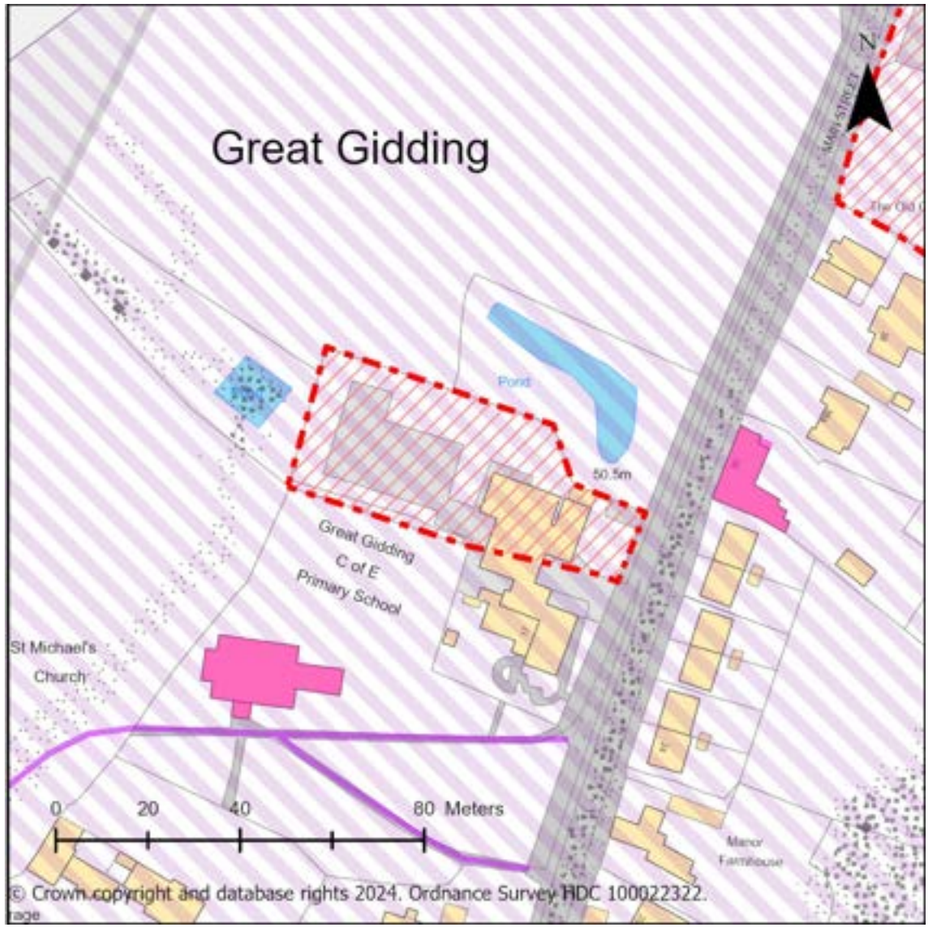
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	1-2 years

Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 349
Relevant planning history	None relevant
Land type	Wholly previously developed land
Current use of the site	Community Uses
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	No. The site is below 0.25 ha and the capacity has not been provided by the site promoter.	Fail



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, the site is below the required threshold for site size and the site promoter has not provided the capacity in the submission form.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site has failed the threshold for minimum site size.	N/A	N/A

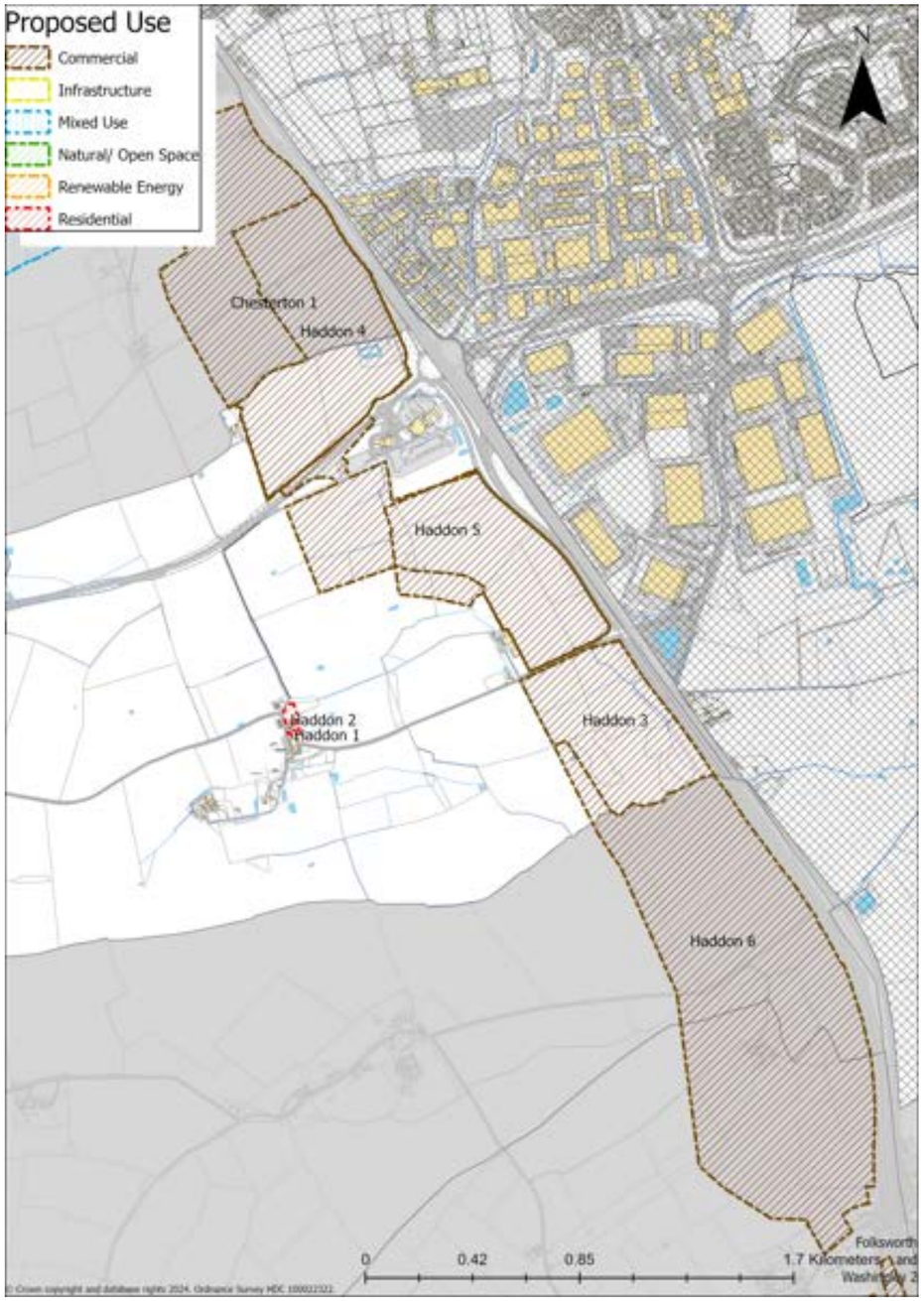
Updates after the Initial Assessment

Haddon

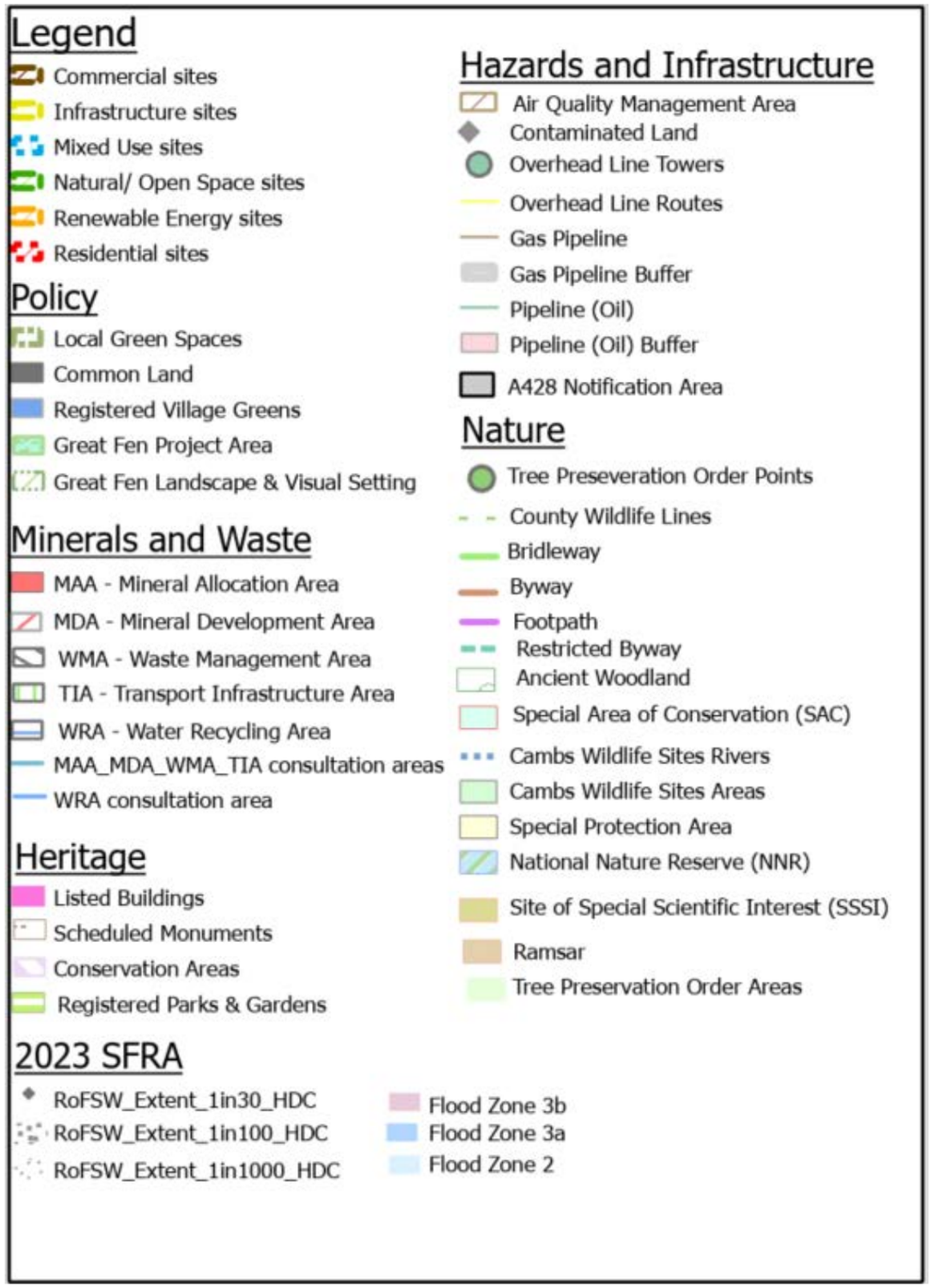
3.21 A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Haddon 1: Manor Farm Yard, Haddon Road, Haddon
- Haddon 2: Orchard Field Allotment, Haddon Road, Haddon
- Haddon 3: Land West of A1 and South of Haddon House, Haddon
- Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon - note that this site also partially falls within Chesterton parish, but it has been included under Haddon as most of the site lies within that parish area.
- Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon
- Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road - note that this site also partially falls within Morborne and Folksworth & Washingely parishes, but it has been included under Haddon as most of the site lies within that parish area.

3.22 Please note that 'Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)' also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.



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



Haddon 1: Manor Farm Yard, Haddon Road, Haddon

Site reference	Haddon 1
Site name	Manor Farm Yard, Haddon Road, Haddon

Site address	Parish(es)	Site area (ha)
Site is an old farm yard between Manor Farm Court and Selah. Post code PE7 3TR	Haddon 1	0.069 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Custom and self-build housing	1 plot	Approximately 2 years

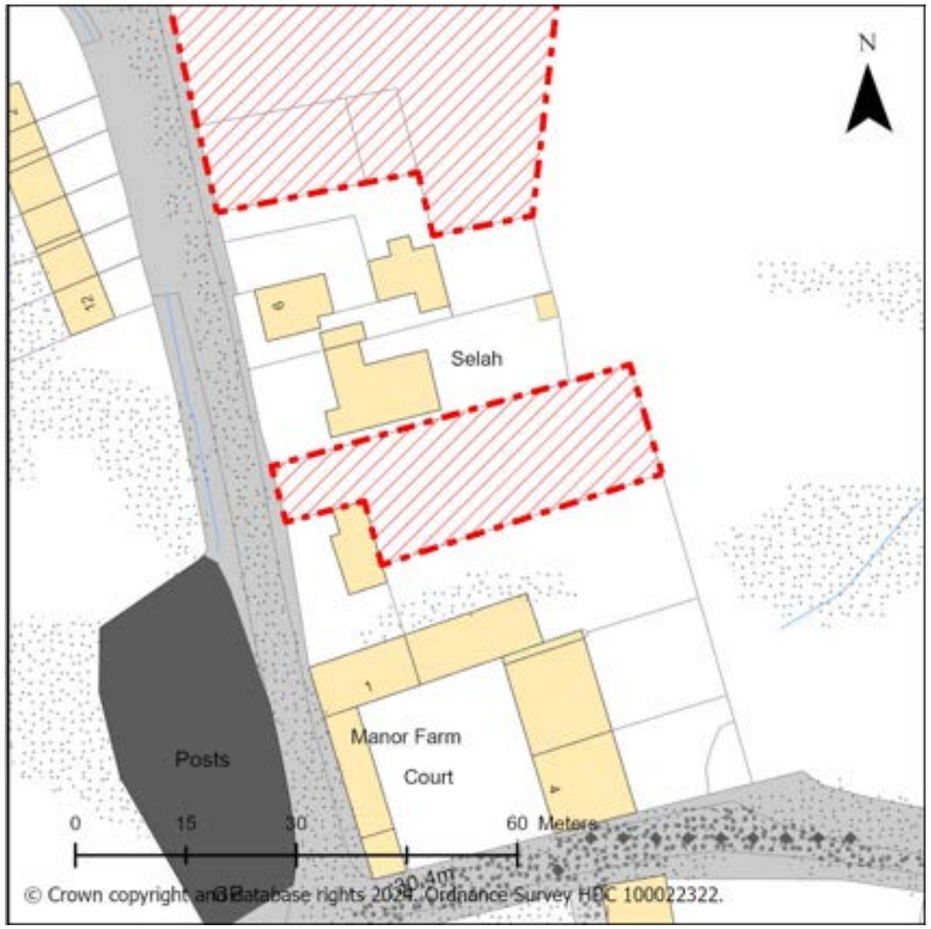
Core information

How was the site identified?	Call for sites submission 2023 - CfS 306
Relevant planning history	Application number: 1100256FUL Proposal: Erection of dwelling Outcome: Refused
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	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.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Haddon 2: Orchard Field Allotment, Haddon Road, Haddon

Site reference	Haddon 2
Site name	Orchard Field Allotment, Haddon Road, Haddon (land north of 9 Haddon Road)

Site address	Parish(es)	Site area (ha)
Land North of 9 Haddon Road, Haddon. PE7 3TR	Haddon	0.32

Promoter's Intentions

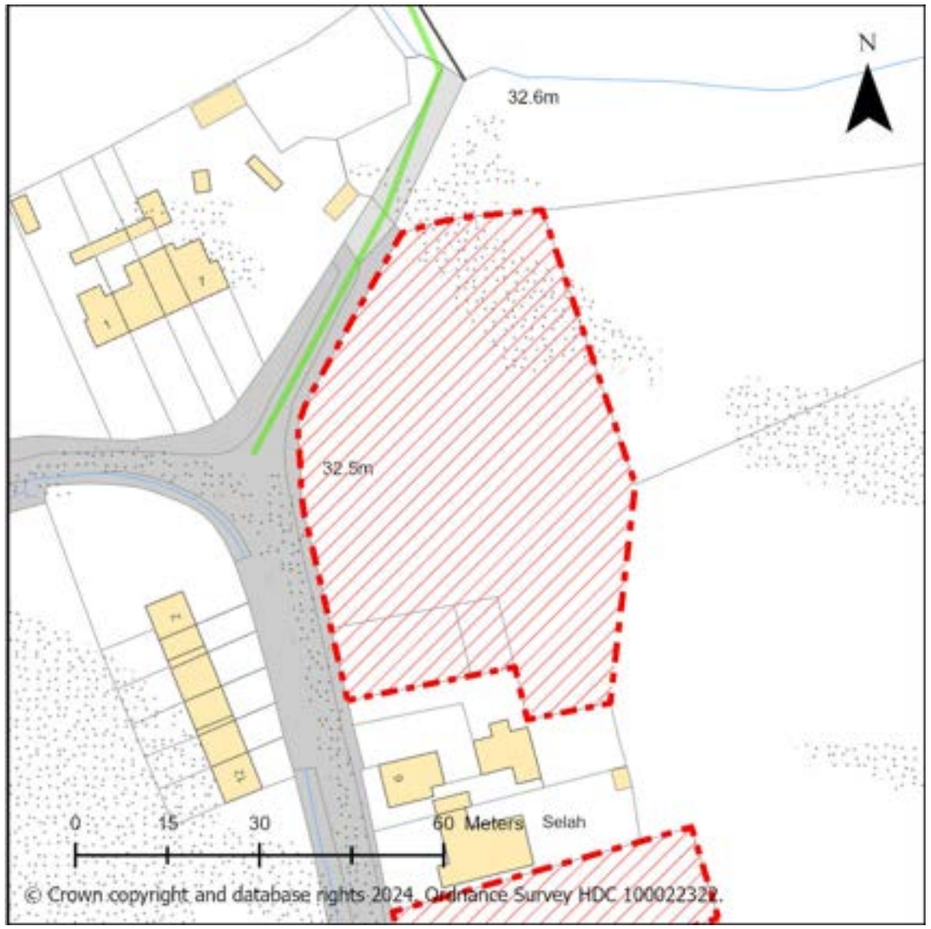
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	2 plots	2-3 years

Core information

How was the site identified?	Call for sites submission 2023 - CfS 307
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural and garden land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	**~**

The site is wholly classified as grade 3 agricultural land. The site is wholly within flood zone 1 with no recorded risk of surface water flooding. The site is located in the north of Haddon. The topography within the site and surrounding land is broadly level, sloping gently down from west to east. There are no built structures within the site. The eastern and southern boundary is characterised by well established trees and hedgerow but is completely open to the east allowing views into the site from adjoining agricultural fields. Residential properties adjoin the site in the south and is opposite a row of houses to the west along Haddon Road. There is no known contamination on site or gas pipelines running through the site. There are electricity lines traversing the middle of the site from west to east and along the western boundary which could significantly constrain development. There are no designated heritage or nature assets within the site. Highway access could be achieved from Haddon Road. The site is wholly greenfield land and therefore offers no opportunity for the reuse or regeneration of previously developed land. The site is wholly within the mineral safeguarding area for bricklay, consultation with Cambridgeshire County Council will be required to ascertain whether it is a workable resource that might constrain development.	
Availability The site is owned by a single individual/ company who supports it's development. There are no known legal restrictions impacting the site. The site will be directly delivered by the land owner.	+
Achievability The landowner has stated that utility and digital infrastructure is available from the site boundary except gas. Public highway access could be achieved via Haddon Road. There are no topographical constraints to overcome. The achievability of development is constrained by the electricity lines that run from west to east and along the western boundary which would impact the layout and capacity of the site but could be mitigated through effective design. However, mitigation could effect the viability of the site, particularly if the electricity line needs to be diverted. The site is in close proximity to the A1(M) and therefore may be subject to noise pollution.	~
Deliverability / developability There are no buildings that need to be cleared prior to development but to access the site it will likely require the removal of a dense treeline along the western boundary. The site is contrary to current planning policies and therefore is considered to be 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 the site:

- The site is wholly flood zone 1 with no recorded risk of surface water flooding
- Wholly classified as grade 3 agricultural land.
- Sufficiently remote from all of the designated nature and heritage assets.
- The development is of a scale and location that could conserve the character of Haddon and be effectively integrated into the existing place and community.
- Very limited access to services, amenities and key infrastructure such as public transport.

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

- Is potentially appropriate for development requiring the impact of constraints arising from the electricity lines and potential removal of mature trees and hedgerow are fully understood, mitigated and viable.
- Opportunity for small scale development in village location potentially conserving the character of Haddon.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.32 70% net developable area to allow sufficient landscaping along eastern boundary, retention of mature trees and removing part of the site impacted by the electricity lines. 0.32ha x 70% = **0.224 ha**	Custom/ self-build housing Very low density of 25dph anticipated due to rural village location. Capacity = 0.224 ha x 25 dph = **6 homes**	Land available 2024-2028 Build out 2-3 years

Updates after the Initial Assessment

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

Site reference	Haddon 3
Site name	Land West of A1 and South of Haddon House, Haddon

Site address	Parish(es)	Site area (ha)
Land West of A1 and South of Haddon House, Haddon	Haddon	27.71

Promoter's Intentions

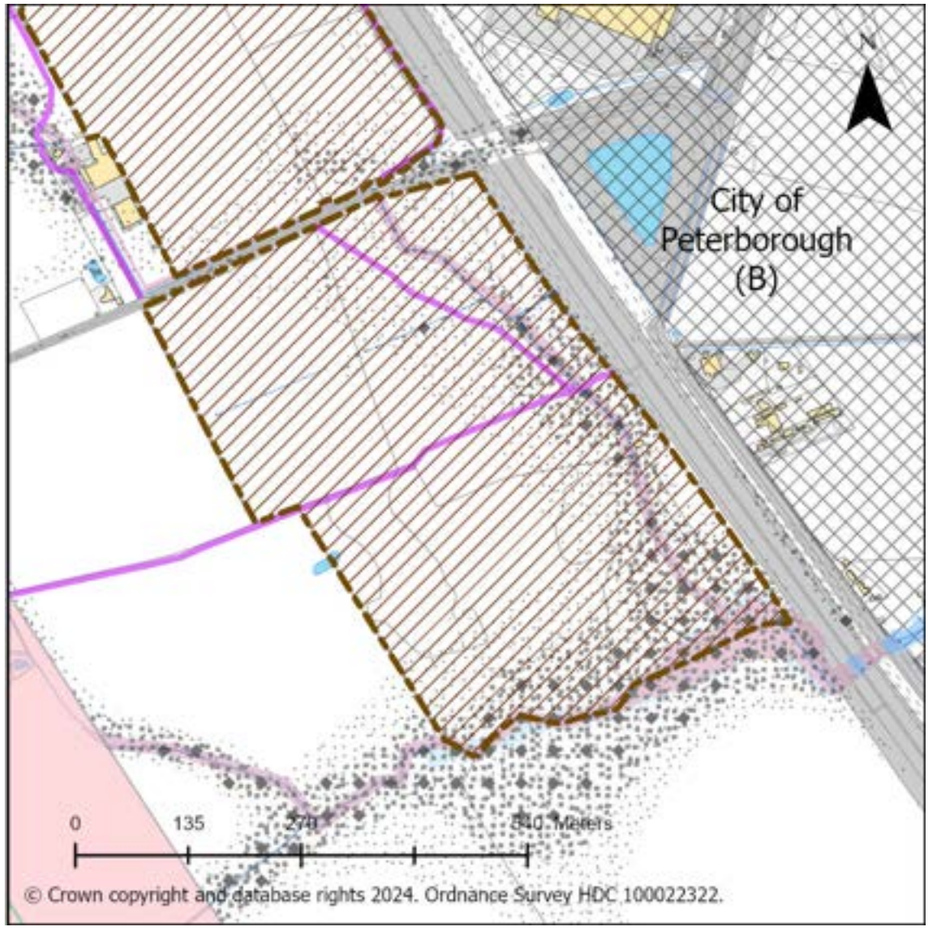
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Logistics and distribution	45,000 sqm to 90,000 sqm	Available 2024 - 2028 Build out over 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:115
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	Some of the south eastern corner and eastern edge is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-

The majority of the site is located within flood zone 1 but its southern edge and a channel along its eastern side is within flood zone 3b. This flood risk is associated with a drain that runs through the site. The site is significantly constrained by surface water flood risk covering over two thirds of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level and open with minimal vegetation along its western, eastern and northern boundaries. The elevated A1(M) provides views into the site. The site is more obscured on its southern edge from views. Haddon Nursery consists of various mature trees and vegetation within the southern half of the site, the removal of these trees would significantly alter the landscape by removing a local landscape feature. There are two public rights of way running the the site, one runs through the centre of the site. Therefore development would be visible form public vantage points. To the east is the A1(M) and Shark's Lodge and to the north, south and west is open countryside with some agricultural buildings and farmhouses nearby including Toon's Lodge. There is no known contamination on site and no oil or gas pipelines running through the site. Some telegraph poles run along Haddon Road and into the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access to the site could be achieved from Haddon Road however this is a single lane road which would require significant upgrades in order to accommodate large logistics vehicles. Additionally, to connect onto the A1(M), vehicles currently need to travel along Haddon Road underneath the A1(M) and carry on for some 2 miles along New Road to connect onto the A1(M) at junction 16. Engagement with Cambridgeshire County Council will be required to further assess the impact of this on the local road network and the feasibility of access but this is a key constraint to the achievability of developing this site. 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. The site is beyond 400m of a water recycling area.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 5 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible. The site is broadly level but there are public rights of way and Haddon Nursery within the site as well as	-

channels of land within flood zone 3b and telegraph poles which will impact the layout and potential achievability of developing the site. Additionally, there is likely to be significant impacts on the landscape arising form development. There is also potentially limited vehicular access appropriate to he nature and scale of the proposed development which will require engagement with Cambridgeshire County Council. The scale of the proposed development is also in isolation likely to be an insufficient scale in order to fund a new access or junction from the A1(M).	
Deliverability / developability The site is greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles on the site making the potential developable area of the site very small for the proposed development. Also access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate

Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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

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

Site address	Parish(es)	Site area (ha)
Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon	Haddon	45.97

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Logistics and distribution	Total 71,535sqm floorspace (with B2 capped at 30%) broken down as follows: • 21,460.5sqm of B2 floorspace • 50,074.5sqm of B8 floorspace	Available 2024 - 2028 Build out over 2 years

Core information

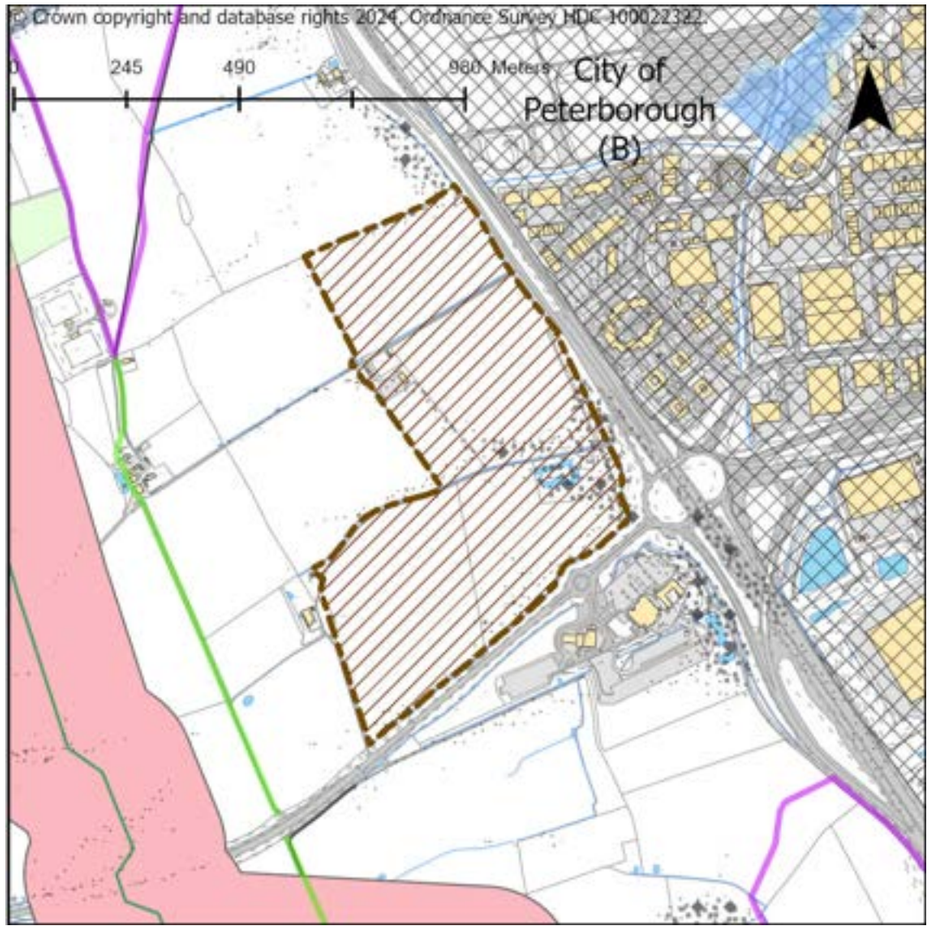
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:206
Relevant planning history	• Part of the site was subject to 22/00441/FUL for a hybrid planning application: Full permission sought for demolition of two dwellings, outbuildings and related structures- creation of access from the A605- highway works to Oundle Road Junction 17 of the A1(M)- and associated site infrastructure works compromising groundworks, internal access roads, strategic landscaping, creation of development plateaus and diversion of underground water pipe. Outline permission sought for the construction of industrial distribution units (use class B8) with ancillary offices (use class e(g)). All matters reserved except for access. This was withdrawn in March 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	• A1 West North (Option B) Covering Letter (June 2023)
	• A1 West (North) - Option B Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices:
	  • Air Quality Technical Note
	  • Arboricultural Technical Note
	  • Archaeology Technical Note
	  • Built Heritage Note
	  • CGI Imagery
	  • Constraints and Opportunities Plan
	  • Drainage Technical Note
	  • Ecology Technical Note
	  • Geotechnical Summary Note
	  • Landscape Technical Note
	  • Lighting Technical Note
	  • Site Concept Plan
	  • Transport Technical Note
	  • Utilities Technical Note
	• A1 West (North) Newlands Overarching Opportunity Document (June 2023)
	• A1 West (North) Huntingdonshire Logistics - Construction Phase Social Value Framework (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

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	~

The site lies between the A605 Oundle Road to the north and the A605 and Peterborough Motorway Services to the south, it is also west of the A1(M). The site has also been submitted under CfS:209 (see Chesterton 1 for site assessment) as part of a larger scheme. It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the north of another site being promoted at A1 West (South) (see site Haddon 3 for site assessment). The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished. The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) and Junction 17 is relatively flat with some parts gently sloping and the south western part rises towards the ridgeline and highest ground beyond the site to the west. The existing fields within the Site are generally divided by hedgerows with some drainage ditches. A cluster of buildings at Bottom Lodge Farm are located on the western side of the site, accessed via a track from the A1. A fishing pond, contained within existing trees is located close to the south-east corner of the site. The western side of the site is contained by the ridge of high ground that lies and the eastern side of the site is contained by the A1(M) road corridor, with the existing developed edge of Peterborough, immediately beyond. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site and a communications mast is positioned close to the south-western corner of the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Oundle Road. From the A605, there are connections to the A1(M). Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of 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. The site is beyond 400m of a water recycling area.	
Availability The site is in multiple ownership with all landowners supporting its development. The land has been promoted on behalf of a developer who part owns the site, the site promoter states that the remainder of the site is controlled by way of an option agreement. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.	+

Achievability The site promoter identifies that the public highway and digital and telecommunications infrastructure are accessible form the site boundary, with gas supply and electricity supply not being immediately accessible, and mains water supply being accessible within the site. The site has good connections to the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.	~
Deliverability / developability The site is greenfield with some buildings on site to clear. There are several constraints impacting the site which cumulatively make developing the site challenging, most notably relating to landscape and access/traffic flows. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being 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:

- The site is greenfield land consisting of grade 3 agricultural land
- Is within flood zone 1 but there area areas at risk from surface water flooding
- Is remote form natural greenspace
- It has very limited accessibility to a local shop and local services and facilities
- It is remote from public transport options so could incentivise car usage if improvements were not made or if adequate footpath and cycle path connections were not made
- It could provide employment development that could support job creation
- May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M) and be of a scale that could result in additional pollution
- Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration

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

- Is potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme.
- Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access being an additional turning from the roundabout on the A605 before junction 16 of the A1(M)
- Telegraph poles running through the larger parcel which will impact the masterplanning of the site
- Sustainable drainage will be required to mitigate the 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 45.97 ha Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation and access route and connection off the roundabout from the A605, the net developable area will be used. Accounting for this the net developable area of 50% will be used. 45.97 ha x 50% = **23 ha**	Commercial - employment & logistics/distribution The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace. The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses: 0.40 plot ratio x 23 ha = 9.2 ha of land for employment uses equating to **92,000 sqm**. Using the split provided by the site promoter between B2 and B8 use this could provide:	Available post 2028, subject to allocation status. Build out over more than 5 years (site promoter anticipates 2 years)

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	• 30,667 sqm for B2 use • 61,333 sqm for B8 use	

Updates after the Initial Assessment

The site promoter resubmitted this site and additional land to the north and north west in the Ongoing Call for Sites as well as proposing the site for alternative uses. As this site includes additional land and a substantially different use, it was reassessed as Chesterton 3. Please see the that site assessment for details.

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

Site reference	Haddon 5
Site name	Land at A1 West (South) - South of Peterborough Motorway Services, Haddon

Site address	Parish(es)	Site area (ha)
Land at A1 West (South) - South of Peterborough Motorway Services, Haddon	Haddon	48.24

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Logistics and distribution	Total 139,355sqm floorspace (with B2 capped at 30%) broken down as follows: • 41,806sqm of B2 floorspace • 97,548.5sqm of B8 floorspace	Available 2024 - 2028 Build out over 2 years

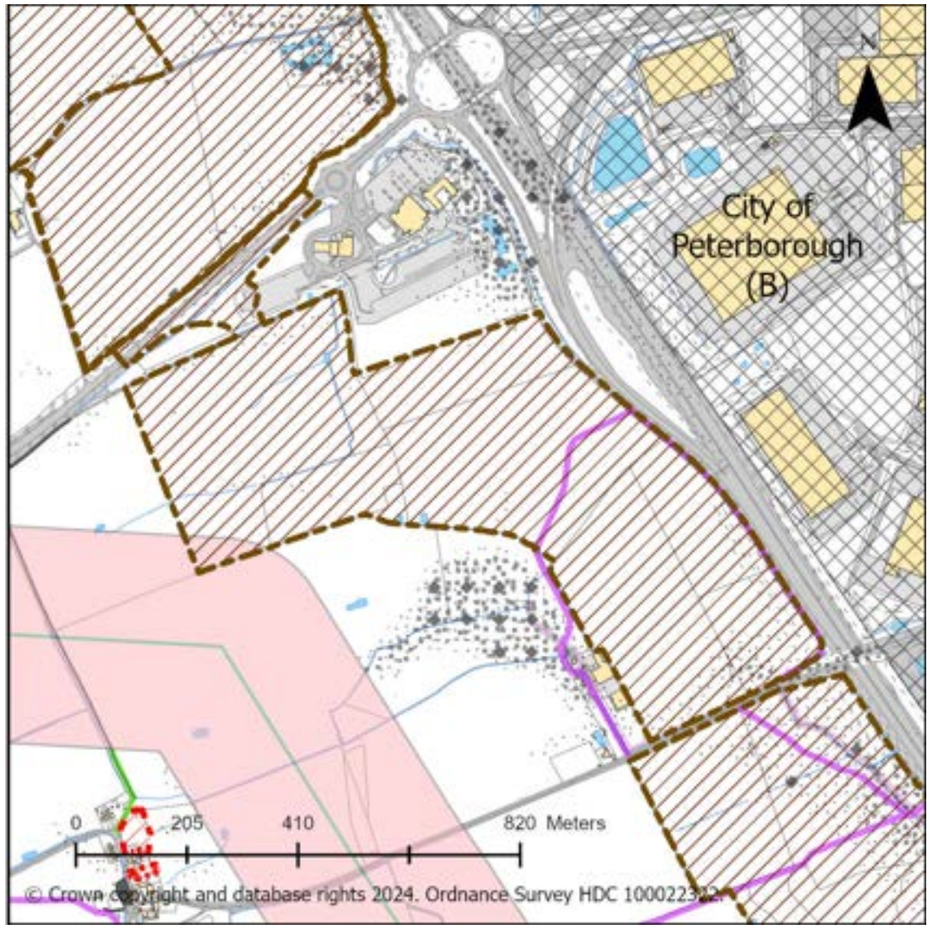
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:212
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	• A1 West South Covering Letter (June 2023)
	• A1 West (South) - Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices:
	  • Air Quality Technical Note
	  • Arboricultural Technical Note
	  • Archaeology Technical Note
	  • Built Heritage Note
	  • CGI Imagery
	  • Constraints and Opportunities Plan
	  • Drainage Technical Note
	  • Ecology Technical Note
	  • Geotechnical Summary Note
	  • Landscape Technical Note
	  • Lighting Technical Note
	  • Site Concept Plan
	  • Transport Technical Note
	  • Utilities Technical Note
	• A1 West (South) Newlands Overarching Opportunity Document (June 2023)
	• A1 West (South) Huntingdonshire Logistics - Construction Phase Social Value Framework (June 2023)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site lies between the A605 and Haddon Road, west of the A1(M) Junction 17. It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the south of another site being promoted at A1 West (North) (see site Haddon 5 and Chesterton 1 for site assessments). The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use consisting of several small and medium sized fields. The site is relatively well defined and contained by a combination of the A1, Junction 17, A605 and a service area to the north, east and north east. To the south and west is further farmland, woodland and hedgerows, and a minor watercourse/ wet ditch. The site is not level with the western part of the site comprising rising ground, which continues to rise beyond the boundary to the west. The majority of the site is relatively lower lying sloping down towards in the central and eastern part of the site. Land levels reduce by some 20m or so so development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east as does the A605 and Peterborough Motorway Services to the north. The site is much more open to the south and west where it adjoins open countryside. There are agricultural buildings and a single dwelling adjacent to the site's south western corner accessed from Haddon Road. The site has a public right of way within its south eastern section so development will be visible form a public vantage point. There is no known contamination on site and no oil or gas pipelines running through the site. Along some of the site's western boundary, a smaller part of the site falls within the buffer zone of an oil pipeline. Telegraph poles run through the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. However, the site promoter has identified the north western corner of the site as having potentially significant archaeology which will require further investigation. The concept plan for the site shows that no built development is proposed on this part of the site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Haddon Road. From the A605, there are connections to the A1(M) via Junction 17. Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of 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. The site is beyond 400m of a water recycling area.	~
Availability The site is controlled by a developer company who supports its development. There is an option agreement in place on the land. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.	+
Achievability The site promoter identifies that mains water supply, the public highway and digital and telecommunications infrastructure are accessible form the site boundary with gas supply and electricity supply not being immediately accessible. The site has good connections to	~

the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider as well as the public right of way which runs through the site. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.	
Deliverability / developability The site is greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being 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:

- The site is greenfield land consisting of grade 3 agricultural land
- Is within flood zone 1 but there area areas at risk from surface water flooding
- Is remote from natural greenspace
- It has very limited accessibility to a local shop and local services and facilities
- Has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way
- Connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network
- It could provide employment development that could support job creation
- May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M) and be of a scale that could result in additional pollution
- Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration
- There may be archaeological potential on the site

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

- Is potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme.
- Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access from the A605
- Telegraph poles running through the site which will impact the masterplanning of the site
- Sustainable drainage will be required to mitigate the surface water flood risk
- Masterplan will need to incorporate existing public rights of way and consider the location of built development in relation to the potential archaeology on 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 48.28 ha Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route from the A605, the net developable area will be used. Accounting for this the net developable area of 60% will be used. 89.05 ha x 60% = **28.97 ha**	Commercial - employment and logistics/ distribution The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace. The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses: 0.40 plot ratio x 28.97 ha = 11.588 ha of land for employment uses equating to **115,880 sqm**. Using the split provided by the site promoter between B2 and B8 use this could provide: • 34,764 sqm for B2 use • 81,116 sqm for B8 use	Available post 2028, subject to allocation status. Build out over more than 5 years (site promoter anticipates 2 years)

Updates after the Initial Assessment

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

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

Site address	Parish(es)	Site area (ha)
Land West of A1(M) between junctions 16 and 17, and South of Haddon Road	Haddon; Morborne; Folksworth & Washingley	188.24

Promoter's Intentions

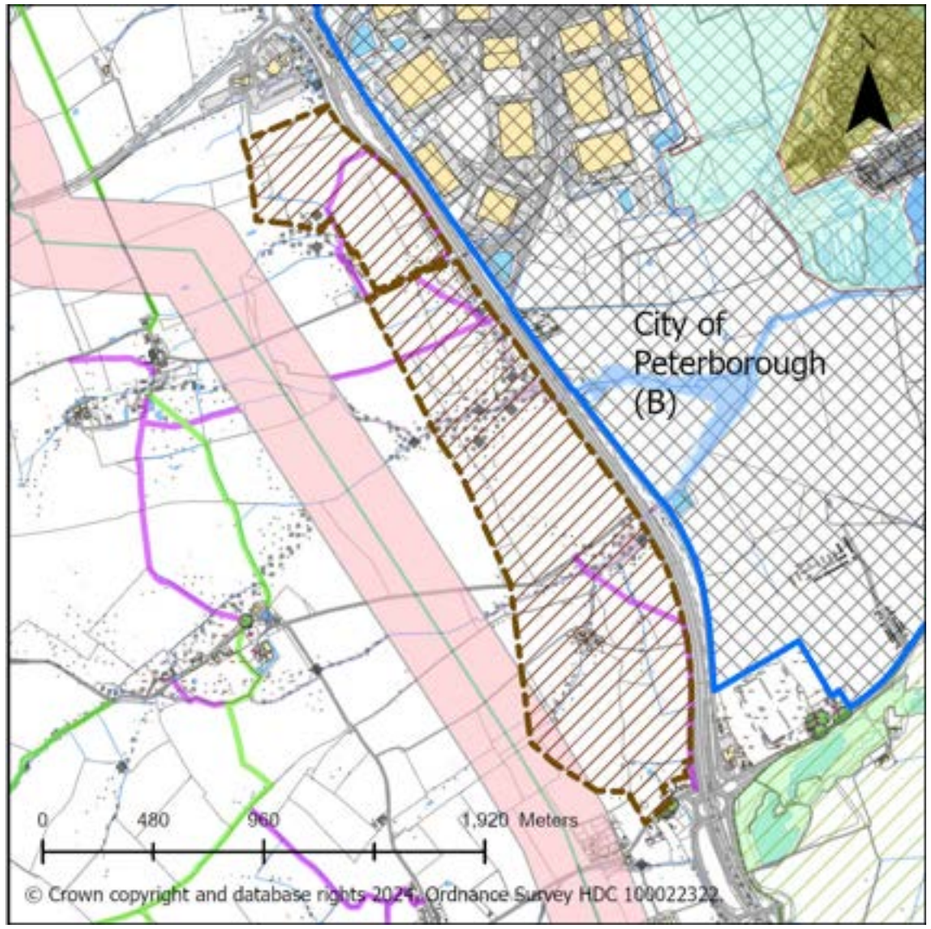
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment Infrastructure: • Transport and parking/lorry parking Open space uses: • Natural green or open space • Biodiversity net gain opportunities • Land to safeguard against flooding	418,100sqm of industrial floorspace, split between B2/B8 to be confirmed Capacities for other land uses not provided	Available 2024 - 2028 Build out over 5-10 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2415
Relevant planning history	None relevant
Land type	Greenfield land with a small amount of previously developed land
Current use of the site	Agricultural land with an existing dwelling within the site
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Channels of flood zone 3b across the site but this accounts for less than 10% of the site area	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability This is a large site consisting of two parcels of land. The larger extended between Folksworth Road and Haddon Road, the smaller northern parcel is between Haddon Road and the A605 south of Peterborough Services. The site includes land also submitted under Haddon 3 (Land West of A1 and South of Haddon House, Haddon), Haddon 4 (Land at A1 West (South) - South of Peterborough Motorway Services, Haddon) and Folksworth and Washingley 2 (Land adjacent A1 at Norman Cross, Folksworth).	-

The majority of the site is located within flood zone 1 but there are channels of water running through the site which fall within flood zone 3b. This accounts for less than 10% of the total site area. These areas at higher risk of fluvial flood risk are also at greater rick from surface water flood risk. Pockets of surface water flood risk are found throughout the site, some are at quite high risk. The site is wholly classified as grade 3 agricultural land. The site is broadly level but gently elevates up to its western edge. It is generally open with minimal vegetation along its western, southern and northern boundaries. The elevated A1(M) provides views into the site but there is vegetation along it to screen the site form view. Haddon Nursery and Morborne Thorns consists of various mature trees and vegetation within the site, the removal of these trees would significantly alter the landscape by removing a local landscape feature. There are several public rights of way running through both parcels of the site, including through the centre of the site. Therefore, development would be visible form public vantage points. To the east is the A1(M), it largely consists of agricultural fields but there are some proptiers and farms within the site such as Venetian Lodge and Shark's Lodge. The site is very large and would have an substantial urbanising effect on the landscape fundamentally altering the character of the landscape and the setting of several villages. There is no known contamination on site and no oil or gas pipelines running through the site. The site's south western corner does fall within the buffer zone of an oil pipeline. Some telegraph poles run along Haddon Road and into the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. There are however some trees protected by a Tree Preservation Orders adjacent to the site's southern boundary. There are several areas of densely wooded areas (Haddon Nursery and Morborne Thorns) which will not benefiting from statutory protection form important landscape features. Access to both parcels could be possible from Haddon Road however this is a single lane road which would require significant upgrades in order to accommodate large logistics vehicles and development of this scale. Additionally, to connect onto the A1(M), vehicles currently need to travel along Haddon Road underneath the A1(M) and carry on for some 2 miles along New Road to connect onto the A1(M) at junction 16. Engagement with Cambridgeshire County Council will be required to further assess the impact of this on the local road network and the feasibility of access but this is a key constraint to the achievability of developing this site. The site is predominately 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. The site is beyond 400m of a water recycling area.	
Availability	+

The site is controlled by multiple owners with legal land control agreements being finalised. Development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 5 to 10 years to complete. The site promoter states that technical work is ongoing and further details will be provided in due course.	
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is broadly level but there are public rights of way and areas of established woodland within the site as well as channels of land within flood zone 3b and telegraph poles which will impact the layout and potential achievability of developing the site. The scale of the site is substantial and will fundamentally urbanise the landscape along the A1(M) to a scale that would detrimentally impact the landscape and the character of the northern part of the district. Additionally, there is likely to be significant impacts on the landscape arising from development. There is also potentially limited vehicular access appropriate for the nature and scale of the proposed development which will require engagement with Cambridgeshire County Council. The scale of the proposed development is also in isolation likely to be an insufficient scale in order to fund a new access or junction from the A1(M).	-
Deliverability / developability The site is largely greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles. The scale of the site is fundamentally unacceptable due to the urbanising impact it would have on the landscape. Also, access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades.

Impact of the Sustainability Appraisal on the assessment

The site has not progressed to Sustainability Appraisal.

HDC's Delivery Calculations

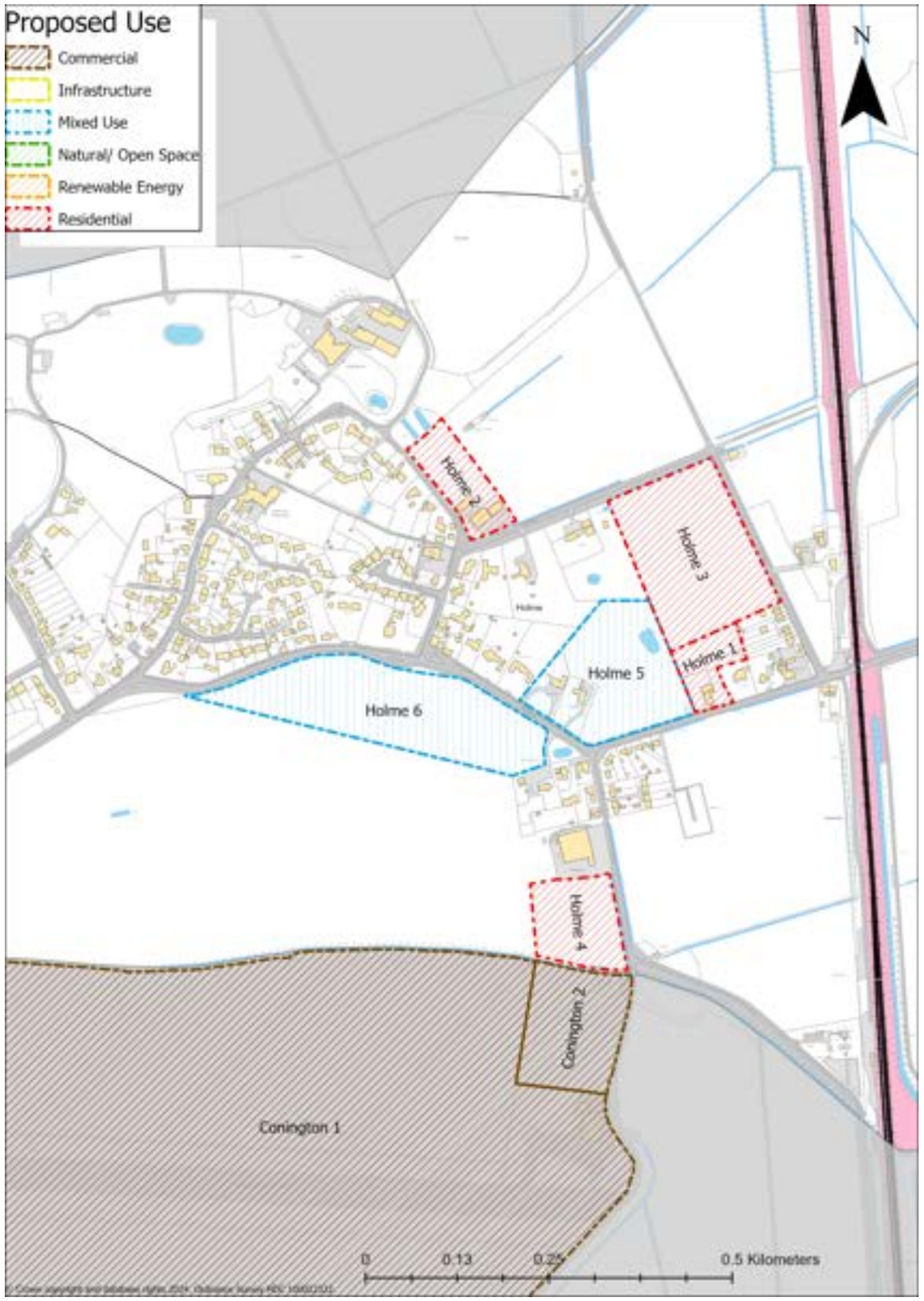
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

Updates after the Initial Assessment

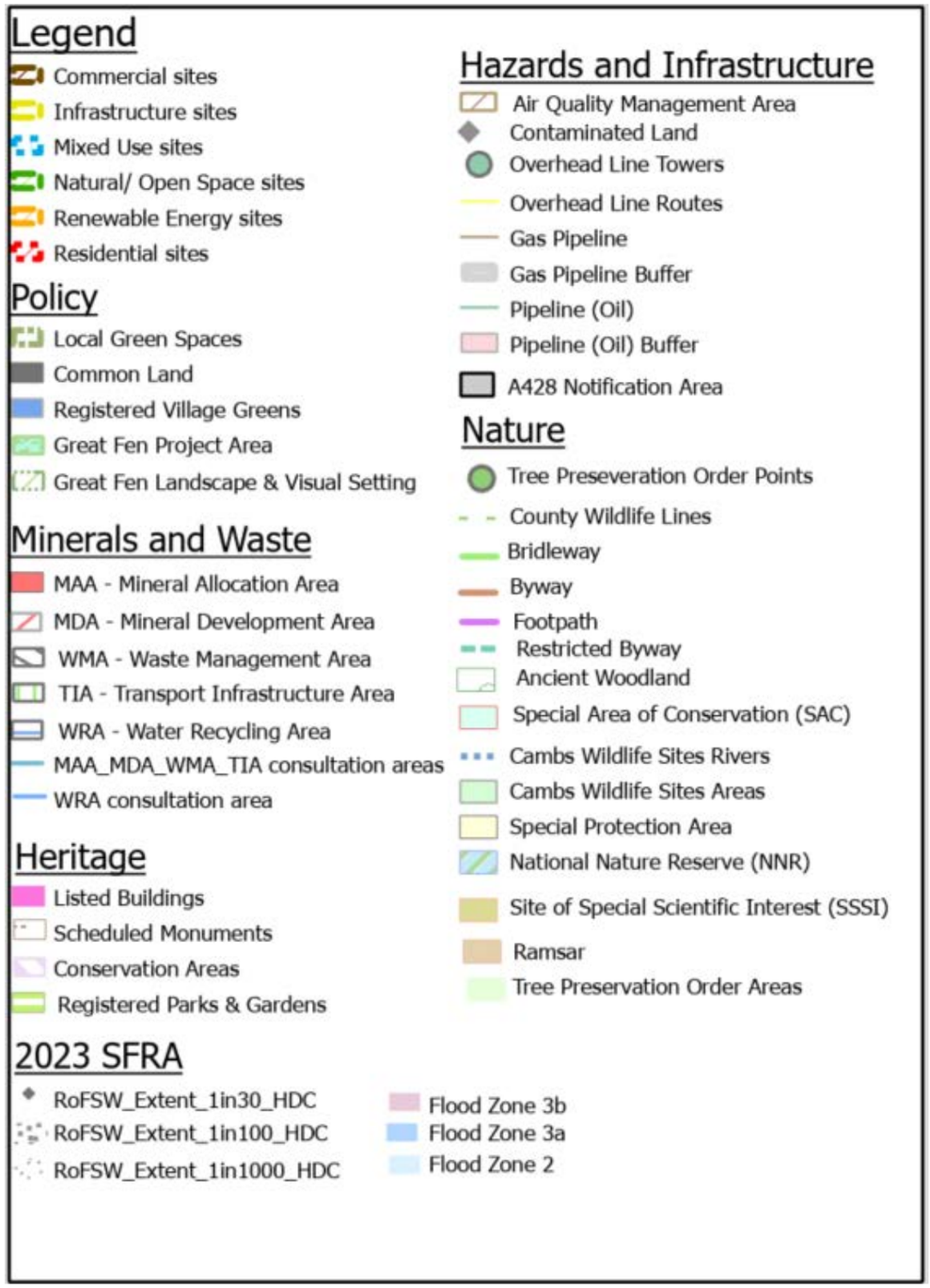
Holme

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

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



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



Holme 1: Land at 39 Station Road, Holme

Site reference	Holme 1
Site name	Land at 39 Station Road, Holme

Site address	Parish(es)	Site area (ha)
39 Station Road Holme PE7 3PH	Holme	0.69ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and Affordable Housing	Unknown	1-2 years

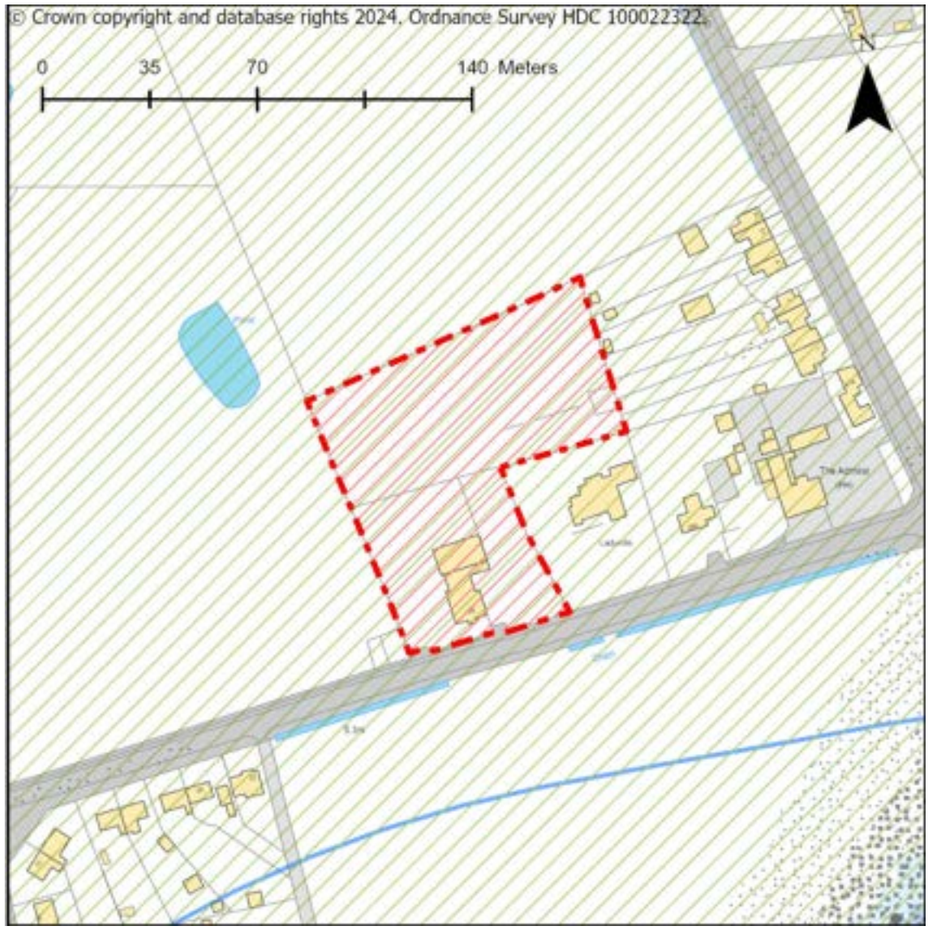
Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 38
Relevant planning history	None relevant
Land type	Part previously developed and part greenfield land
Current use of the site	Residential, garden 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 with no recorded risk of surface water flooding. The site is wholly classified as grade 2 agricultural land. The site is located north of Station Road on the eastern edge of Holme, separate from the main residential area by a relatively greenfield land to the west. The land within and surrounding the site is broadly	~

level reflecting the flat nature of Holme. In the south of the site there is an existing, in use, residential property, the remaining land being greenfield/ garden land. The eastern boundary adjoins to the curtilage of residential properties along Station and Yaxley Road but is well screened by the well established trees and hedgerow that wholly border the site, also shielding the greenfield land beyond the northern and western boundary. However, the site is wholly within the Great Fen Landscape and Visual Setting. There is no known contamination on site or gas pipelines running through the site. There are no known heritage assets or nature conservation designations within the site. Highway access may be achieved via Station Road, using the existing driveway for the residential property within the site as a route to access the remaining part of the site. Consultation with Cambridgeshire County will be required to understand the most feasible access point. The site offers no opportunity to contribute to regeneration or reuse of previously developed land. All of the site is within a mineral safeguarding area for Brickley, consultation with Cambridgeshire County Council will be required to ascertain if this is a workable resource that might constrain development.	
Availability The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. Current residential use will need to be incorporated into the scheme. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2024 - 2028.	+
Achievability The landowner has stated that all utilities, except gas, and digital infrastructure are available from the site boundary. Highway access into the site could be achieved from Station Road, however the existing driveway/ track for current residential use will need to be upgraded to ensure appropriate highway access to the northern part of the site. Clarification on whether garden land/ driveway could act as feasible access in terms of size and impact on residential amenity of the current residence would be required prior to development. Without this information this is a significant constraint to the achievability of the site. The site is approximately 150m (as the crow flies) from a railway line potentially exposing the site to noise pollution. There are no significant topographical constraints to overcome. The site promoter has stated there will be no demolition of the in-use residential property which could potentially limit the capacity of the site and would need to be incorporated into the design process.	~
Deliverability / developability	~
There are no built structures to clear as the site promoter has stated there will be no demolition on site. The landowner seeks allocation status and therefore the site is considered to be 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 the site:

- The site is mostly greenfield, classified as grade 2 agricultural land.
- Part of the site is previously developed, there is an existing residential property which will not be impacted by the development.
- The site is wholly within flood zone 1 with no recorded risk of surface water flooding.
- Access to natural green space and some culture and leisure facilities
- Very limited access to shops, employment and public transport.
- Limited relationship to the main concentration of residential development.
- Limited landscape impact if trees and hedgerow retained.
- In close proximity to designated nature assets, namely Holme Fen and the Great fen Project Area. It is sufficiently remote from designated heritage assets.

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

- Not appropriate for development due to the constraints arising from the achievability of highway access given the retention of existing residential property and amenity impact on said property.
- Would create an extension to the village with limited relationship to the main concentration of residential development within the village and therefore infrastructure and services.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development due to uncertainty of access,	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Holme 2
Site name	Land at Church Street/Short Drove, Holme

Site address	Parish(es)	Site area (ha)
Land at Church Street/Short Drive, Home	Holme	1.1

Promoter's Intentions

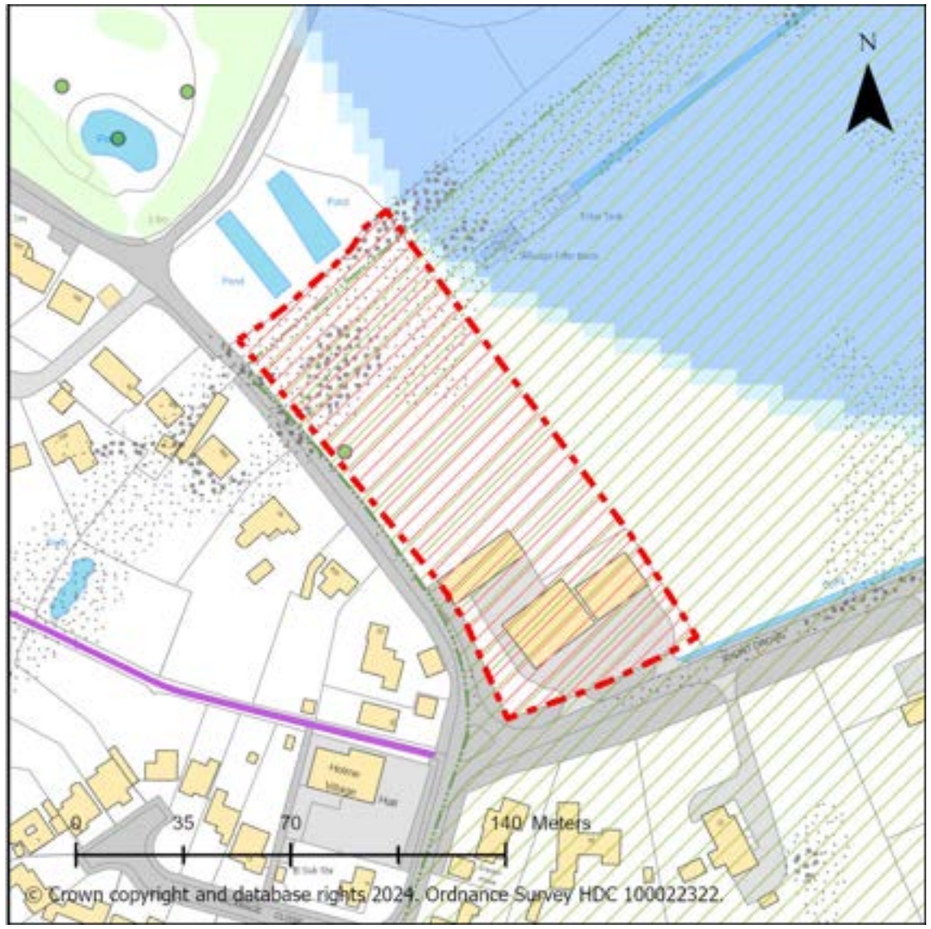
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10-15	2 years

Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 157
Relevant planning history	Application number: 18/01819/OUT Proposed development: Residential development of up to 10 dwellings Outcome: Refused Application number: 19/00819/PIP Proposed development: Residential development of up to 10 dwellings Outcome: Refused. Application number: 24/00568/PMBPA Proposed development: Existing agricultural building to proposed single storey accommodation of three x two bedroom dwellings each 75sqm
	Status: Pending Consideration
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 wholly classified as grade 3 agricultural land. The site is within flood zone 1 but is at risk of surface water flooding on the northern half of the site. The site is located on the north eastern edge of the built up area within Holme. The land within and surrounding the site is broadly level. There is an agricultural building located to the south of the site. The boundaries of the site are predominantly open, allowing long distance views into the site from adjoining roads (Church Street and Short Drove) and	~
countryside, except to the north where there is a dense tree line. There could be significant landscape impact due to the flat topography of the site and surrounding land and the open boundaries. In addition, the site is within the Great Fen Visual and Landscape Setting. There may be odour issues due to the sewage filter beds neighbouring the site to the east. Highway access may be achieved from Short Drove or Church Street. There is no known contamination on site or gas pipelines running through the site. An electricity line runs along the western boundary. There are no known heritage assets or nature conservation designations within the site. However, there is a TPO for a tree on the western side of the site which could constrain development. The site is wholly greenfield land and therefore offers no opportunities for regeneration or use of previously developed land. The site is wholly within a mineral safeguarding area for sand and gravel, consultation with Cambridgeshire County Council will be required to ascertain whether this is a workable resource that might constrain development.	
Availability The site is owned by a single family/ company who support it's development. The land is controlled by the developer. There are no legal constraints to overcome. The development was expected to become available by 2023, the site promoter stating that the site is available immediately for development.	+
Achievability The site promoter has stated that electricity and water is available within the site and digital infrastructure is accessible from the site boundary. Gas is not immediately available. Highway access could be achieved from Short Drove, consultation with Cambridgeshire County Council will be required to ascertain the most feasible access point. There are no significant topographical challenges to overcome. The electricity line may impact the layout of the site and suggests Short Drove would be more appropriate for highway access. Agricultural buildings to the south of the site would need to be cleared and an odour assessment may be required to understand the impact of the sewage filter beds to the north. The TPO will need to be incorporated into the design process to protect the tree. There will likely be significant adverse landscape from the development but appropriate screening aligning to the vegetation typical of the area may overcome constraint. It may also be contrary to the aims of the Great Fen. The constraints outlined have the potential to be mitigated following the necessary through appropriate assessments, consultations and sufficient design and therefore the site is considered to be achievable.	~

Deliverability / developability The site is contrary to current policy and therefore allocation status would be required.	~

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 the site:

- The site is within flood zone 1 but at some risk of surface water flooding
- It is greenfield, classified as grade 3 agricultural land with significant built structures that could be reused or recycled
- Natural green space is very accessible.
- Limited access to employment, shops and public transport
- Multiple culture and leisure facilities and a school are nearby to the site
- The site relates closely to the existing settlement but there could be significant landscape impact at detriment to the form and character of Holme and the Great Fen.

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

- Is potentially appropriate for development subject to substantial landscape mitigation to conserve the character of Holme and the Great Fen, the preservation of the TPO oak tree and sustainable drainage to account for fluvial flooding.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.1 ha 80% net developable area to accommodate significant landscaping, TPO tree and sustainable drainage. 1.1 x standard proportion of 80% = **0.88 ha**	Market and/or affordable housing Very low density of 25 dph anticipated due to the rural village location. Capacity = 0.88 ha x 25dph = **22 homes**	Available 2024 Build out 2-3 years

Updates after the Initial Assessment

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

Holme 3: Yaxley Road, Holme

Site reference	Holme 3
Site name	Yaxley Road, Holme

Site address	Parish(es)	Site area (ha)
Land off Yaxley Road/ Short Drove, Holme	Holme	3.5

Promoter's Intentions

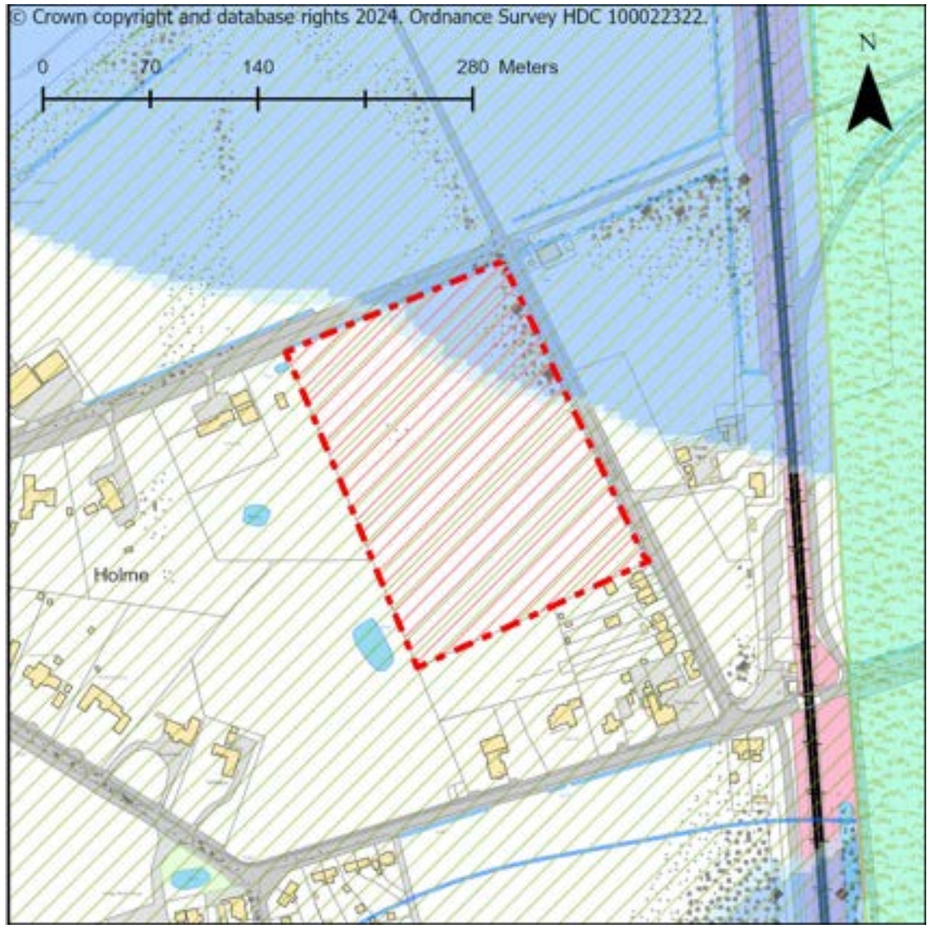
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing Custom and self-building Open Space uses: Natural, green or open spaces	30 homes, 5 plots 1 ha of natural, green or open spaces and flood safeguarding.	5 years

Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 181
Relevant planning history	Application reference: 20/00208/OUT Proposed development: Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units with approval sought for access, scale, layout and appearance. Outcome: Permission Application reference: 20/00208/OUT
	Proposed development: Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units with approval sought for access scale, scale, layout and appearance. Outcome: Permission Application reference: 22/01951/REM Proposed development: Application for Approval of Reserved Matters in respect of Landscaping following Outline Approval 20/00208/OUT for Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units. Outcome: Approved
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

Suitability and constraints The site is wholly classified as grade 2 agricultural land. The site is predominantly in flood zone 1 but the north eastern corner is within flood zone 2 and 3a and at risk from some surface water flooding. The site is located on the eastern side of Holme quite far removed from the built up area. Within and surrounding the site, the land is broadly level. The eastern boundary is open allowing views into the site from Yaxley Road and surrounding countryside but the remaining boundaries are well vegetated comprising of hedgerows and trees. Residential curtilage adjoins to the south and there is a dense treeline to the west. The site is wholly within Great Fen Landscape and Visual Setting and approximately 170 metres from Great Fen Project Area. There is a railway line approximately 100m to the east which could act as a key separator between The Great Fen Project Area and the site. However, it is likely there will be some adverse landscape impact due the open eastern boundary and flat nature of surrounding areas. There is no known pollution or contamination within the site. It is outside oil pipeline buffer zone and there are no known electricity lines impacting the site. There are no designated nature or heritage assets within the site. Highway access could be achieved from Yaxley road or Short Drove. A nearby train line to the east may be heard from the site. The site is wholly greenfield land and therefore offers no opportunities for regeneration or reuse of previously developed land. The site is wholly within a mineral safeguarding area for Bricklay, Cambridgeshire County Council will need to be consulted to ascertain whether this is a workable resource that would constrain development. It is outside a water recycling buffer zone.	~
Availability The site is owned by a single family/ company who support it's development. The land is controlled by the developer. There are no legal constraints to overcome. The development was expected to become available by 2023 and be delivered by a house builder.	+
Achievability All utilities and digital infrastructure are accessible from the site boundary except gas. There are no topographical constraints to overcome. Highway access could be achieved from adjoining Yaxley Road or Short Drove. Part of the site is within flood zone 3a which could significantly impact achievability. The site promoter has stated the north eastern boundary will remain open to mitigate this impact. The eastern boundary is very open and, as stated by the site promoter, will remain open in the north eastern corner due to being in flood zone 3a. Consequently, the site may be seen from long distances due to the flat nature of surrounding land. In addition, the site may conflict with the aims and objectives of the Great Fen Landscape and Visual Setting and nearby Great Fen Project Area.	~
Deliverability / developability There are constraints to overcome in terms of landscape and especially flooding. The site is expected to take 5 years to deliver and is contrary to current adopted planning policy and therefore the site is considered to be 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 the site:

- The site is flood zone 1 except in the north which is flood 2 and 3a and is at some risk from surface water flooding.
- Wholly classified as grade 2 agricultural land
- The site is in close proximity to designated nature assets, Holme Fen and the Great Fen Project Area.
- It does have access to some natural green space and a primary school
- Very limited access to public transport, culture and leisure facilities and employment concentrations.
- Sufficiently remote from designated heritage assets.
- Scale and location would be out of character with Holme and therefore may struggle to effectively integrate into the settlement.

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

- Is not appropriate for development due to the potential for significant landscape impact upon the Great Fen and being of a location and scale that could be out of context with Holme.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Holme 4: Land off Pingle Bank, Holme

Site reference	Holme 4
Site name	Land off Pingle Bank, Holme

Site address	Parish(es)	Site area (ha)
Land south of D J C Produce Pingle Bank Holme	Holme	1.25

Promoter's Intentions

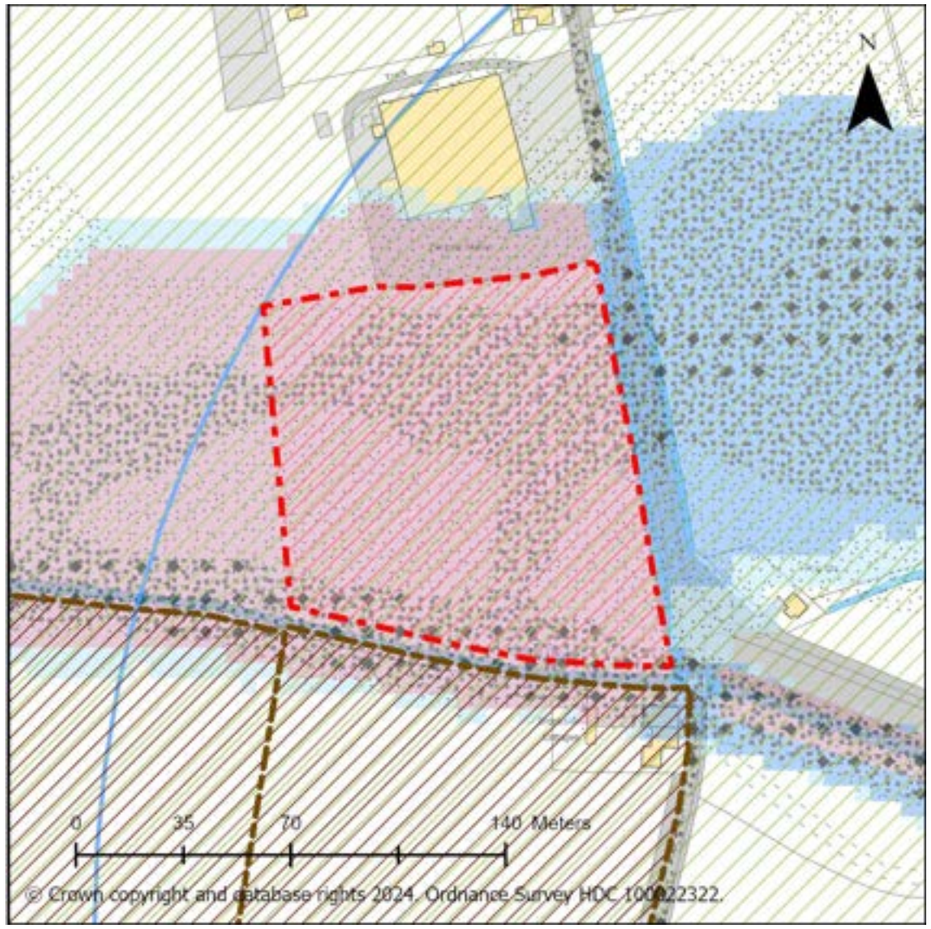
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	Number of homes not specified	2 years

Core information

How was the site identified?	Call for Sites Submission 2023 CfS 151
Relevant planning history	Application number: 23/02542/FUL Proposed development: Erection of agricultural building Outcome: Permission Application number: 20/00113/OUT Proposed development: Outline application for three self build plots Outcome: Invalid on receipt Land to the north of site Application number: 17/00101/OUT Proposed development: Proposed residential development of up to 25 dwellings following demolition of existing packing station
	Outcome: Permission Application number: 20/00923/REM Reserved matters application for 25 dwellings for access, appearance, landscaping, layout and scale pursuant to outline planning permission 17/00101/OUT. Outcome: Approved.
Land type	Wholly greenfield land
Current use of the site	Agricultural use
Supporting information	• Flood Risk Assessment (FRA) for Land North of the Site (2018) - site promoter has stated that the FRA for the site to the north shows it is within flood zone 1 rather than flood zone 2 which includes the site submission. Upon review of the FRA, the assessment shows the site is within flood zone 1 rather than flood zone 3.

Fundamental Constraints

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is within 400m of a water recycling area and wholly within flood zone 3b. 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 amenity. Site specific flood risk was submitted for the land north of the site in 2017 however our evidence proves the site is in flood zone 3b and therefore will not proceed to the next stage of assessments.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to being entirely located within flood zone 3b and a Water Recycling Area	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter stated the site is within flood zone 1 and should be reassessed. The updated EA flood maps through the SFRA shows this not to be case and the site is within flood zone 3a. The site promoter also did not submit an odour assessment to overcome the other fundamental constraint of the site being within 400m of a WRA. The site therefore still fails and remains discounted.

Holme 5: Land to North of Station Road, Holme

Site reference	Holme 5
Site name	Land to North of Station Road, Holme

Site address	Parish(es)	Site area (ha)
Land to North of Station Road, Holme	Holme	3

Promoter's Intentions

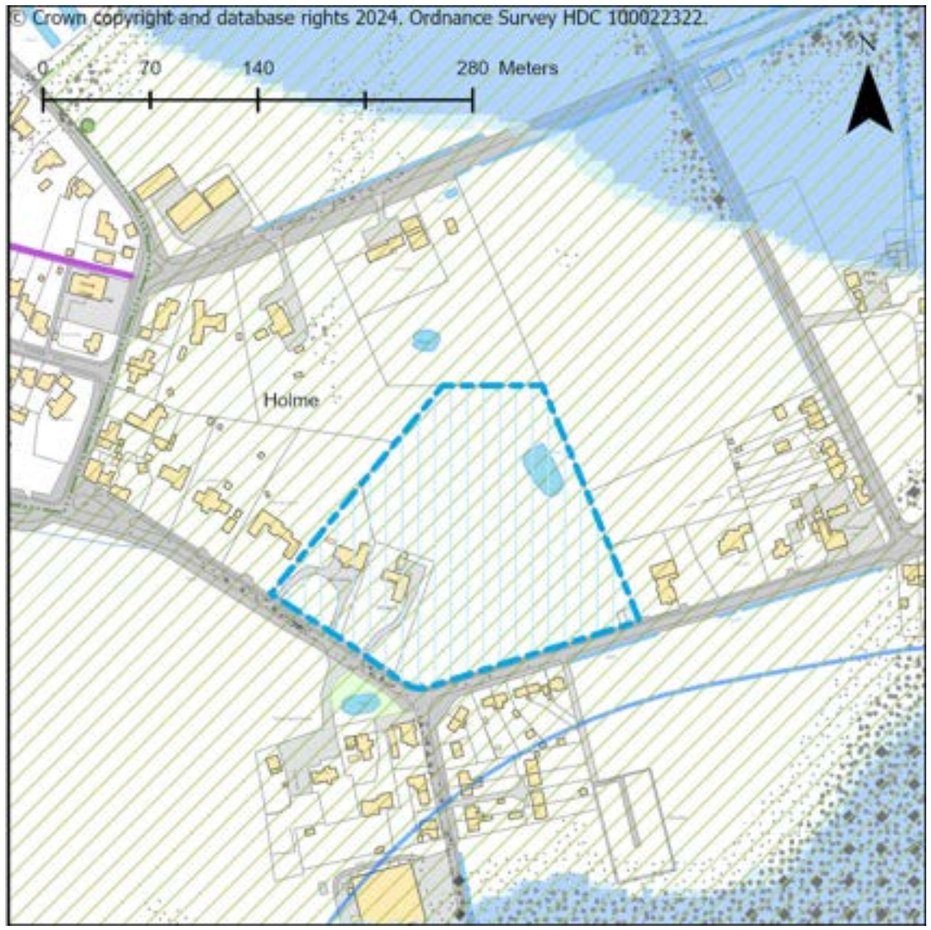
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Retail Infrastructure: • Health uses Open space uses: • Natural, green or open space	50 homes 372 sqm of retail floorspace Possible chemist/ dentist included in retail use, approximately 90 sqm per unit 0.16ha of natural, green or open space	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:23-243
Relevant planning history	None relevant
Land type	Part greenfield and partly previously developed land
Current use of the site	Partly residential/ partly agricultural land
Supporting information	• Justification statement (October 2023)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 with no recorded risk from surface water flooding. The eastern half of the site is classified as grade 2 agricultural land with the western half being grade 3. The site is broadly level, its northern edge has dense trees and vegetation providing an established buffer between the site and the wider landscape. Its remaining boundaries also have established vegetation running along them but they are not so densely populated as its northern edge. A low hedgerow runs along its frontage along Station Road. There are also trees within the site. These trees as well as the hedgerow along its frontage will likely need to be largely cleared to enable develop which may impact the rural feel of this part of the settlement. The site contains two residential properties (Brookfields and Winsbury). The submitted schematic site plan shows that it is intended to demolish these two properties. The site is broadly surrounded by residential development, the properties (apart from those to the south of the site) have very large curtilages so this development is very low density and as such as a rural feel. There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the East Coast Mainline railway to the east could give to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site, however the site is located within the landscape and visual setting of the Great Fen. The existing properties within the site have existing accesses from Station Road. The schematic site plan shows that it is intended to provide two points of access from Station Road one towards its south western corner and the other to its south eastern edge. The site is largely greenfield but there are two residential properties also on the site so its development will contribute somewhat 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is unknown at this stage how the site will be delivered. The site promoter suggests the land will be available between 2024 and 2028 and could complete within 3 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are existing access into the site serving the existing properties within it. These properties will be demolished to enable a comprehensive development of the site. The site is broadly level meaning there are no major topographical challenges to development. There are also minimal constraints in terms of nature conservations, heritage and flood risk. Key issues may arise form the site's proximity to the East Coast Mainline Railway and its location within the landscape and setting of the Great Fen. Development may adversely impact on the aims and objectives of the Great Fen, masterplanning will be required to to minimise impact and successfully overcome these. The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development and health care uses alongside open spaces. The schematic site plan provided shows that the non-residential uses are intended to be provided along the northern edge of the site. This would mean that traffic would need	~

to move though the residential element of the site. The feasibility of this and impact on traffic flows and amenity on these residents will need to be further assessed. Additionally, appropriate footpath and cycleway connections should be sought in order to further integrate these retail and health uses with the sider communtiy.	
Deliverability / developability There are structures on site to clear and some constraints to mitigate which masterplanning could overcome. Further scope and feasibility of the proposed mix of uses will be required as well as their layout within the site. It is unknown at this stage how the site will be delivered, 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:

- The site is mostly greenfield, half of the site classified as grade 2 agricultural land
- Not constrained by flood risk
- Is not constrained by heritage or nature conservation designations
- Is located within the landscape and visual setting of the Great Fen
- Is accessible to some natural greenspace
- Good accessibility to primary education
- Limited public transport options and accessibility to employment opportunities and local services and facilities
- Could provide a mixed use scheme enhancing the retail and heath uses within the village and therefore making it more sustainable
- Located on the eastern side of the village largely surrounded by large residential curtilages so the potential impact on the landscape is minimised

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

- The site is potentially appropriate for built development, however careful masterplanning is still required to mitigate this further and to ensure the layout of the potential uses can be integrated and well designed

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3ha The site promoter is promoting that 0.16ha of the site be used for natural, green or open space. This leaves a potential 2.84ha of the site for other uses. 80% net developable area to allow sufficient landscaping. 2.84 ha x standard proportion of 80% = **2.27 ha**	Residential - market and/or affordable houses Commercial - retail Infrastructure - health uses 0.3ha of the site for non-residential uses This leaves 1.97 ha of the site for residential development Very low density of 25 dph anticipated due to the village location. Capacity = 1.97 ha x 25 dph = **50 homes**	Available post 2028 subject to allocation status Build out over 3 years

Updates after the Initial Assessment

Holme 6: South of Station Road, Holme

Site reference	Holme 6
Site name	South of Station Road, Holme

Site address	Parish(es)	Site area (ha)
South of Station Road, Holme	Holme	3.00ha

Promoter's Intentions

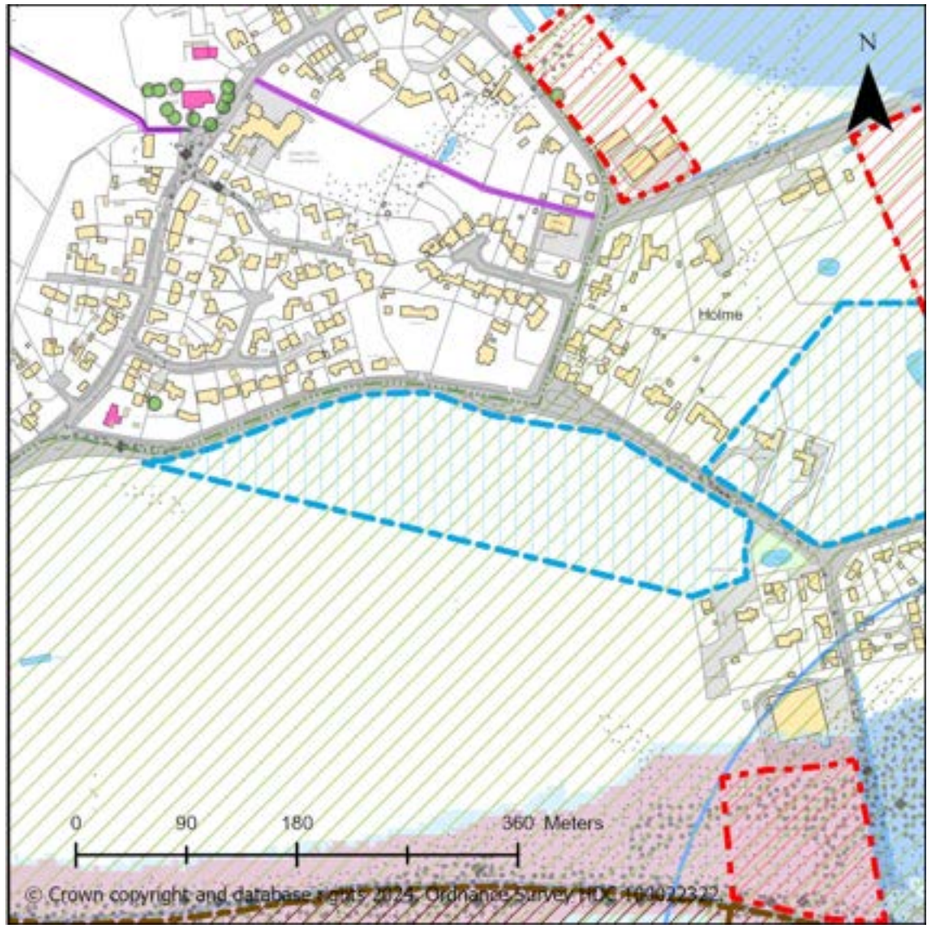
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Self and custom build housing Commercial: • Retail Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	25 market and or affordable homes 5 self and custom build plots 40 sqm of retail floorspace 0.5ha of natural, green or open spaces 0.5ha for biodiversity net gain	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-244
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 wholly within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as grade 3 agricultural land. The site is broadly level, its northern edge along Station Road has a continuous hedgerow running along it, its southern edge is completely open as the site forms art of a larger agricultural field. As such, development could be quite prominent within the landscape particularly when viewed form the south. To the north the site is adjacent to residential development, its eastern and western edges are also adjacent to a cluster of residential development. To the south is the open countryside.	~

There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead power lines running through the site. Its proximity to to the East Coast Mainline railway to the east could give to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site, however the site is located within the landscape and visual setting of the Great Fen. There are no heritage designations on site, however the site's far western edge is approximately 40m from the grade II listed 2 Church Street so development on this part of the site may impact the setting of this heritage asset particularly if existing vegetation is removed. The site can be accessed from Station Road, there is a lay-by along its frontage on Station Road. The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for 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 impacting the site. The site promoter seeks to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site promoter suggests the land will be available between 2024 and 2028 and could complete within 2 to 3 years.	+
Achievability The site promoter has identified that electricity supply is available within the site, mains water supply and the public highway are accessible form the site boundary while gas supply and digital and telecommunications infrastructure are unknown. The site can be accessed from Station Road. The site is broadly level meaning there are no major topographical challenges to development. There are however constraints in terms of landscape impact and potential impact on a heritage asset. Other key issues may arise form the site's proximity to the East Coast Mainline Railway and its location within the landscape and setting of the Great Fen. Development may adversely impact on the aims and objectives of the Great Fen. Also there are overhead power lines that run through the site. The site promoter states that any masterplan or site layout will need to design the overhead power lines in, either as a constraint or they could be relocated around the boundary as necessary. The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development. No masterplan has been provided to date so the feasibility of these mix of uses and their layout will need to be further assessed.	~
Deliverability / developability	~

There are no structures on site to clear. There are some constraints to mitigate including landscape and heritage impacts. Further scope and feasibility of the proposed mix of uses will be required as well as their layout within the site. The site promoter seeks to secure an allocation status for the site, therefore the site is categorised as being developable.	

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is greenfield, half of the site classified as grade 3 agricultural land
- Not constrained by flood risk
- Is not constrained by nature conservation designations
- Is located within the landscape and visual setting of the Great Fen
- Potential impact on a designated heritage asset
- Is accessible to some natural greenspace
- Good accessibility to primary education
- Limited public transport options and accessibility to employment opportunities and local services and facilities
- Could provide a mixed use scheme enhancing the retail uses within the village
- Located on the southern edge of the village, adjacent to resident development on three sides but the southern edge of the site is completely open as it forms part of a larger agricultural field which in combination with the very flat landscape could result in significant adverse landscape impact. Also development along this side of Station Road would result in a significant change to the street scene and rural character of the settlement.

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

- The site is not considered to be appropriate for development due to the potential adverse impact on the landscape and village character of Holme

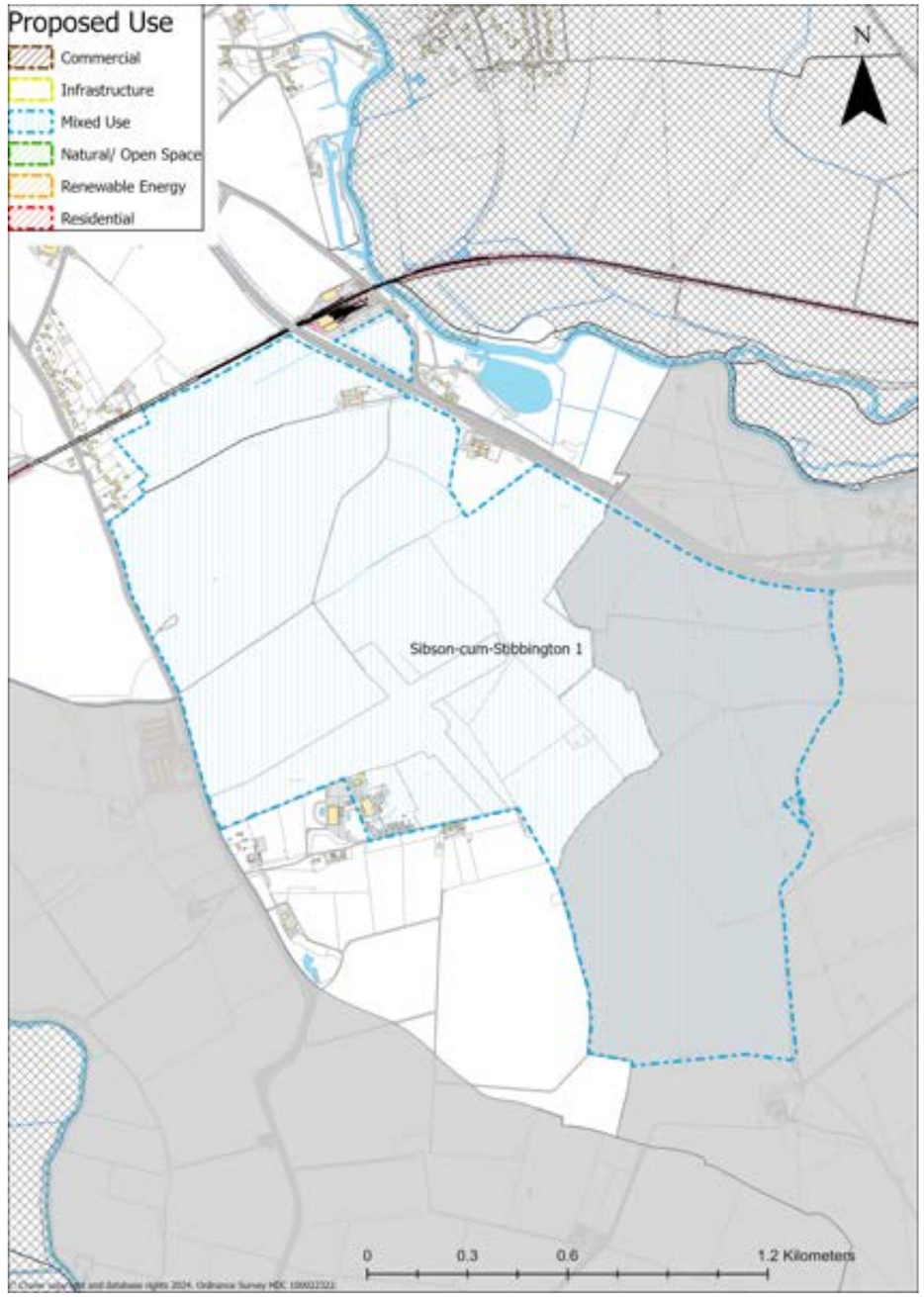
HDC's Delivery Calculations

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

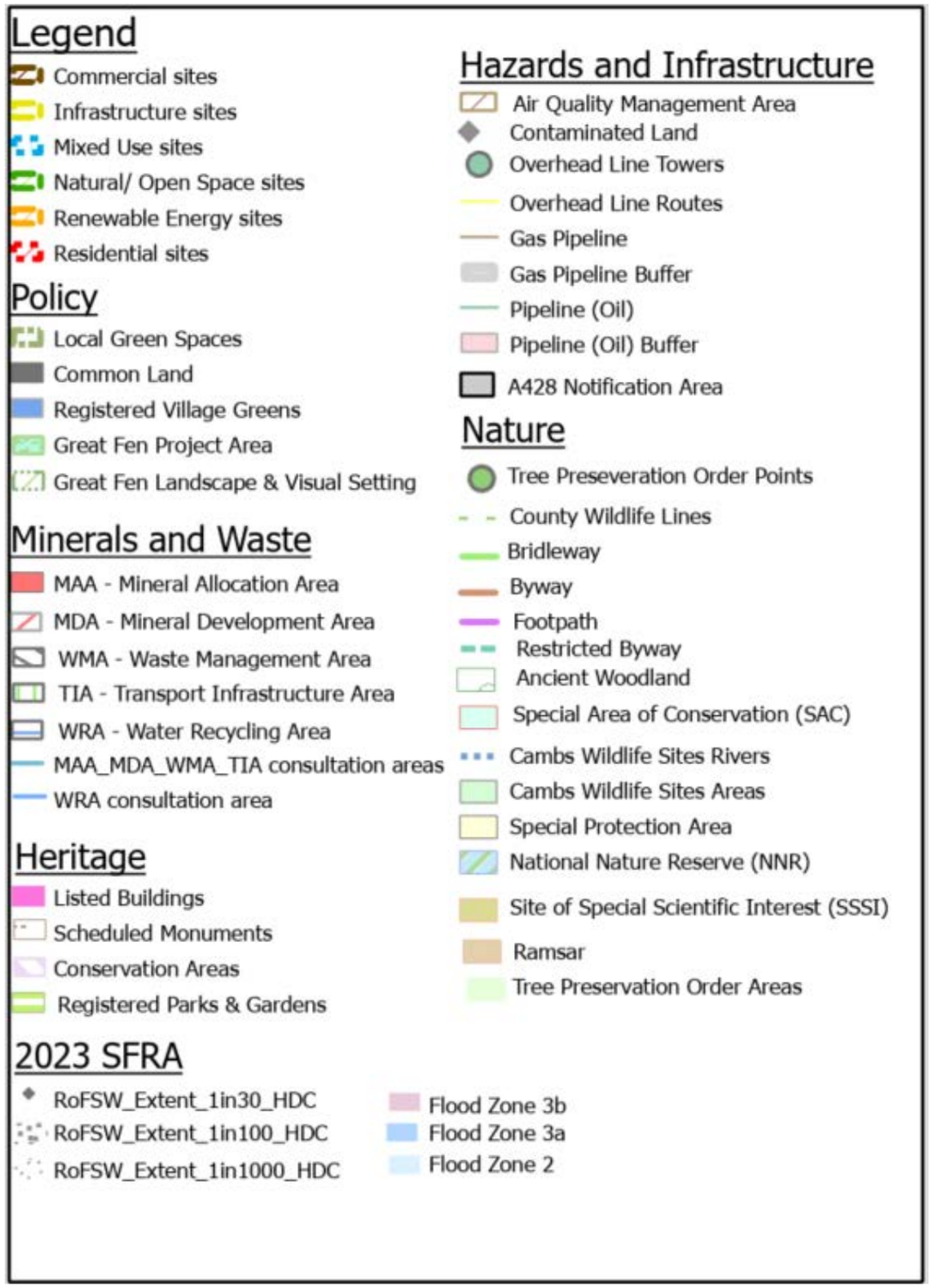
Sibson-cum-Stibbington

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

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



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



Sibson-cum-Stibbington 1: Sibson Garden Community

Site reference	Sibson-cum-Stibbington 1
Site name	Sibson Garden Community

Site address	Parish(es)	Site area (ha)
Sibson Garden Community	Sibson-cum-Stibbington; Water Newton	The site was originally submitted for 350.9ha of land but this was later revised and the site now only includes 260.9ha of land

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self build housing Commercial: • Employment • Retail • Commercial leisure uses Infrastructure: • Supporting infrastructure • Health uses • Transport and parking/lorry parking • Renewable energy Open Space uses: • Natural, green or open spaces • Biodiversity net gain • Land to safeguard against flooding	• 4,500 homes • circa 240 continuing care retirement community homes (circa 3.12ha) • circa 50 plots for self and custom build housing • EcoDynamo Sustainable Business Park to comprise 87,500 - 100,000sqm of floorspace • SGC Town Centre to be circa 4.43 ha, comprising retail, leisure and community uses • Commercial leisure uses to be included within the town centre • 1 new secondary school (6FE), 2 new primary schools (3FE) and 1 new primary school (2FE), nursery and community centre • circa 0.35 ha for medical centre(s)	Available 2024 - 2028 Build out over 15 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	• Realignment of A1 and new junction (11.37 ha), parking areas within the town centre • Renewable energy park, principally solar, part standalone at circa 20 ha • Minimum of 41.5 ha of formal open space plus 51.5 ha of additional informal open space • 92 ha of formal and informal open space to achieve 15% biodiversity net gain • 0.4 ha required for specific attenuation features plus additional land within 92 ha of open space After the site promoter submitted the site, they revised the site area and reduced the capacities for some of these uses. In summary, these changes are: • The total site area reduced from 350.90 to 260.9 ha • Total number of homes reduced from c.5,000 to c.4,500 homes. This is based on an average net residential density of 38.79dph, up from 34dph • The Eco Dynamo employment area has been reduced from 25 ha to 20 ha resulting in a reduction from c.110,600sqm to between c.87,000-100,000sqm employment floorspace,	

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	depending on the specific composition of uses • Proposed school provision is being reviewed but is not likely to be significantly affected	

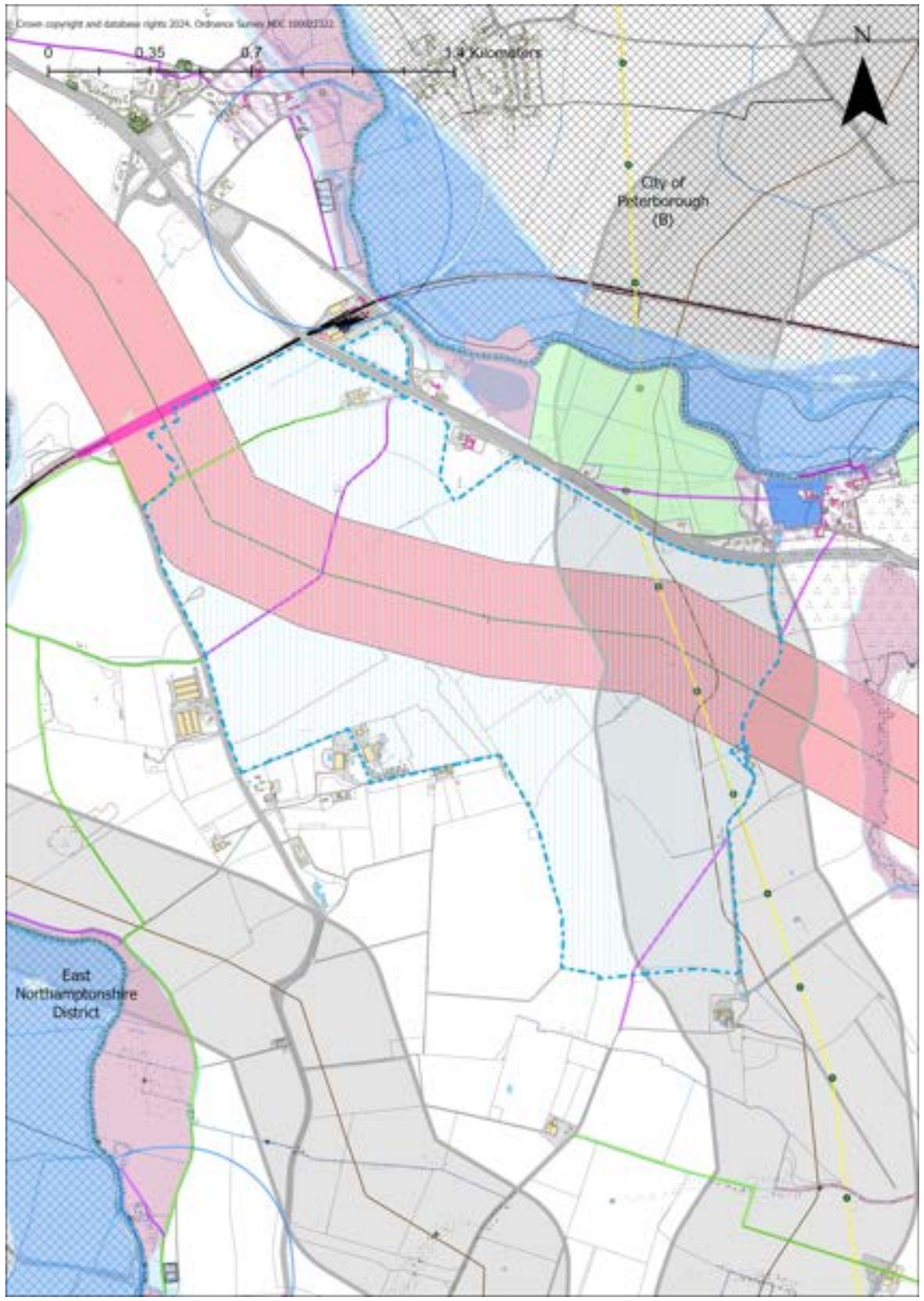
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:348
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference 201 - Sibson Aerodrome, Sibson) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036. • The site was submitted as an Expression of Interest to the Garden Villages programme in July 2016.
Land type	Partly greenfield land/ partly previously developed land
Current use of the site	Agricultural land and part of the site is Sibson Aerodrome
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.75% of the site is within flood zone 3b which equates to about 6ha of the site. 98% of the site is within flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

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 the open countryside between the A1 and Elton Road. The site consists of a combination of largely agricultural arable fields and land at Sibson Aerodrome. The facility of the Sibson Aerodrome has local significance having been used in the past for RAF training and is currently used for leisure and training flights. Most of the site abuts open countryside, however along part of the western site boundary is residential development. Along part of the western boundary are the buildings associated with Sibson Aerodrome. Part of the site, to the east of the A1, is adjacent to the Nene Valley Railway. The site vast majority (98%) of the site is located within flood zone 1, with the remaining elements being in flood zones 2, 3a and 3b. This covers about 6.5ha of the site. There is some minimal surface water flood risk across the site. It is primarily grade 3 agricultural land with some of the northern part classified as grade 2 agricultural land. Land levels vary across the site with the highest part of the site being where the Aerodrome is located. This part of the site is some 30m higher than the northern edge of the site adjacent to the A1. These varying land levels means development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the area. The site is generally very open with little vegetation, and is located on high ground. There are several landscape features including watercourses, woodland copses and hedgerows which could be retained and incorporated within the masterplanning of the site. The north eastern part slopes east towards the A1(M), and the western part slopes west towards the Nene Valley. Development at the site would be highly visible from Elton Road, and from longer distance views. There are public rights of way running along the sites boundaries and also within the site meaning that development would be visible from public vantage points. There is no known contamination on the site, however this may require further investigation considering art of the site's use as an aerodrome. There are no gas pipelines running through the site, however an oil pipeline and its buffer zone runs through the centre of the site. Along its eastern edge are overhead power lines. A proportion of the north eastern boundary is adjacent to the A1, and so could be impacted by noise pollution. In addition, development would create additional light pollution in an area that is currently open countryside. There are no nature conservation designations on site but it is around 100m from Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites, although the A1(M) lies in between. There are no heritage designations on the site, however, Wansford Railway Tunnel immediately north of the site is grade II listed. Sibson House Hotel and its associated Barns situated to the east of the site are also grade II listed. Other heritage assets that could be impacted by proposals include Sibson Manor House, Sibson Manor Cottage and The Granary south of Sibson Manor House but due to the presence of the A1 between the site and these, development is likely to have a negligible impact.	~

The site promoter seeks to deliver a realigned section of the A1 access with connections from it providing vehicular access into the site as well as active travel connections across and into the site. The site is partly greenfield and partly previously developed, so its development will contribute to the reuse of some previously developed land provide some regeneration. The northern edge of the site is situated in an extensive mineral safeguarding area for limestone with some of its eastern edge within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.	
Availability The site is in multiple ownership with all landowners supporting the site's development. There is a developer company involved with the site and the site has been optioned. The site comprises two land ownerships for which signed option agreements are in place covering the full land extent. There are no known legal restrictions impacting the site. It is intended to deliver the site via master developer. The site promoter seeks an allocation status for the site. The site promoter suggests the land will be available between 2024 and 2028 and could build out over 15 years.	+
Achievability The site promoter has identified that all access and services are are within the site and also accessible form the site boundary. There are constraints to overcome but considering the scale of proposals and the opportunity for effective masterplanning across the site, it is considered that some of these can be overcome. Key constraints relate to the presence of the oil pipeline and overhead power lines which will require input form utility providers to assess how they can be overcome. Additionally, the feasibility of realigning part of the A1 is another key constraint in the achievability of this site. The site promoter seeks to deliver a realigned section of the A1 between Wansford Station overbridge and Elton Road (Water Newton). It is anticipated that the realignment of the A1 and the energy park will both be delivered at the beginning of the development alongside the first parcels of residential and employment development. This is a considerable infrastructure task and will likely impact the viability of proposals. Engagement with Cambridgeshire County Council and National Highways will be required to ascertain if this is feasible. A letter from the Department for Transport dated 17 September 2019 identified the key role that aerodromes and airfields play in both business and leisure aviation and are part of the General Aviation (GA) industry which covers all non-scheduled civil aviation operations. The letter states that GA is a high priority area for the Department and the Government wants to encourage GA and the benefits it brings to the economy, as well as ensuring appropriate and proportionate protection for aerodromes forming our strategic network across the UK.	~

Deliverability / developability The site has constraints to overcome which the site promoter have scoped out and factored into the masterplan for the site. Some technical studies have been undertaken with others underway. It is intended to deliver the site via master developer and seeks and an allocation status for the site. If an allocation status is acquired, the site promoter intends to start on site two years later. They state that the development will have multiple outlets to operate at the same time with three outlets being in operation concurrently but Phoenix Sustainable Investments will act as the lead developer. Residential development parcels of between 65 and 400 homes are expected to be brought forwards on a phased basis. It is likely that parcels will be sold to other developers to deliver in accordance with a strict set of design principles. The site promoter considers that this could provide an indicative annual delivery of up to 300 homes, and a total build period of around 15 years from first sale. They state that discussions have progressed with a social housing provider partner regarding the delivery of the affordable housing, which they consider will accelerate the overall pace of delivery. They state that the realignment of the A1 and the energy park will constitute first phase delivery infrastructure alongside the first residential and employment parcels and a section of the town centre. Schools, shops, community facilities and open space will be delivered in parallel with the homes and workplaces as part of a coordinated phasing strategy.	~

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:

- Is largely greenfield land consisting of grade 3 and grade 2 agricultural land, also includes Sibson Aerodrome
- Largely within flood zone 1 apart from a very small amount of the site being within flood zones 2, 3a and 3b
- Not heavily constrained by designated nature conservation designations, Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites is about 100m from the site but the A1(M) separates them
- Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity
- Is adjacent to several designated heritage assets

- Currently has very limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide new education facilities, employment opportunities, sports facilities and a local 'town centre'
- No frequent bus service currently form the site to nearby settlements and very limited connectivity via sustainable modes of transport to a railway station - the scale of the development should seek to incorporate active and sustainable modes of transport and connectivity to surrounding areas
- Of a scale to provide a mix of housing types, sizes and tenures
- Provide a mix of housing in the north of Huntingdonshire and assist in balancing development away form the established towns within the central and southern parts of the district
- The scale of the proposed development will fundamentally alter the landscape of the Northern Wolds providing a new settlement in an area characteristic by undulating landscape and very small historic settlements
- The scale and nature of the proposal means there are opportunities for detailed masterplanning and placemaking which can frame a new settlement and provide it with a sense of identity

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

- Is potentially suitable as a freestanding new settlement providing new communtiy facilities, retail facilities, education facilities, green infrastructure, employment opportunities, and footpath, cycle path and public transport connectivity, therefore creating a largely self sufficient and sustainable community.
- Access and impact on the local and strategic highways network will need to be further scoped and assessed, engagement with the County Council will be required - the potential new junction form the A1 is likely to be very costly
- Detailed masterplanning will be required to mitigate landscape impacts particularly the varying land levels within the site as will as impacts on heritage assets and to ensure successful integration with its immediate and wider context
- An oil pipeline and its buffer zone runs through the centre of the site and overhead power lines on the eastern side of the site - these may impact the layout of the development and the location of uses across the site
- Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 260.9 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 130.45 ha. Further specific exclusions are: 20ha for a solar park, 11.4ha for a realigned A1 and new junction and 10ha for a secondary school and up to three primary schools. The net developable area for built development is (260.9 ha x 50%) = 130.45 - 41.4 ha = **89.05 ha**	**130.45 ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.** **11.4 ha for the A1 realignment** **10ha for a secondary school and up to three primary schools** **The net developable area for other built development is 89.05 ha.** **4.5 ha for local centre** (this includes retail/ leisure/ community/ health uses) **20 ha for employment uses** (uplifted from standard proportion to reflect the site promoter's proposals) **64.55ha residential development area** for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments: • 3% of land at very high density 145dph. 1.9ha x 145dph = 276 homes • 7% of land at high density 85dph. 4.5ha x 85dph = 383 homes	Available post 2028 subject to allocation Build out over 15 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	• 25% of land at moderate density 50dph. 16.2ha x 50dph = 810 homes • 55% of land at low density 35dph. 35.5ha x 35dph = 1,243 homes • 10% of land at very low density 25dph. 6.5ha x 25dph = 163 homes **2,875 total homes**	

Updates after the Initial Assessment

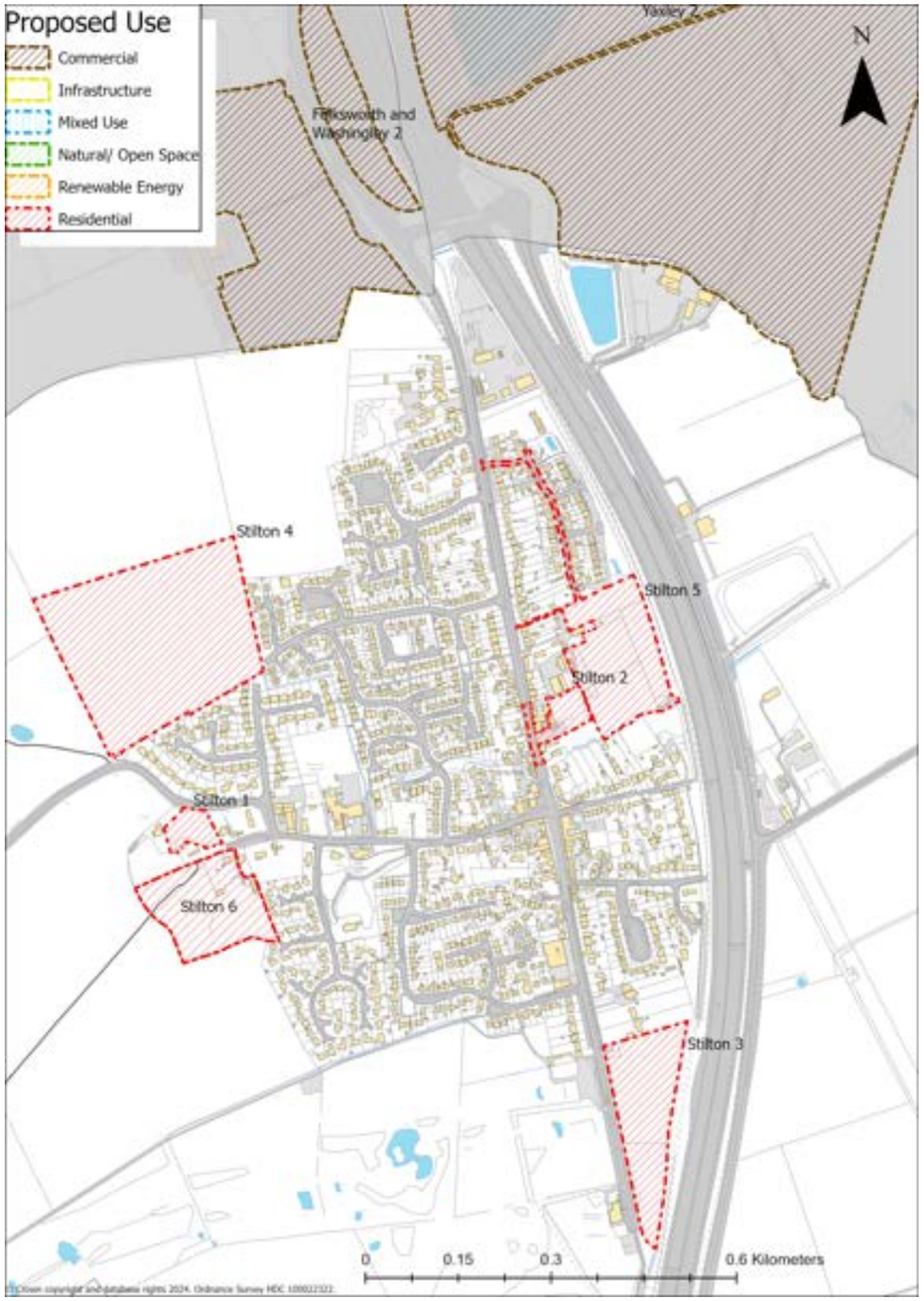
During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

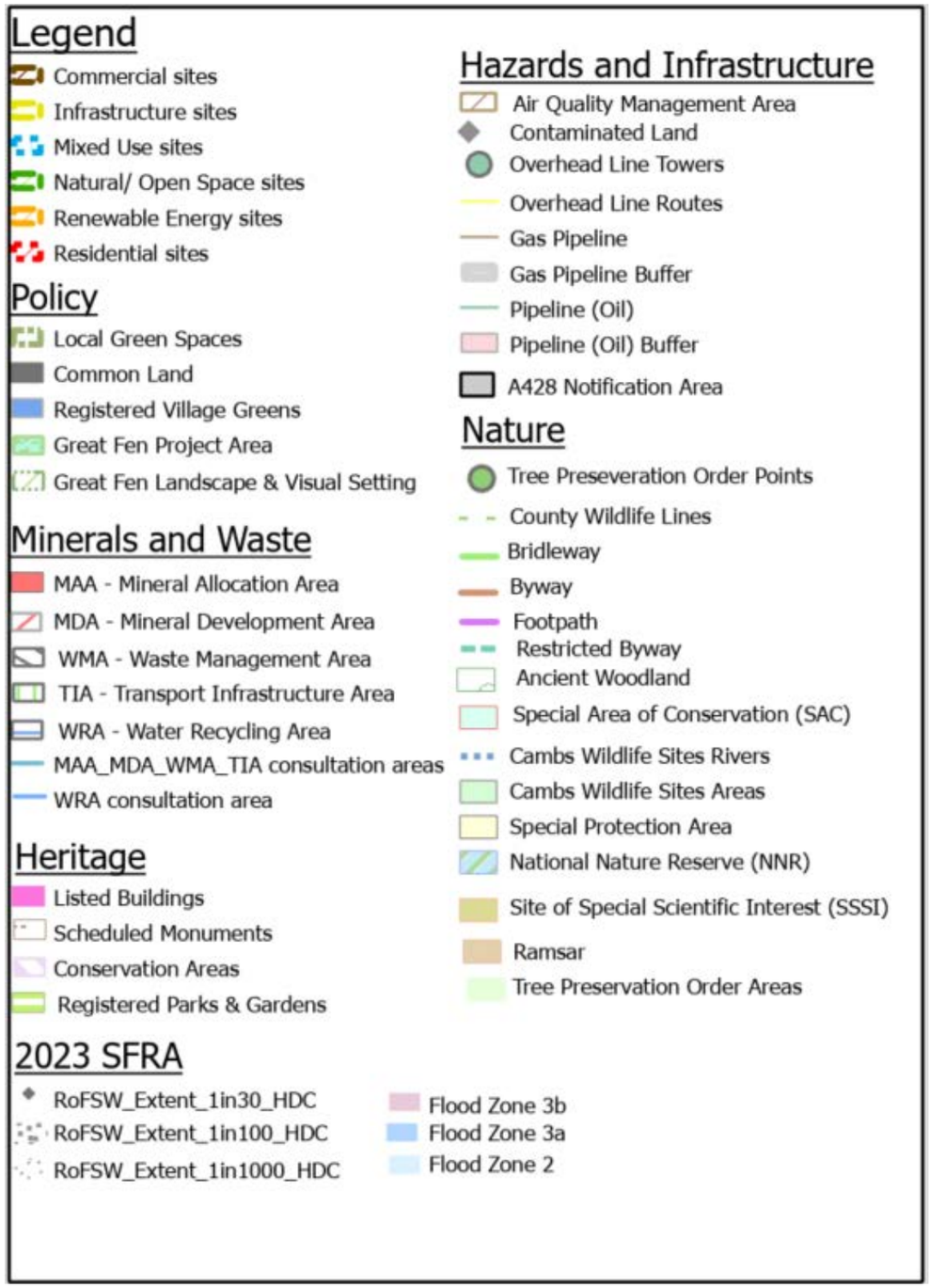
Stilton

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

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



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



Stilton 1: Goldthorns, Stilton

Site reference	Stilton 1
Site name	Goldthorns, Stilton

Site address	Parish(es)	Site area (ha)
Goldthorns, Caldecote Road, Stilton PE7 3RH	Stilton	0.48

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing or self and custom build housing	1 - 4 homes/ plots	Available 2024 - 2028 Build out over 2 years

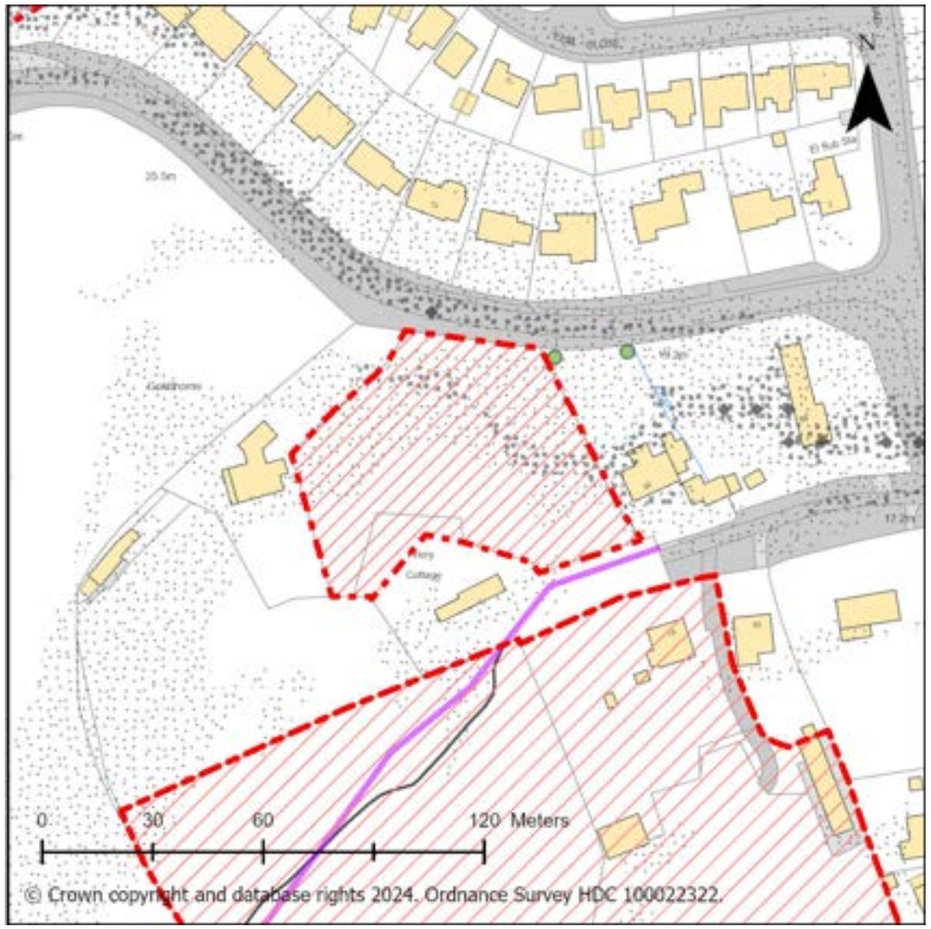
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:51
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Grassland/ paddock land
Supporting information	None submitted

Fundamental Constraints

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

The site is wholly located within flood zone 1 with over half of the site being at risk form surface water flooding with the most risk being along its frontage along Caldecote Road. The site is wholly classified as urban land. The site is broadly level and is lined with vegetation along three of its sides, the most open edge is its western edge where it adjoins Goldthorns. Vegetation is quite substantial and established along its frontage obscuring the site form view. It is bounded by residential properties on its eastern, western and southern boundaries and there is further residential development opposite along Caldecote Road. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's frontage. There are no nature conservation or heritage designations on site. The site can be accessed from Caldecote Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for 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. The site promoter states there is a legal restriction impacting the site, this being that 'any more than a single dwelling will require the agreement of a neighbour'. It is intended to secure a planning permission on the site promoter before selling to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and take about 2 years to build out.	~
Achievability The site promoter has identified that the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply, electricity supply and mains water supply being unknown. There are limited physical constraints to the site apart from surface water flood risk along the northern half of the site, it would have to be established whether sustainable drainage can overcome this and that safe access and exit into and out of the site can be achieved. There no major topographical challenges to overcome. The likely removal or part removal of the established vegetation along Caledcote Road may impact the character of the area and the street scene.	+
Deliverability / developability There are no structures on site to clear and has few constraints, the most notable being the risk form surface water flooding and the presence of telegraph poles along its frontage along Caldecote Road. This and the likely removal of vegetation along its frontage could be overcome through masterplanning and the design process. It doesn't appear that that	~

an allocation status is sought for the site, the site could deliver a minor scale infill development on the edge of Stilton. There is no planning application yet on site. This could be as a traditional market scheme or as self and custom build plots. Delivery may take longer if self and custom build plots are pursued over market housing, as there is uncertainty on the type of housing product to be delivered, 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:

- Is greenfield land consisting of land classified as urban land
- Within flood zone 1 with some surface water flood risk towards Caldecote Road
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the western edge of the built form of Stilton village, providing an infill opportunity that would be of a scale that would retain the character of the area
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate sustainable drainage.
- Successful development will require consultation with the neighbouring property who also has a legal interest on the site, this may result in a slightly amended red line area for 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 0.48ha	Residential - market and/or affordable houses	Available post 2024-2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow sufficient landscaping and to take into account the irregular shape of the site. 0.48 ha x standard proportion of 60% = **0.288 ha**	Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.288 ha x 25 dph = **7 homes**	Build out over 2 years

Updates after the Initial Assessment

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

Site reference	Stilton 2
Site name	Land to the rear of The Stilton Cheese, Inn, Stilton

Site address	Parish(es)	Site area (ha)
Land to the rear of The Stilton Cheese Inn, 24 North Street, Stilton, PE7 3RP	Stilton	0.44

Promoter's Intentions

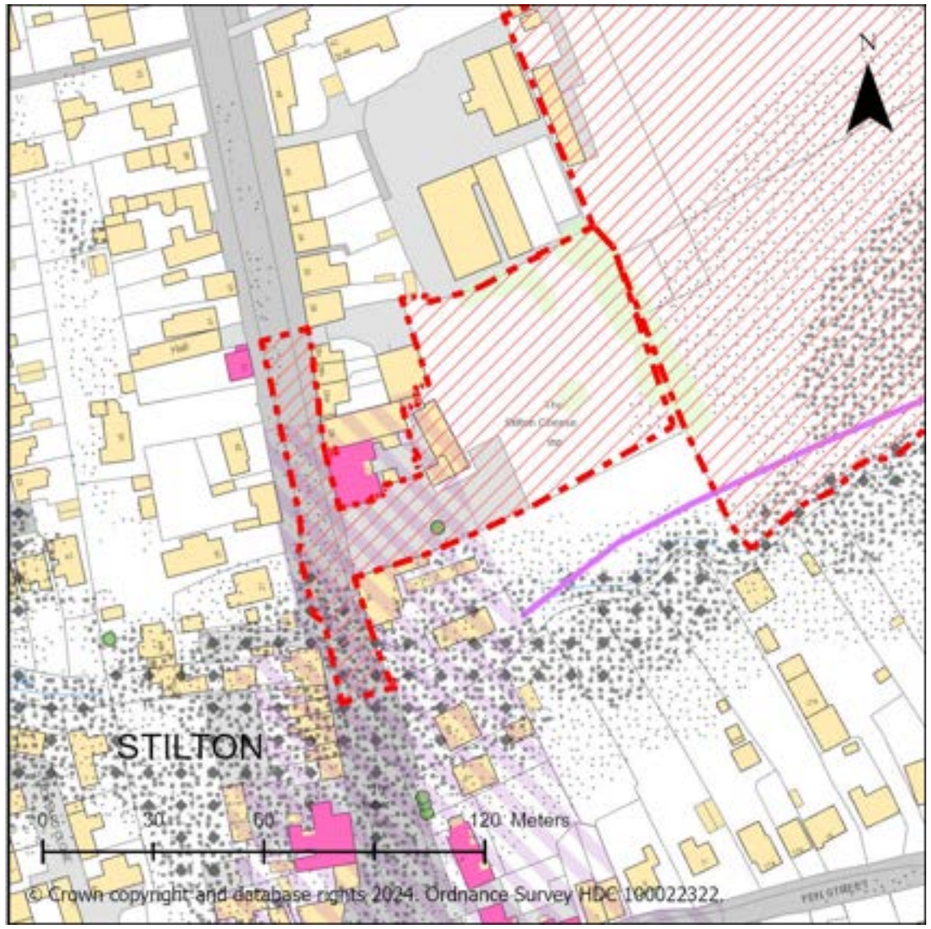
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 - 7 homes	Available 2023 Build out over 1 year

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:165
Relevant planning history	Application number: 21/02874/FUL Proposed development: Redevelopment of land to the rear of The Stilton Cheese Inn for ten 3-bedroom houses with associated parking, change of use of ancillary accommodation to the rear of The Stilton Cheese Inn to office/community use, reconfiguration of car parking serving the pub and office/community use, alteration of access from North Street, together with landscaping and associated works. Outcome: Withdrawn in June 2023. Application numbers: 24/00238/FUL and 24/00239/LBC
	Proposed Development: Redevelopment of land to the rear of The Stilton Cheese Inn to form 7no. 3 and 4 bedroom houses with associated parking. Change of use of the existing Public House to commercial use as a dentist at ground floor and private residential accommodation on the upper floors creating 3no. 1 and 2 bedroom apartments, with associated parking. Alteration of access from North Street, together with landscaping and associated works. Outcome: Revised application received in February 2024 and pending consideration
Land type	Partly previously developed/ partly greenfield land
Current use of the site	Outbuildings formerly used as visitor accommodation, parking and open space formerly associated with public house
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with a small amount of surface water flood risk in the south eastern corner of the site. The site is wholly classified as urban land. The site is located to the rear of the former Stilton Cheese Inn located along North Street. The site is broadly level and consists of some hard standing, there are several large trees located along the far eastern and its northern boundaries some of which are protected by a Tree Preservation Order. There is also a TPO protected tree on its southern edge. The removal of any of these trees adversely	~

impact the conservation area and the character of the streetscene. The site is bounded by residential development to the south, north and west with grazing land to the east. Beyond this grazing land is the A1(M). There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site apart from some TPO protected trees. The western half of the site is located within the conservation area and it adjoins the grade II listed 24 North Street (Stilton Cheese Inn). There is an existing access into the site from North Street. The site includes the curtilage of The Stilton Cheese Inn - a grade II listed building from the late 17th early 18th century. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. The site is partially previously developed so its development will contribute to the 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 controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the development will be delivered directly by the landowner and states that the land is available now.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There several constraints to overcome including the impact on heritage assets. A full planning application has been submitted to the Council for this land which also includes the former Inn building. The outcome of this will assess whether these constraints can be overcome and mitigated. There is an existing access into the site from North Street. It is unclear why the road has been included within the boundary plan, this would require further information.	~
Deliverability / developability There are structures and hardstanding on site to clear and/or repurpose which may impact the delivery of the site. Additionally, the various constraints on site will require masterplanning and a well thought through design. A full planning application has	+

been submitted following the withdrawal of previous application on the site. An allocation status on the site is not sought and it is intended to deliver the site directly by the landowner. Considering the planning status on site, the site is categorised as deliverable.	

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:

- Is partly previously developed land consisting of land used in association with the former Stilton Cheese Inn
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located centrally within the built form of Stilton village, providing an infill opportunity that would be of a scale that would retain the character of the area
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- There is potential for harm to designated heritage assets which would require consideration and mitigation, these assets being the conservation area and the grade II listed 24 North Street (Stilton Cheese Inn).
- There is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form and provide a gentle densification within the existing built form
- Impact on heritage assets and their setting will need to be carefully considered and mitigated through masterplanning, this would include the renovation of the associated outbuildings where necessary.
- Landscaping and noise mitigation as well as the retention of the existing TPO protected tree on site will also be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.44ha 75% net developable area to allow sufficient landscaping and appropriate layout to minimise and mitigate impacts on designated heritage assets. 0.44 ha x standard proportion of 75% = **0.33 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.33 ha x 25 dph = **8homes**	Available post 2024-2028 Build out over 1 years

Updates after the Initial Assessment

Stilton 3: Land off High Street, Stilton

Site reference	Stilton 3
Site name	Land off High Street, Stilton

Site address	Parish(es)	Site area (ha)
Land off High Street, Stilton	Stilton	2.6

Promoter's Intentions

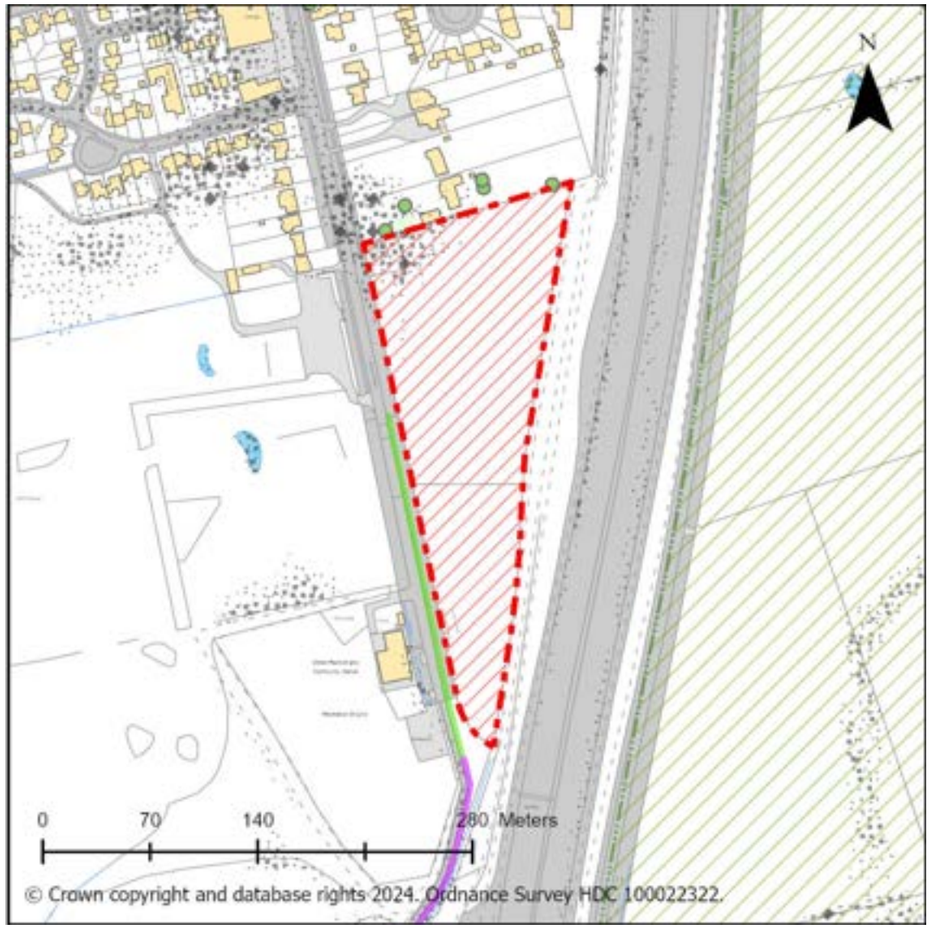
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:131
Relevant planning history	• 20/00796/FUL for the change of use of land to dog training exercise area, erection of welfare/reception building and creation of car parking area was granted permission in May 2021. • The site was assessed in the HELAA (2017) (site reference 017 - South of 53 High Street, Stilton) for residential development but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Dog training area
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 on the southern edge of Stilton and is currently in use as a dog training area known as the 'Stilton Dog Field'. The site is wholly located within flood zone 1, there is some minimal risk from surface water flooding in the site's north western corner along High Street. Approximately two thirds of the land is classed as grade 3 agricultural land, the remaining third of the land immediately south of 53 High Street, is classed as urban land. The site is broadly level but does gently rise towards its southern edge. The site features substantial hedging and a belt of mature trees along the eastern boundary where it is adjacent to the A1(M). There is hedging on its remaining boundaries. As such, the site has limited visibility largely screened from view. To the north is residential development, immediately east of the site is the A1(M) whilst to the opposite side of the High Street is a Golf Course. There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles towards the north western corner of the site. The site is adjacent to the A1(M) so there is an increased likelihood of air, noise and light pollution. There are no nature conservation or heritage designations on site. The site can be accessed from High Street where there is an existing access into the site. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. However, the site is currently in use as a dog training area. 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 zone of a water recycling area.	+
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states it is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land will be available between 2024 and 2028. The site is currently in use as an established dog training area. The site promoter has made no reference to this existing land use in their submission.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is well contained by existing vegetation which also provides a buffer from the A1(M). Noise mitigation will still be a key requirement in a future development of the site. There are few other constraints to the site and there is an existing access form High Street into the site. Also there is uncertainty over when the existing business may relocate or leave the site.	~
Deliverability / developability The site is greenfield with no existing structures to clear. There are no major topographical challenges to overcome and there are already extensive established planting along its boundaries, particularly its eastern edge adjacent to the A1(M), to mitigate noise, air and light pollution. Even so masterplanning and design mitigation will still be required to ensure a high quality living environment. There is an existing business using the site and no planning application has been made for residential development on the site. The site is intended to be available between 2024 and 2028 and it doesn't appear that an allocation status is sought. Considering these factors, 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:

- Is greenfield land consisting of land classified mostly as grade 3 agricultural land
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Accessible to natural green space
- Located on the southern edge of the built form of Stilton village, providing an opportunity for a modest village extension of a scale that would retain the character of the area
- Is adjacent to the A1(M) giving rise to additional risk from higher levels of pollution
- The site is relatively well contained in the landscape due to the A1(M)
- There are mature trees along the site's frontage along High Street, some may need to be removed to accommodate development

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form but this would require noise mitigation form the nearby A1(M)
- Potential relocation of the existing dog training business may be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.6ha 70% net developable area to allow sufficient landscaping to provide a soft village edge and mitigation from the A1(M). 2.6 ha x standard proportion of 70% = **1.82 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 1.82 ha x 25 dph = **46 homes**	Available post 2024-2028 Build out over 2 years

Updates after the Initial Assessment

Stilton 4: Land off Caldecote Road, Stilton

Site reference	Stilton 4
Site name	Land off Caldecote Road, Stilton

Site address	Parish(es)	Site area (ha)
Land off Caldecote Road, Stilton	Stilton	7.80ha

Promoter's Intentions

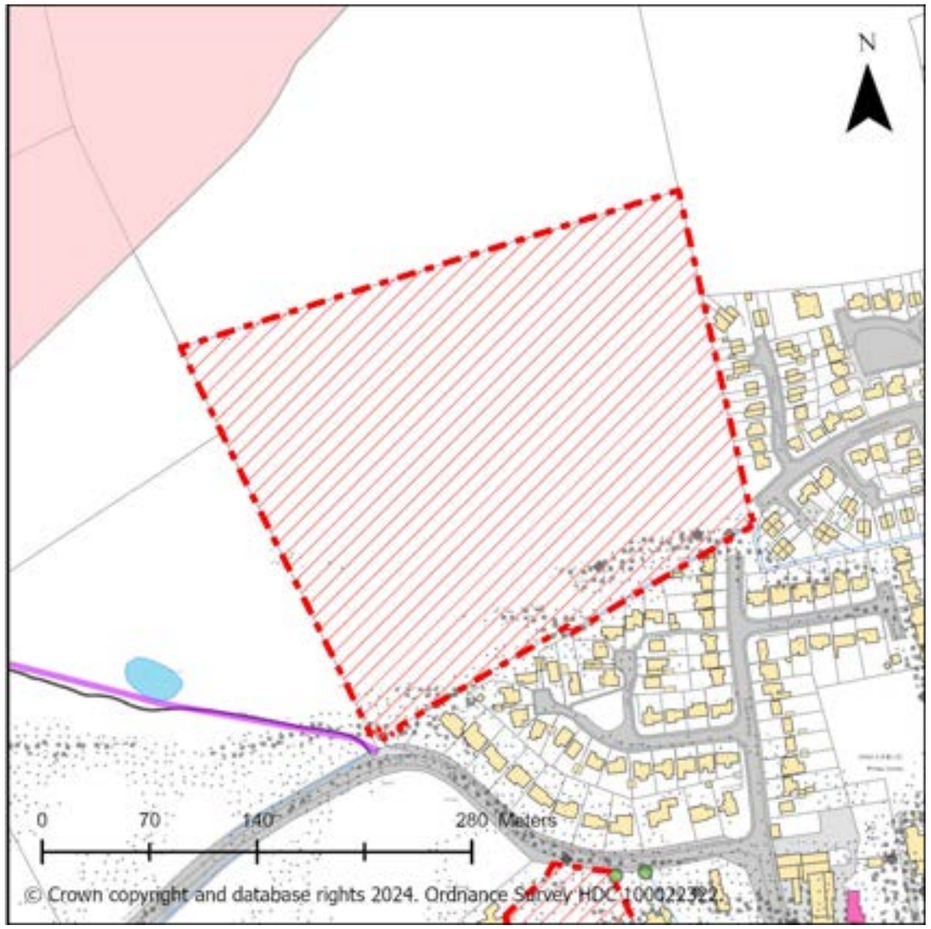
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150 - 190 homes	Available 2023 Build out over 4 - 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:142
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference 110 -North of Elm Close, West of Harvest Close, Stilton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, there is risk form surface water flooding along its southern edge where it adjoins residential development at Ash Road. Most of the land is classed as grade 3 agricultural land with the south-east corner of the site abutting dwellings at Harvest Close is classed as 'urban' land. The site is situated to the north of Elm Close on the north-western edge of Stilton. To the south and along part of the eastern site boundary is residential development. To the north and west of the site is open countryside. The site adjoins open countryside, although it is relatively well contained in the landscape: the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east. The site currently includes mature hedgerows and trees which provide some screening. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The site promoter states it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road. Engagement with the County Council will be required to ascertain if these are an appropriate point of access for the proposed quantum of development. There is also a small parcel of land between the site and the highway which the site promoter identifies is a ransom strip which may impede 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. Although the site promoter identifies that there is a ransom strip impacting the site. The site promoter details that the site will be delivered directly by a house builder. The site promoter suggests the land is available now.	~
Achievability The site promoter has identified that all access and services are accessible from the site boundary. They state that it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road. It is identified in the call for sites submission that there is a ransom strip impacting the site which will require an agreement from the landowner of this land in order to secure access.	~
There are few physical constraints to development, there is some surface water flood risk to overcome and landscaping will required. The promoter states that it is intended to deliver residential development in the southern and eastern parts of the site with structural landscaping, open space and biodiversity net gain to the north and west to mitigate these constraints.	
Deliverability / developability The site is greenfield with no structures to clear and there are minimal physical constraints to development which could not be mitigated through sensitive design and masterplanning. There is however a ransom strip impacting the site which could impact the achievability of its development. The promoter states that an agreement will be required with the landowner of the ransom strip to overcome this. Even though it is stated that the site is available now, until the issue with the ransom strip is resolved 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:

- Is greenfield land consisting of land classified mostly as grade 3 agricultural land
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the western edge of the built form of Stilton village, providing an opportunity for a modest village extension of a scale that would retain the character of the area
- The site is relatively well contained in the landscape as the land slopes south east towards Stilton village
- Development at the north western edge of this site would be visible from Folksworth and also to the north east. Therefore, retaining development within the south and east of the site would be preferable as the natural land form will assist in screening the site from significant landscape impact.
- The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form. Reducing the developable area of the site will also shape the development so that the potential scale of development can more successfully integrate and reflect the character of the landscape and townscape.
- Successful development will require resolution to the ransom strip between the site and St Marys Road.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 7.80ha 30% net developable area to focus development towards the existing built form and reduce encroachment into the countryside. 7.80ha x 30% = **2.34 ha**	Net developable area of 2.34ha Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2.34ha x 25 dph = **59 homes**	Available post 2028 subject to successful allocation status and resolution of ransom strip Build out over 4-5 years

Updates after the Initial Assessment

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

Site reference	Stilton 5
Site name	Land rear of 16 to 58 North Street, Stilton

Site address	Parish(es)	Site area (ha)
Land rear of 16 to 58 North Street, Stilton	Stilton	2.98

Promoter's Intentions

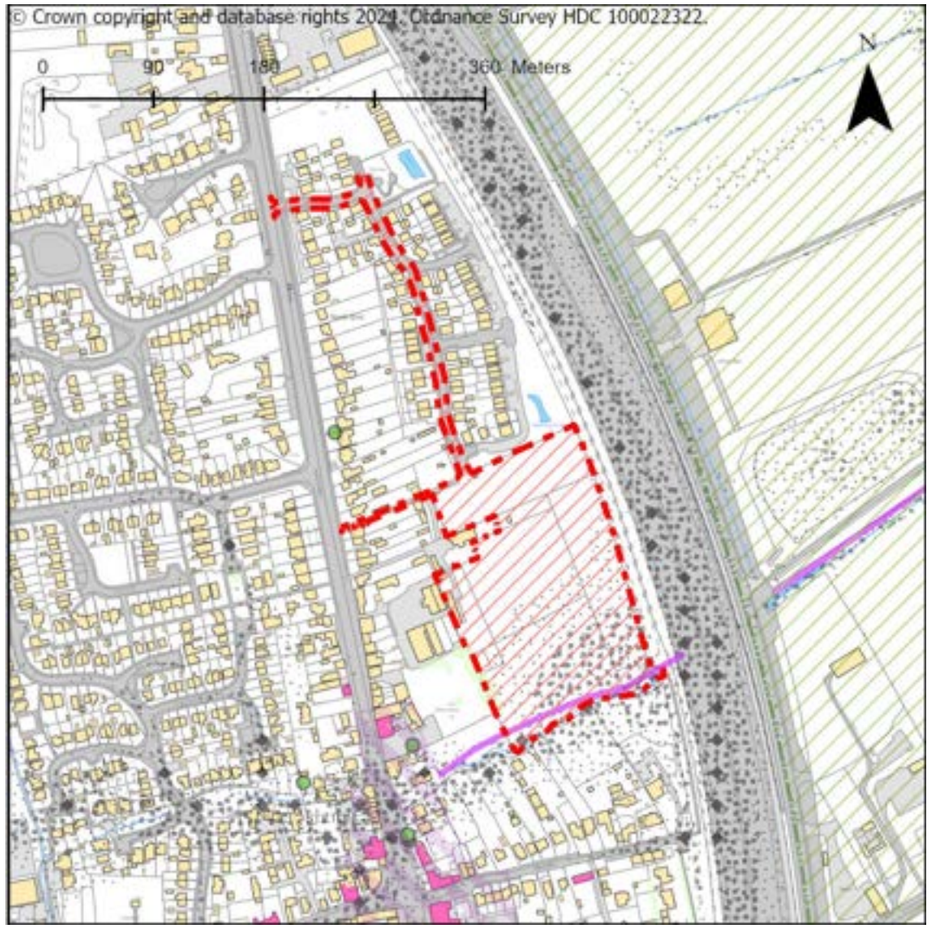
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	70 homes	Available 2023 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:186
Relevant planning history	• 22/02275/FUL for erection of 70 dwellings including access, parking, amenity, open space, play space, SuDS scheme, landscaping and tree protection measures. Received in November 2022 and pending consideration.
Land type	Predominately greenfield land
Current use of the site	Open grazing land with a tennis court within the site
Supporting information	• Arboricultural Impact Assessment (October 2022) (document reference: 11361_AIA.001 Rev A)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 but is constrained by surface water flood risk on over 50% of the site. It is wholly classified as urban land. The site is broadly level and consists of several fields separated by hedgerows. Its contain extensive vegetation and hedgerows along most of its boundaries, the most extensive being along its eastern edge where it is adjacent to the A1(M). The site is bounded by residential properties on its southern, western and most recently northern edges with the A1(M) forming a strong eastern edge. It is located to the rear of the North Street infilling the gap between the it and the A1(M). This is a phase 2 development of the site to the north which started to infill this gap. There is a public right of way along its southern edge.	~
There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A1(M) is likely to increase the risk form noise, air and light pollution. There are no nature conservation designations on site. On its western edge were the site adjoins the former Stilton Cheese Inn, there are a collection of trees that are protected under a blanket Tree Preservation Order. There are no heritage designations within the site. It is within 60m of a conservation area and listed buildings which built development and any removal of trees within the site could impact the setting of. Vehicular access is proposed from Houghton Way which runs through the recent development to the north of the site. An additional pedestrian/ cycle route is proposed via an existing access route between 58 and 60 North Street. 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 multiple ownership with development supported by all owners. A housebuilder is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the housebuilder. The site promoter states that the land is available now and take 3 years to build out.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There a several constraints to overcome including the level of surface water flood risk on site, the proximity to the A1(M), impact on trees and potentially the setting of heritage assets. This is second phase of development to the rear of North Street with phase 1 completing in 2024, as such it is proposed to provide an access route through to this site from the phase 1 development. A full planning application has been submitted whereby the details of how to overcome and mitigate these are being considered.	+
Deliverability / developability There are no structures to clear on site but as highlighted there are several constraints to overcome. A full planning application for 70 homes has been submitted to the Council on behalf of Bellway Homes and includes technical studies including ecological appraisals, flood risk and drainage strategy, geo-environmental studies and lighting assessment as well as detailed layout plans. Considering that a full planning application is in progress and detailed design work to overcome constraints, the site is categorised as deliverable.	+

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:

- Is greenfield land consisting of land classified as urban
- Within flood zone 1 with surface water flood risk on about 50% of the site
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the eastern edge of Stilton between North Street and the A1(M)
- Development would be a second phase of residential in depth development which would continue this pattern of development completely infilling the gap between the village and the A1(M)
- Proposed pedestrian/ cycle route from North Street would aid permeability and accessibility to village services
- Adjacent to the conservation area and the listed former Stilton Cheese Inn

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form and provide a gentle densification within the existing built form
- Impact on heritage assets and their setting will need to be carefully considered and mitigated through masterplanning
- Landscaping and noise mitigation as well as 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 2.98ha 75% net developable area to allow sufficient landscaping and appropriate layout to address surface water flood risk, provide noise mitigation and harm to designated heritage assets. 2.98 ha x standard proportion of 75% = **2.235 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2.235 ha x 25 dph = **56 homes**	Available post 2024-2028 Build out over 3 years

Updates after the Initial Assessment

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

Site reference	Stilton 6
Site name	Land to the South and West of 61 Church Street, Stilton

Site address	Parish(es)	Site area (ha)
Land to the South and West of 61 Church Street, Stilton	Stilton	2.43

Promoter's Intentions

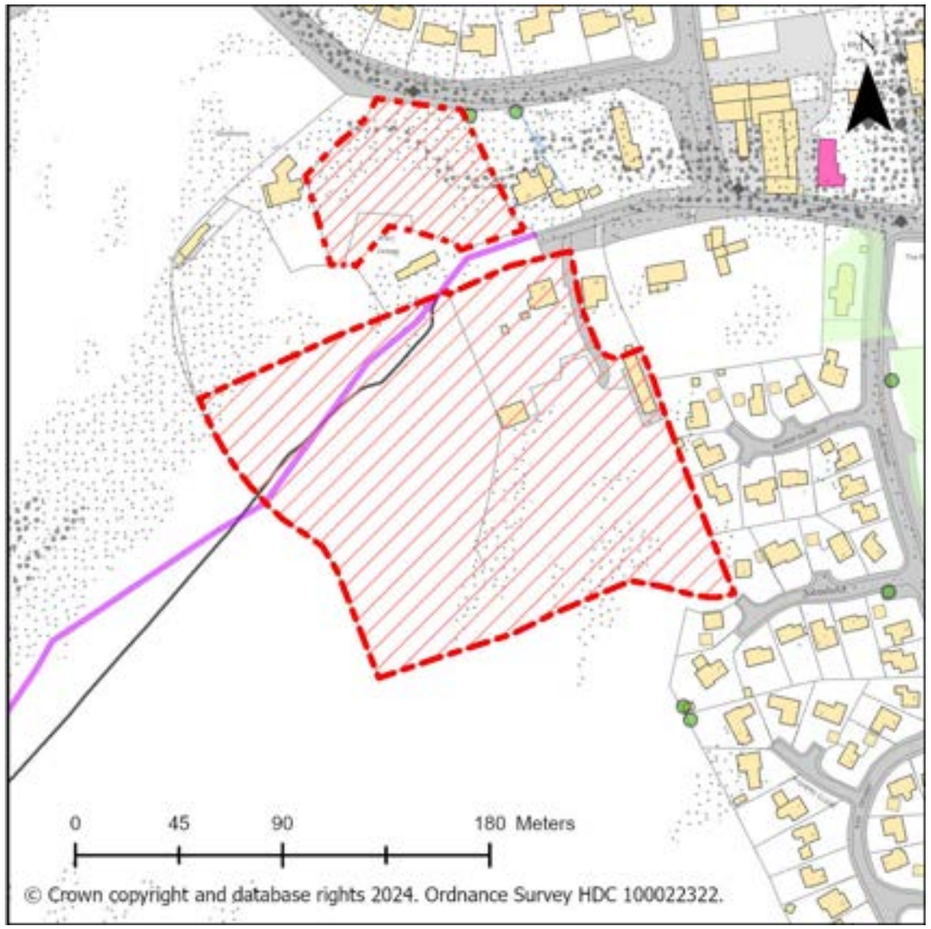
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 - 50 homes	Available 2024 - 2028 Buildout over 1 - 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2412
Relevant planning history	None relevant
Land type	Partly greenfield land and partly previously developed land
Current use of the site	Partly agricultural land and partly 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
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 is constrained by surface water flood risk across a third of the site. Approximately a third of the site is classified as being grade 3 agricultural land with the remain two thirds being urban land. The site consists of a residential property (61 Church Street) which is a single storey property with the rest of the site forming a large curtilage to it. There are some established trees within the site but these are not protected. It is unclear from the submission if the property is to be retained within proposals or to be demolished and the site completely redeveloped. The site slopes from its western to eastern edge down by some 10m. The site's western and southern edges also have fairly thick vegetation running along them which screen the site from view and encloses it. The combination of this established screening and the land levels means that the site is not very visible in longer range views. There is a public right of way that runs through the north western corner of the site which connects from Church Street through the site to the open countryside to Denton. To the east and north of the site are residential properties and to the south and west is the open countryside. There is no known contamination or pollution on site. No gas or oil pipelines run through the site although there are some telegraph poles along the site's frontage on Church Street. There are no nature conservation or heritage designations within the site. There is an existing access to the property (61 Church Street) into the site from Church Street. The site is mostly greenfield but is partly previously developed as there is an existing residential property on site meaning that the development will minimally contribute to the 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 controlled by a single family 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 acquire an allocation status for the site before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028 and take between 1 and 2 years to build out.	+
Achievability The site promoter has identified that all main services are within the site boundary apart from the public highway which is accessible from the site boundary. The site has some constraints to overcome including surface water flood risk along its northern edge and the incorporation of the public right of way within design proposals. There is an existing access from Church Street into the site.	+
Deliverability / developability	~
There may be structures to clear on site if it is proposed to remove the dwelling on site. The site promoter states that it the intention of the landowner to acquire an allocation status for the site before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028. Therefore, the site is categorised as being 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:

- Is greenfield land consisting of land mostly classified as urban land and a third classified as grade 3
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the south western edge of the built form of Stilton village, providing a rounding off opportunity that would be of a scale that could be integrated into the village without adversely impacting the character of the area
- Development should be focused to wards the eastern half of the site following the land form of the site and minimise longer range landscape impact

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Successfully development will require integration of the existing public right of way within a masterplan for the site
- Confirmation whether the existing dwelling on the site is to retained and integrated with proposals or demolished

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.43ha (the existing dwelling makes up 0.25ha of this) 60% net developable area to focus development towards the eastern half of the site so that appropriate landscaping can be incorporated into the scheme and reduce the amount of built development extending into the countryside. If the existing dwelling was to be demolished, the following may apply: 2.43 ha x standard proportion of 60% = **1.49 ha** If the existing dwelling were to be retained, this would reduce the site area to the following: 2.43 - 0.25 = 2.18ha x standard proportion of 60% = **1.3 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. If the dwelling were to be demolished scenario: capacity = 1.49 ha x 25 dph = **36 homes** If the existing dwelling was to be retained scenario: capacity = 1.3 ha x 25 dph = **33 homes**	Available post 2028 subject to successful allocation status Build out over 1-2 years

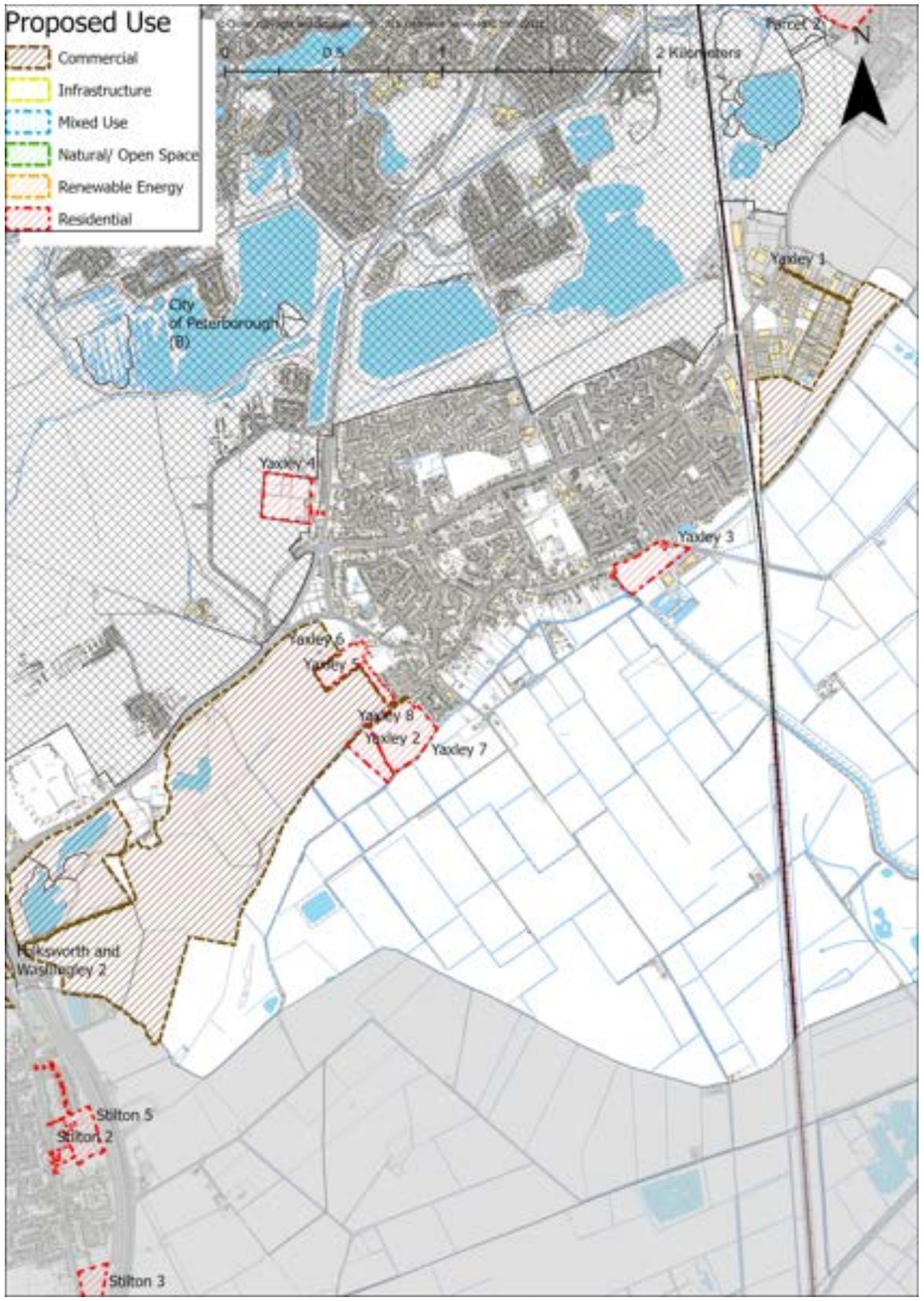
Updates after the Initial Assessment

In response to the Autumn 2024 consultation on sites, the landowner's commented that the dwelling on the site could either be retained or demolished to improve access and screening and the right of way could be incorporated into public open spaces for residents. They confirm a surface water mitigation strategy will be developed and that development could be focused on the eastern half with the western half providing open green space and biodiversity net gain.

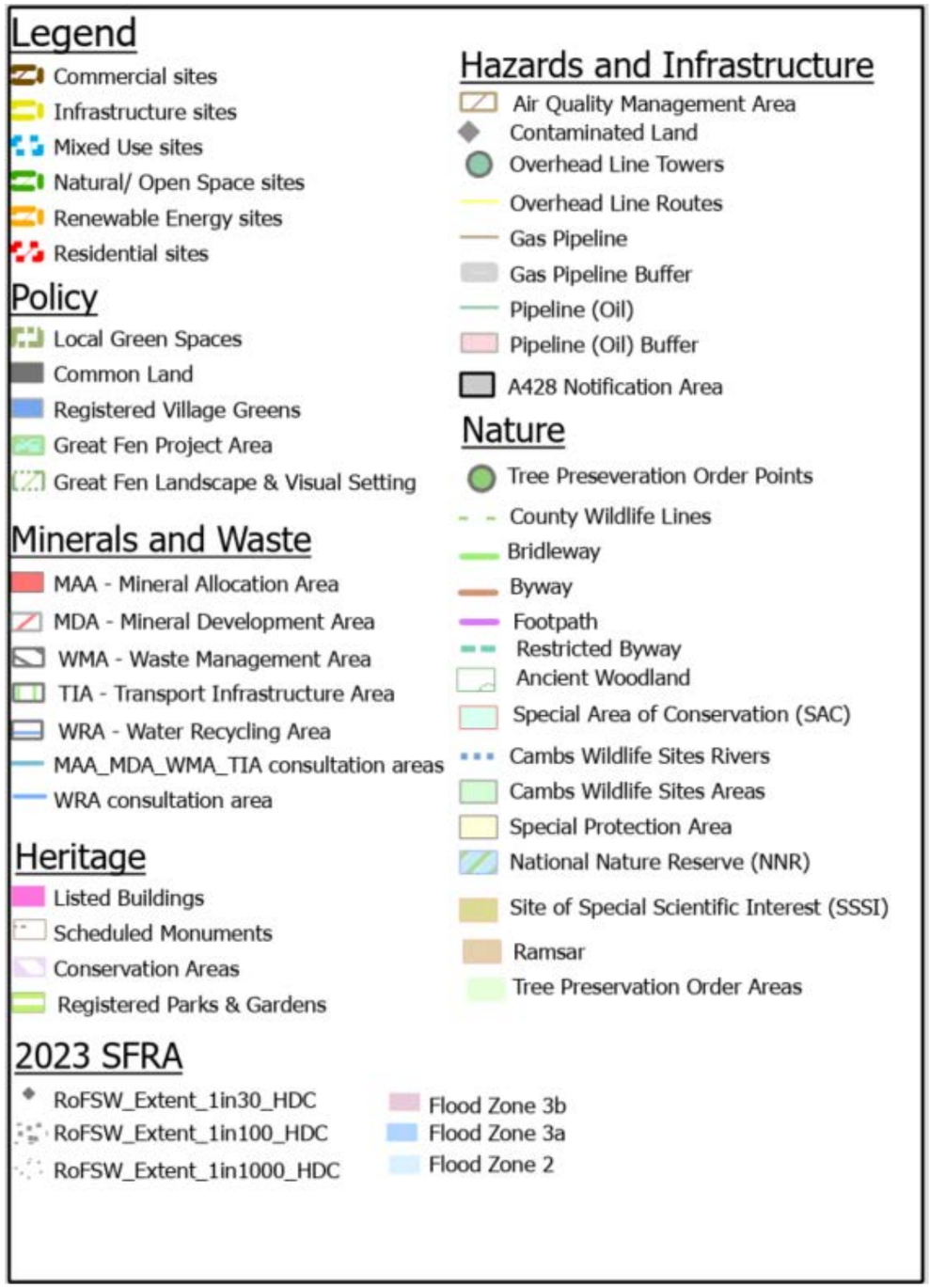
Yaxley

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

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



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



Yaxley 1: Eagle Business Park Phase 3, Yaxley

Site reference	Yaxley 1
Site name	Eagle Business Park Phase 3, Yaxley

Site address	Parish(es)	Site area (ha)
Eagle Business Park Phase 3, Yaxley	Yaxley	16

Promoter's Intentions

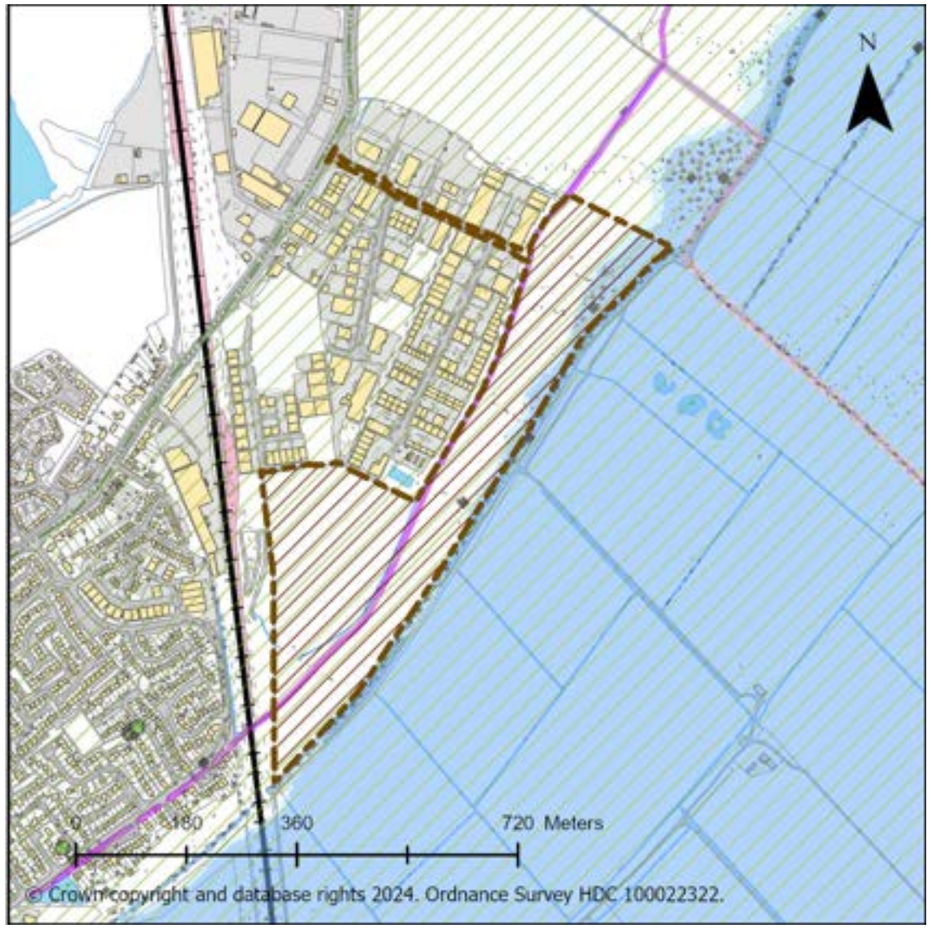
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment	35,000 sqm	Available 2024 - 2028 Build out over 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:18
Relevant planning history	• 23/00973/OUT for the provision of an extension to Eagle Business Park to (Phase 3) to provide 35,000 sq. m. of commercial floor space (Use Classes E (g) (i-iii), B2 & B8). This was submitted in May 2023 and is pending consideration. • The site was assessed in the HELAA (2017) (site reference: South of Eagle Business Park) - this was a slightly smaller site area of 13ha. The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately 50% of the site is classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3.	Pass
Flood zone 3b	None although some of the site's eastern/southern edge is within flood zone 3a	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 adjoins the Eagle Business Park and seeks to provide a third phase to the employment area. The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a. This flooding is associated with the Pig Water drain which adjoins the southern/eastern edge of the site. There is some surface water flood risk across the site. Approximately 50% of the site is classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3. The site is broadly level and open with some trees along the site's southern/eastern edge where it adjoins the Pig Water drain. The site is highly visible from the south and east due to flat fenland landscape but is less visible from the west due to railway and existing development. The site is currently visible from the north due to the gently falling landscape, and landscaping is not established at the intervening Eagle Park. Development would have a significant landscape impact. There is also a public right of way running through the site. There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the East Coast Mainline Railway is likely to increase the risk form noise, air and light pollution. There are no nature conservation designations on site, however the site is located within the landscape and visual setting of the Great Fen. There are no heritage designations on the site. Vehicular access is proposed from Falcon Way. 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 single ownership and its development is supported by the landowner. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and take 5 years to build out. There is currently a planning application for employment development.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site's location on the south eastern edge of Yaxley means that landscape impact is a significant development constraint. The site is highly visible in longer views from the south due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. There is a public right of way running through the site which may require diversion. Access can be achieved by extending Falcon Way.	~
Deliverability / developability There are no structures on site to clear. As highlighted there are considerable constraints to overcome including flood risk but most notably the impact on the landscape and the setting of the Great Fen. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and a planning application has been submitted to the Council for employment development. As this is an outline application and not yet determined, the site is considered to be 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:

- The site is greenfield, approximately half of the site is classified as grade 1 agricultural land
- Increased risk of flooding along its eastern and southern edge
- Has the potential to provide a third phase to an established employment area located on the edge of one of Huntingdonshire's larger villages
- Subject to masterplanning, the site could be integrated into the existing employment area
- Has the potential to provide further employment opportunities to people within Yaxley and surrounding settlements
- Good accessibility to public transport options
- Proximity to East Coast Mainline railway may give rise to increased levels of pollution
- Is not constrained by designated heritage assets
- Is sensitively located within the landscape being within the landscape and visual setting of the Great Fen
- Would further extend the built form of Yaxley into the Fenland landscape
- More landscaping will be required along its eastern and southern edges to mitigate landscape, flooding and noise impacts which will reduce the net developable for the site

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

- Is potentially appropriate for employment development to compliment the adjoining employment area
- The net developable area should be reduced to provide significant levels of landscaping and sustainable drainage to mitigate landscape impact on the Great Fen and address the risk of flooding
- Landscaping plan should also seek to incorporate noise mitigation measures as well as opportunities for biodiversity net gain
- The public right of way within the site will need to be incorporate into proposals or diverted

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 16ha.	Commercial - employment	Available 2024 - 2028 Build out over 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
As this is a large scale employment site in a sensitive location in terms of landscape and also the risk from flooding, the net developable area will be used to calculate a indicative capacity. To account for these constraints, a 50% net developable area will be applied. 16 ha x standard proportion of 50% = 8 ha	The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity: 0.40 plot ratio x 8 ha = 3.2 ha of land for employment uses equating to **32,000 sqm**.	

Updates after the Initial Assessment

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

Site reference	Yaxley 2
Site name	Land South West of Yaxley and East of A1(M) near Norman Cross

Site address	Parish(es)	Site area (ha)
Land South West of Yaxley and East of A1(M) near Norman Cross	Yaxley	131.18

Promoter's Intentions

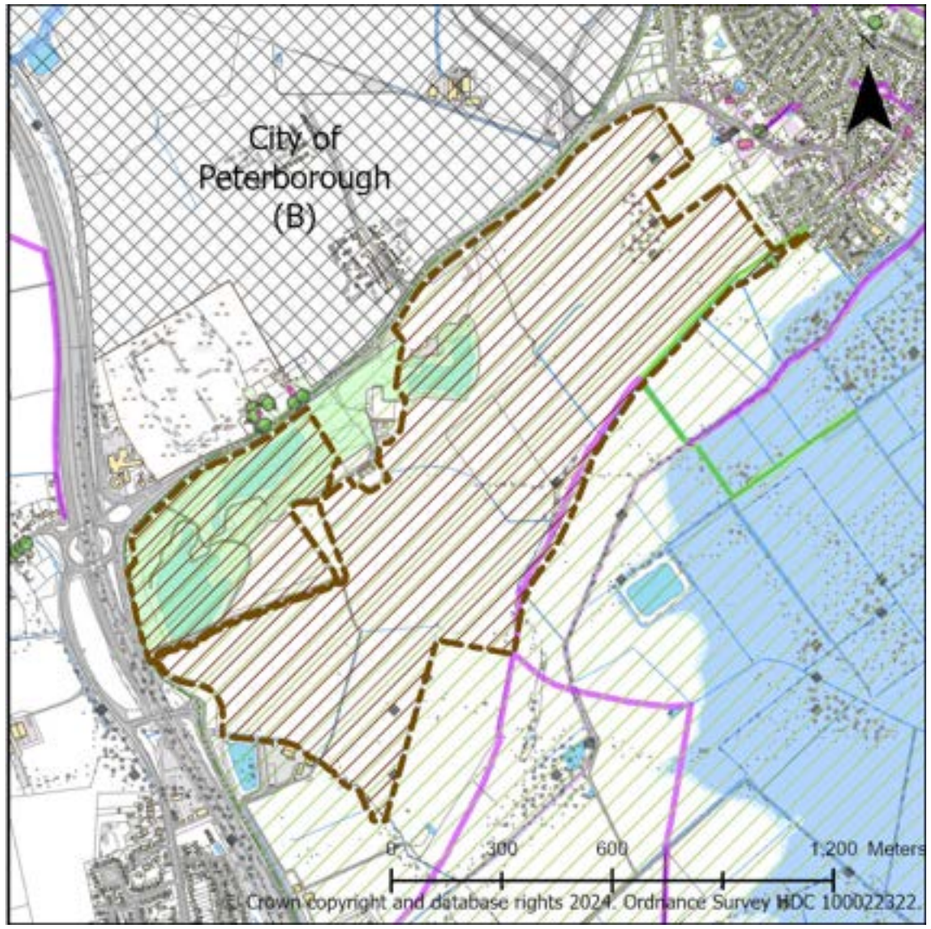
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Logistics and distribution	Circa 275,000 sqm	Available 2029 - 2034 Build out over 5 - 7 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:126
Relevant planning history	None relevant
Land type	Mostly greenfield land with some previously developed land
Current use of the site	Agricultural land and former brickworks
Supporting information	• Agricultural land classification grade image • Agricultural land classification image at 1:250,000 scale • Area Plan (plan reference: ASC.21.243F) (May 2023) • Site Constraints Plan (plan reference: 23206-UMC-XXXX-SI-DR-A-0501 revision P04) (May 2023) • Constraints Analysis, Spatial Strategy and Design Evolution Statement (June 2023) • Heritage Appraisal (June 2023) • Summary Landscape and Visual Appraisal (June 2023) • Masterplan (plan reference: 23206-UMC-ZZZZ-SI-DR-A-0603 revision P02) (June 2023) • Mineral Safeguarding Technical Note (June 2023)
	• Mineral Resources Map • Letter from Cambridgeshire County Council Minerals and Waste Team (October 2022) • O&H Properties Norman Cross Presentation (November 2023) • Outline Transport Strategy Note (document reference: JN2469-Rep-0001.3) (June 2023) • Planning 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	The northern part of the site contains the Norman Cross Brickpits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located immediately south of the A15, adjacent to Peterborough City Council and the Great Haddon development. To the west is the A1 and the B1043, and to the east is Yaxley. There is open countryside to the south. It is proposed to provide big-box warehousing units used for logistics and distribution development. The site is wholly located within flood zone 1 with some surface water flood risk within the site, mostly within the former brickworks where there are two large water bodies. The site is wholly classified as grade 3 agricultural land which is currently farmed and approximately 21ha comprising a local wildlife site and fishing lakes. The site slopes from its northern edge to southern edge by some 10-15m. The site is bounded by various hedgerows and tree lined boundaries some of which are quite mature, albeit around the perimeter of the site. Whilst in agricultural use now, the site historically comprised the Normans Cross brickworks with over 50% of the site being subject to mineral workings, extracting brick clay from the site which has subsequently, in part, been filled with inert fill. The nature of the site and its former workings makes it a visually contained site from the west and north due to the escarpment. The site is much more visible from the south and east with views across the Fenland landscape and also Yaxley. Considering these factors development could have a significant landscape with the greatest impact being experienced to the south and east. There is no known contamination on site and no oil or gas pipelines running through the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. The northern part of the site contains the Norman Cross Brickpits County Wildlife Site. The site is also within the Landscape and Visual Setting of the Great Fen. The proposed masterplan for the site shows that the area of the site falling within the County Wildlife Site will be used for biodiversity net gain or will not be developed on at all. There are no heritage designations on site, however, it is adjacent to two grade 2 listed buildings along London Road (Norman House and the Former Governor's House. It is also adjacent to the scheduled monument of the site of the Norman Cross Depot for Prisoners of War. Further to the east the site is within the setting of the grade I listed St Peter's Church in Yaxley and the conservation area. The site can be accessed from the A15 (London Road). The submitted planning statement outlines the following access arrangements for the proposed development which will require engagement with Cambridgeshire County Council: • A spine road between the B1403 and the A15. This is likely to feature a signal-controlled T-junction on the A15 and a fourth arm on the existing roundabout at B1403 / Yards End Lane. • A segregated footway and cycleway along the full length of the spine road. • Connectivity to the external Public Rights of Way and National Cycle Network. • Re-route and extend existing bus services through the site. The site is predominantly greenfield with a small amount of previously developed land where the former brickworks were which have largely already been restored to nature, 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; the site promoter has provided documentation detailing correspondence with Cambridgeshire County Council to date on the viability of the site for brickclay extraction. The planning statement submitted states that over 50% of the site has already been worked for minerals and a scope of work for a full Mineral Resource Assessment will be undertaken which will include intrusive surveys to establish the extent of Lower Oxford Clay within the remainder of the site. The site promoter states that once the assessment has been completed it will be shared with the Huntingdonshire's Local Plans team. The site is beyond 400m of a water recycling area.	~

Availability The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land will be available between 2029 and 2034.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. Cumulatively, the site has several significant constraints relating to its topography, its sensitive location in the landscape particularly to the east and south with its relationship the Fenland landscape and to Yaxley. Additionally, the status of mineral extraction on site will need to be fully assessed and scoped. There are likely to be impacts on designated conservation and heritage designations. Access arrangements and the impact of the proposed development on the local and strategic highways network will need to be fully assessed with engagement with relevant stakeholders.	~
Deliverability / developability The site is largely greenfield. There are substantial topographical and landscape constraints which will need to be overcome. There are also nature conservation and heritage designations which any proposed development will need to consider. The site promoter states the site will be available between 2029 and 2034, as such the site is categorised as being 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:

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

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

- The site is not considered to be appropriate for development due to the likely significant adverse impacts on the fenland landscape and the setting of the Great Fen. It will also fundamentally and detrimentally impact the character and setting of Yaxley.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Yaxley 3: Land South of Main Street, Yaxley

Site reference	Yaxley 3
Site name	Land South of Main Street, Yaxley

Site address	Parish(es)	Site area (ha)
Land South of Main Street, Yaxley	Yaxley	3.52

Promoter's Intentions

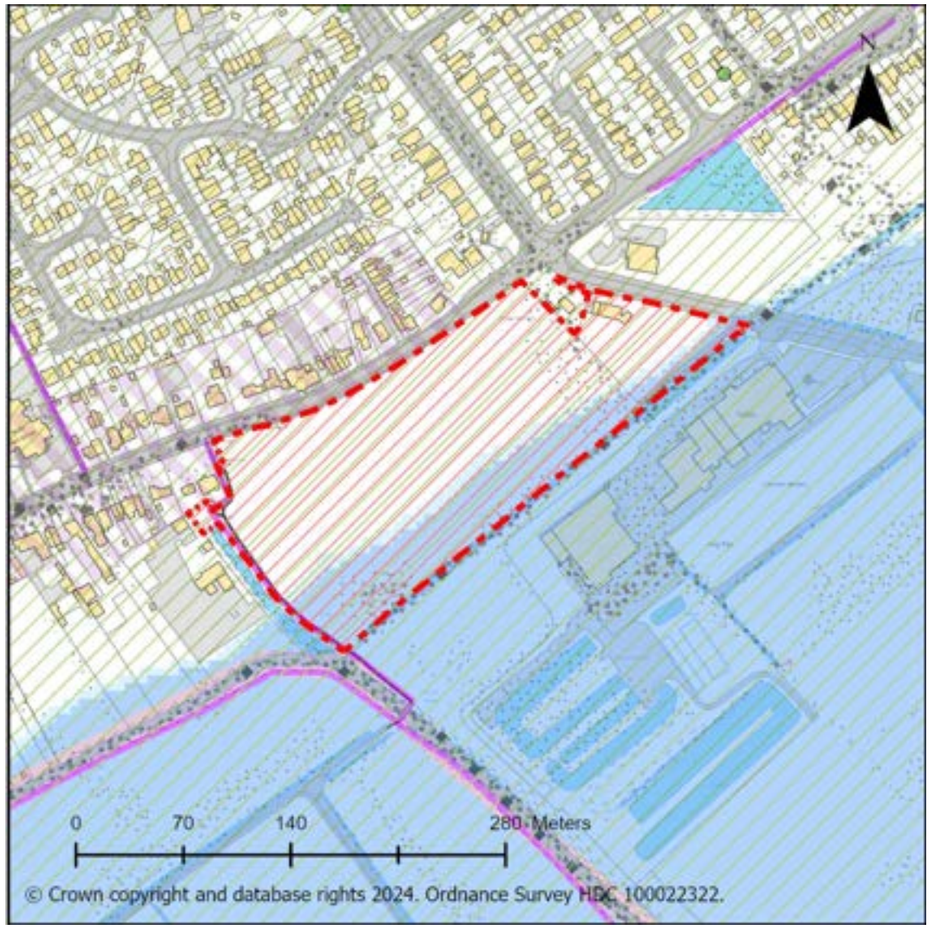
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	90 homes	Available 2023 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:273
Relevant planning history	• None relevant • The site was assessed in the HELAA (2017) (site reference: Main Street) - this was a slightly larger site area. The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Masterplan (plan reference: 61604-MCB-ZZ-ZZ-PP-A-S3-0001-P1) (June 2023) • Heritage and Townscape Assessment (May 2021) • Landscape and Visual Impact Assessment (June 2021) • Site Justification (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	A small part of the site's north eastern corner is classified as grade 1 agricultural land but the vast majority of the site is classified as urban	Pass
Flood zone 3b	None but some of the site's southern edge is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is located within flood zone 1, with a proportion of the site's southern edge being located within flood zones 2 and 3a (about 34% of the site), this flood risk is associated with Pig Water drain which adjoins the site's boundary on this site. There is also some surface water flood risk along the site's southern and eastern edges. The submitted concept masterplan shows that largely no built development is proposed in parts of the site at an increased risk of flooding and that this land will provide open space and landscaping. The site is largely classified as being urban land apart from a small part of the site's north eastern corner which is classified as grade 1 agricultural land. The site is broadly level but it does very gently slope towards the south. There is vegetation along the	~
site's frontage. There are currently long views from Main Street across this site onto the fens. Long views into the site from the south are mostly prevented by RB Organic Fruit Ltd and Produce World Yaxley and by trees. The site is within the landscape and visual setting of the Great Fen. There is a public right of way running along the site's western edge which means that development would be visible form this public vantage point. To the north along Main Street are residential properties and the Duck & Drake Public House. To the west and east are further residential properties. To the south are large agricultural buildings associated with RB Organic Fruit Ltd and Produce World Yaxley. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site, it is however within the landscape and visual setting of the Great Fen. There are no heritage designations on site but it does adjoin a conservation area on its northern and part of its western boundary. Access to the site may be possible form Main Street. The submitted concept masterplan shows that two vehicular access points are proposed form Main Street. 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 family who supports its development. The site is optioned with the site being promoted by a developer. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the housebuilder. The site promoter states that the land is available now and will take 2 years to build out.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are several cumulative constraints to including flood risk, and the site's location on the edge of Yaxley means that townscape and landscape impact is a significant development constraint. While the site is not particularly visible in longer views from the south, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. Additionally, development would significantly alter the character of this part of Yaxley. The design of any development proposal and its landscaping scheme will have to demonstrate how it will mitigate and minimise the impact of development on the surrounding townscape and landscape, and on the visual setting of the Great Fen.	~
Deliverability / developability	~

There are no structures on site to clear but the site is in a sensitive location within the fenland landscape. In combination with flood risk and the impact on the conservation area, there are several constraints to overcome. There is a housebuilder involved with the site and the site promoter states that the site is available now. A concept masterplan and some technical studies relating to heritage and landscape have been undertaken. There is no active planning application on site, considering this and the constraints to overcome, the site is categorised as being 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:

- The site is greenfield land mostly classified as urban land but there is a small amount of grade 1 agricultural land
- About a third of the site is constrained by fluvial flood risk
- Fairly remote from natural greenspace
- Remote form designated nature conservation designations but within the landscape and visual setting of the Great Fen
- Adjoins a conservation area on its northern and western boundaries
- Located on the southern edge of Yaxley accessed form Main Street, this part of the village typically has a more rural feel and is more sensitive to development
- In depth development in this location is generally uncharacteristic of the historic development of the village, however some recent infills and redevelopment proposals have started to integrate some in depth development along Main Street
- Has good accessibility to employment opportunities within Yaxley and Peterborough
- Has good accessibility to leisure and cultural facilities, primary education and public transport

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

- Is potentially appropriate for built development if development were focused on land within flood zone 1 and that appropriate landscape and heritage constraints overcome.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.52ha 50% net developable area to focus development on land at the lowest risk of flooding and to retain development towards the built form of the village reducing wider landscape impact. 3.52 ha x standard proportion of 50% = **1.76ha**	Residential - market and/or affordable houses Very low density of 35 dph years anticipated due to the edge of village location. Capacity = 1.76 ha x 35 dph = **62 homes**	Available post 2024-2028 Build out over 2 years

Updates after the Initial Assessment

Significant concerns were raised at local exhibitions and in response to the consultation regarding significant flooding and drainage issues being experienced across Yaxley. It was therefore deemed inappropriate to carry forward any residential led allocations at this time.

Yaxley 4: Folly Farm, London Road, Yaxley

Site reference	Yaxley 4
Site name	Folly Farm, London Road, Yaxley

Site address	Parish(es)	Site area (ha)
Folly Farm, 25 London Road, Yaxley, Cambridgeshire, PE7 3NQ	Yaxley	4.6

Promoter's Intentions

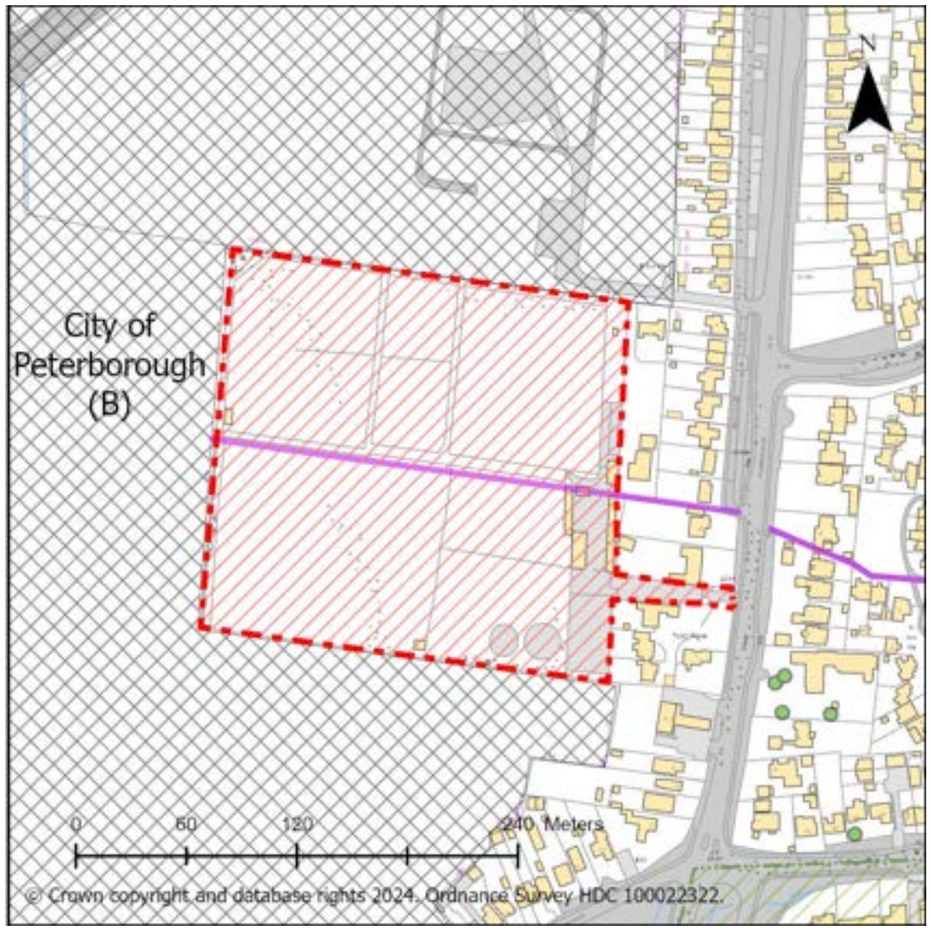
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	130 homes (78 market and 52 affordable)	Available 2024 - 2028 Build out over 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:228
Relevant planning history	• 24/00378/OUT for a development of up to 115 dwellings to include public open space, landscaping, access and associated works (following demolition of existing buildings). Approval sought for Access to London Road only at this stage with Layout, Landscaping, Scale and Appearance as reserved matters. This application was submitted in February 2024 and refused but was allowed on appeal. • The eastern edge of the site was assessed in the HELAA (2017) (site reference: Folly Close). The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Part previously developed and part greenfield land
Current use of the site	Agricultural land/ equestrian use
Supporting information	• Great Haddon Phase One Development Brief extracts (August 2022)

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 to the west of London Road and on the very eastern edge of Yaxley and of Huntingdonshire district. It is encompassed on its north, west and southern boundaries by land falling with Peterborough City Council. The site is wholly located within flood zone 1 with some surface water flood risk across the site. The site is wholly classified as grade 3 agricultural land. The site broadly level with a public right of way running through the centre of the site from London Road. The boundaries of the site are clearly defined by hedgerows with particularly dense trees and vegetation along its northern edge. To the east is linear residential development which beyond that	~
is the main built form of Yaxley. To the south, north and west are currently agricultural fields (this land has approval for development as part of the Great Haddon). The surrounding context to the site is rapidly evolving with Great Haddon being approved in 2018 to the west and building works now underway. The concept masterplan for Great Haddon shows that it is proposed that Folly Farm will adjoin the Haddon Common community woodland and a sports park. To support these proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon, it would not be appropriate to build on the Folly Farm site. The site could however be appropriate for open spaces or biodiversity net gain opportunities which could tie in with proposed land uses. There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A15 may result in an increased risk form noise, air and light pollution. There are no nature conservation or heritage designations on site. The submitted site layout plan proposes to provide vehicular access from London Road. Engagement would be required with Cambridgeshire County to ascertain if this is an appropriate point of access for the quantum of housing proposed. Difficulty in securing a safe access to the site for a residential scheme also further justifies pursing the site for open space and biodiversity net gain opportunities. The site is greenfield with some agricultural structures on site, 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 multiple ownership with development supported by all owners. The site promoter states that there is a legal agreement in place on the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell it to a third party for development. The site promoter states that the existing business will need to relocate, but consider that this can occur within 3 to 6 months if planning approval is acquired. The site promoter states that the land will be available between 2024 and 2028 and could take 4 years to build out.	~
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are no topographical challenges to overcome but there are considerable constraints to development resulting in its sensitive location being a physical separator between Yaxley and the ongoing Great Haddon development to the west within Peterborough. There is a public right of way that runs through the centre of the site which would need to be retained and could provide a connection through to open and natural open spaces within the site and within Great Haddon.	~

Deliverability / developability	
There are some agricultural structures on site to clear. The site promoter is seeking to acquire planning permission for the site and then sell it to a third party for development. Following that the business that currently is open on the site will need to relocate. It is anticipated the site will be available between 2024 and 2028 and a planning application has been submitted on the site for residential development. However, as raised within the suitability and constraints section, the site is in a sensitive location and its development would result in furthering the sense of coalescence between Yaxley and Great Haddon/Peterborough. As such, the site is not considered suitable for built development but could potentially deliver some open space or biodiversity net gain opportunities which could tie in with the proposed adjoining land uses within the Great Haddon illustrative masterplan.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site will progress to the sustainability appraisal stage but it will only be appraised for biodiversity net gain opportunities. This is to support the proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon.

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 a mix of greenfield and previously developed land consisting of grade 3 agricultural land and consists of an equestrian centre with some existing structures on site
- The site is not constrained by fluvial flood risk but there is some surface water flood risk
- Built development is not considered suitable as this would further urbanising effect and would likely result in furthering the potential for coalescence between Yaxley and the evolving new community at Great Haddon within Peterborough
- The site could be developed for open space and biodiversity net gain
- The site is not constrained by heritage assets
- It is within 1km of Orton Pits SSSI so there is potential to provide linkages between habitats
- Good accessibility to public transport options

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

- Is potentially suitable for open space and biodiversity net gain uses to retain a sense of separation between Yaxley and Great Haddon
- Incorporate the public right of way running through the site
- Engagement with the site promoter required as potentially suitable land uses differ from those of the site promoter

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 4.6ha	Open space uses and biodiversity net gain opportunities 4.6ha of land for such uses	Available 2024 - 2028 Complete over 4 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter commented that if residential development does not occur, the equestrian use is likely to continue. They also state the site does not contain any agricultural structures and is entirely previously developed land. All relevant planning application documents for 24/00378/OUT, including a letter addressing perceived coalescence, have been submitted. The planning application on site was refused but was allowed on appeal. During the Preferred Options consultation held in Autumn 2025, the site promoter submitted the appeal decision and layout plans for the site. Following the application being allowed on appeal, the site now forms part of the Council's committed housing.

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

Site reference	Yaxley 5
Site name	Land off The Wykes, accessed from West End, Yaxley

Site address	Parish(es)	Site area (ha)
Land off The Wykes, accessed from West End, Yaxley	Yaxley	0.70

Promoter's Intentions

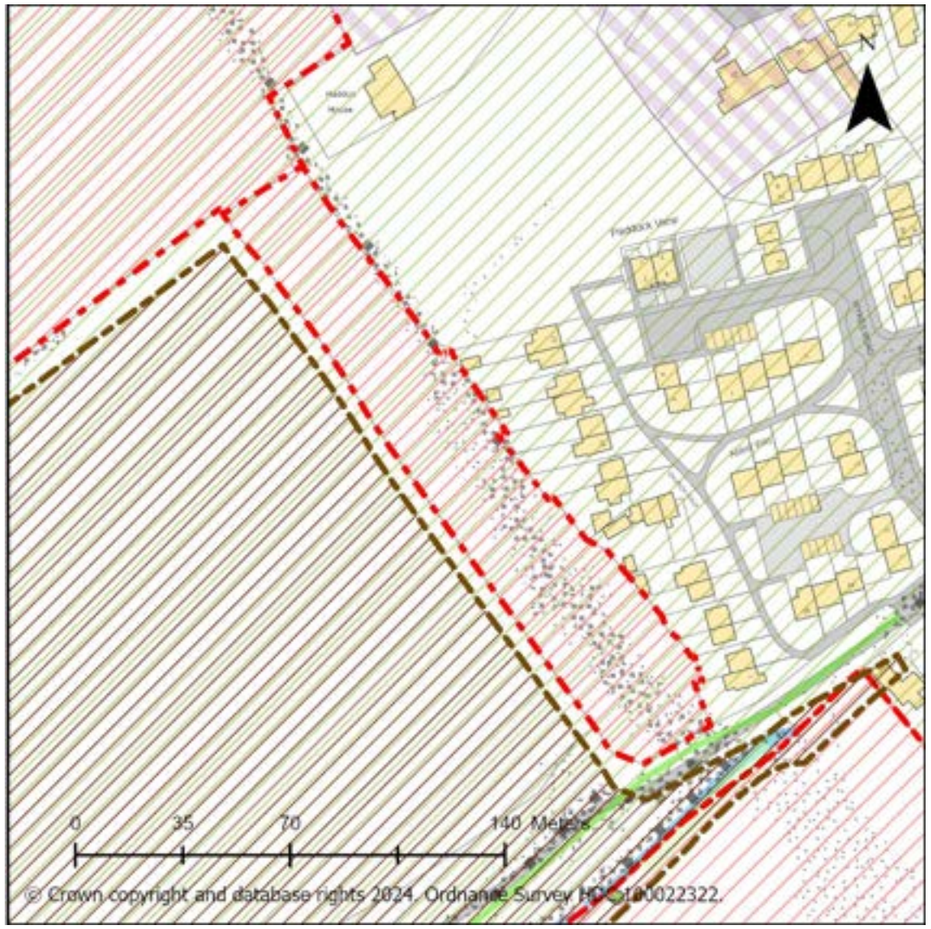
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open Space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	9 market homes 0.10ha for natural, green or open space uses 0.10ha for biodiversity net gain opportunities	Available 2024 - 2028 Build out 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:300
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 wholly located within flood zone 1 with a significant amount of surface water flood risk through the centre of the site. The majority of the site is classified as urban land with the south western corner being classified as grade 3 agricultural land. It is located to the rear of properties along Wykes Road on the western edge of Yaxley. The site gently down slopes from its northern edge to its southern edge with land levels being some 5m lower at its southern edge. There are trees and vegetation along all of its boundaries enclosing the site. To the west, south and north the site adjoins open countryside, to the east it adjoins the rear gardens of properties along Wykes Road. There is a public right of way adjacent to the southern boundary of the site meaning that development will be viewable form a public vantage point. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations within the site but the northern third of the site is within 40m of a conservation area and also within 75m of the grade I listed St Peter's Church. Considering the higher land levels within the northern part of the site, development is likely to be viewable from these designated heritage assets. There appears to be vehicular access to the site from West End which is a gated track but there is a potential ransom strip it and the track. This is a narrow track and it is unclear whether access can be enhanced sufficiently to enable development of the site. 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. An allocation status is sought for the site after which it will be sold to a third part for obtaining planning permission an development. The site promoter states that the site will be available between 2024 and 2028 and take 1 to 2 years to build out.	+
Achievability The site promoter has identified that all access and services are unknown apart form the public highway is not immediately accessible. However, as highlighted while there is a vehicular access to the site, this is by a narrow track. There appears to be a ransom strip between the site and the track along West End, no information has been provided by the site promoter on how this issue can be overcome. Therefore, the achievability of vehicular access is very unlikely. In addition to the location of the development forming back land development, there are considerable design and integration constraints to overcome.	-
Deliverability / developability There are no structures to clear but the site is located in a sensitive location in terms of being on the western edge of Yaxley within view of the heritage assets and being within the landscape and visual setting of the Great Fen. Also, achieving an access to the site is a key issue to the site's deliverability. It is intended to acquire planning permission and then sell the site to a third party for obtaining planning permission and development. As such the site is categorised as not being deliverable or developable at this time.	-

Progression of Site through to Sustainability Appraisal

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

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

In the Autumn 2024 consultation, the site owner confirmed there is an existing vehicular access from West End which is currently gated. The assessment has been updated to reflect this but no further clarity has been provided on the potential ransom strip to the site between it and the trackway.

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

Site reference	Yaxley 6
Site name	Land to the rear of St Peter's Church, Yaxley

Site address	Parish(es)	Site area (ha)
Land to the rear of St Peter's Church, Yaxley	Yaxley	2.47

Promoter's Intentions

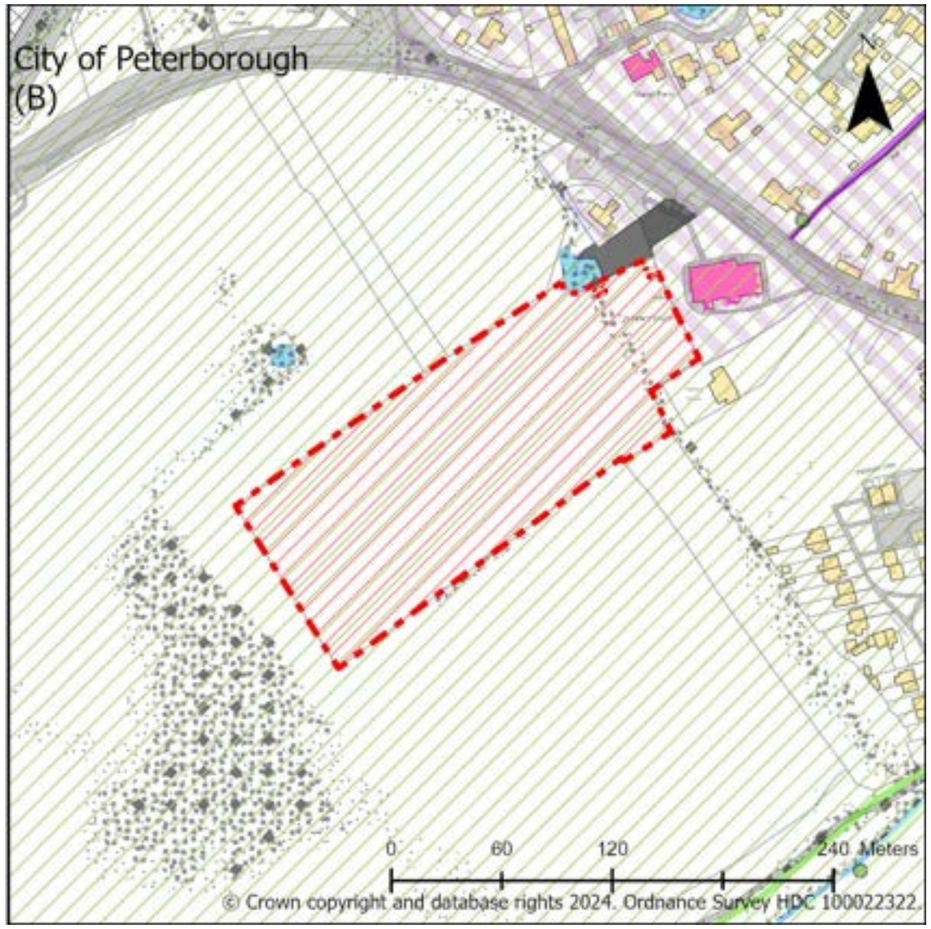
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Self and custom build plots Open space uses • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	Total 30 houses (2 self and custom build plots, 16 market and 12 affordable dwellings) 0.50ha for natural, green or open spaces 0.50 ha for biodiversity net gain 0.47 ha for 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:301
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 wholly located within flood zone 1 with some surface water flood risk through the eastern edge of the site. About 60% of the site is classified as urban land with the remaining part of the site being classified as grade 3 agricultural land. It is located to the rear of Haddon House and the grade 1 listed St Peter's Church on the western edge of Yaxley. The site is broadly level with trees and vegetation along its northern, western and southern boundaries largely enclosing the site. The site is open with minimal vegetation along its eastern edge where it adjoins St Peter's Church and the land levels drop by a couple of metres from the church to the site meaning that cumulatively development is	~
likely to have a greater impact on the setting of this heritage asset. To the west, south and north the site adjoins open countryside, to the east it adjoins Haddon House and St Peter's Church. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations within the site but the northern edge of the site adjoins the conservation area and is within 15m of the grade I listed St Peter's Church. Development is likely to be viewable from these designated heritage assets. There is currently a vehicle access into the site from Pound Lane which connects onto Church Street. 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. An allocation status is sought for the site after which it will be sold to a third part for obtaining planning permission an development. The site promoter states that the site will be available between 2024 and 2028 and take 1 to 2 years to build out.	+
Achievability The site promoter has identified that all access and services are unknown apart form the public highway and electricity supply which are accessible from the site boundary. There are few topographical challenges to overcome and the site is relatively well contained from the wider landscape but is very visible from designated heritage assets. The site has considerable constraints to overcome relating to its location in relation to designated heritage assets and the landscape setting of Yaxley.	~
Deliverability / developability There are no structures to clear but the site is located in a sensitive location in terms of being on the western edge of Yaxley within view of the heritage assets and being within the landscape and visual setting of the Great Fen. It is intended to acquire planning permission and then sell the site to a third party for obtaining planning permission and development. The site is expected to be available between 2024 and 2028. As such the site is categorised as being potentially 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:

- The site is greenfield land mostly classified as urban land
- Is not constrained by fluvial flood risk but there is some surface water flood risk
- Remote from natural greenspace
- Is nearby to the A15 which could give rise to increased levels of pollution
- Remote form designated nature conservation designations but within the landscape and visual setting of the Great Fen
- Is adjacent to the grade 1 listed St Peter's Church and is adjacent to the conservation area
- Located on the western edge of Yaxley which typically has a more rural feel and is more sensitive to development
- In depth development in this location is uncharacteristic and would fundamentally have an urbanising impact on the landscape
- Has good accessibility to employment opportunities within Yaxley and Peterborough
- Has good accessibility to leisure and cultural facilities, primary education and public transport

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

- Is inappropriate for built development due to the likely significant impact on heritage assets and on the landscape which would fundamentally impact the character by having an urbanising effect on Yaxley on its western side.

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

Yaxley 7: Land South of 25 West End, Yaxley

Site reference	Yaxley 7
Site name	Land South of 25 West End, Yaxley

Site address	Parish(es)	Site area (ha)
Land South of 25 West End, Yaxley	Yaxley	6.15

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 2 to 3 years

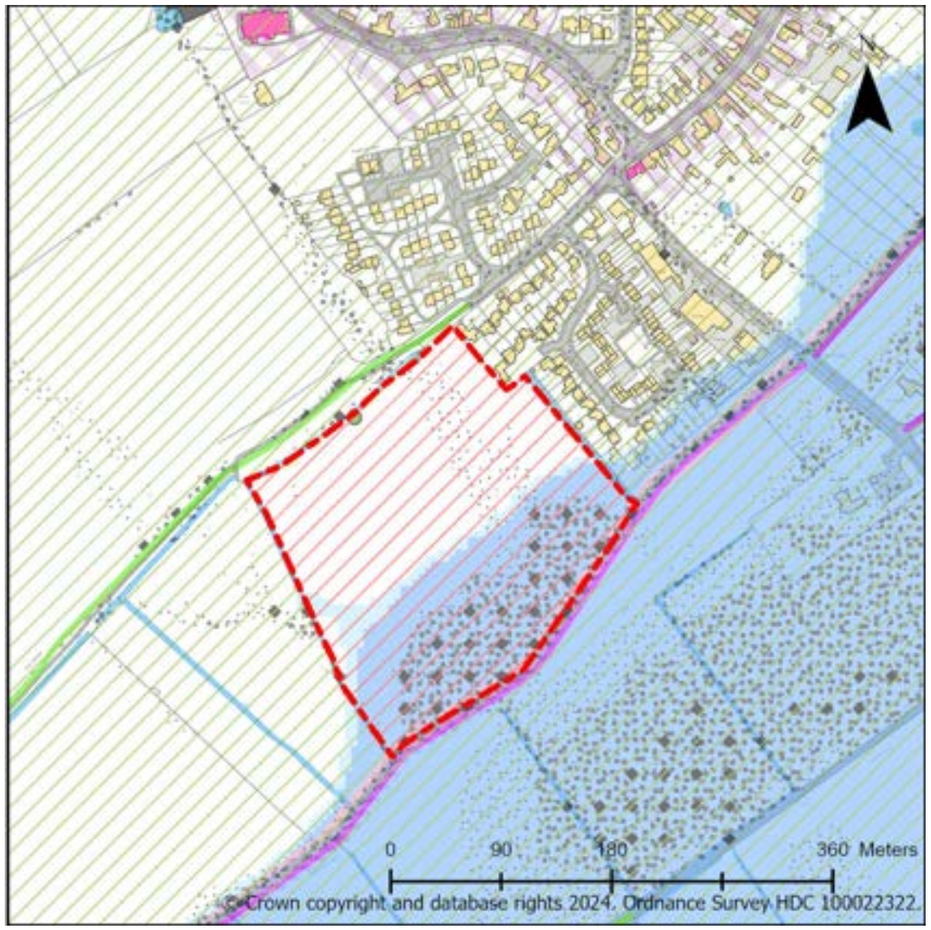
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-241
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Call for Sites Supporting Statement (October 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	A small portion of the site's southern edge is classified as grade 1 agricultural land but the vast majority is grade 3.	Pass
Flood zone 3b	None but about half of the site is within flood zones 2 and 3a.	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 southern half of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a. There is substantial risk of surface water flooding in this part of the site too as well as surface water risk through the centre of the site. This flood risk is associated with Yards End Dyke which runs along the site's southern boundary. A small portion of the site's southern edge is classified as grade 1 agricultural land and a portion of its eastern edge is classified as urban land but the vast majority of the site is classified as being grade 3 agricultural land. The site's northern boundary has a hedgerow and a public right of way running along it. The remaining boundaries are more open affording views out across the fenland landscape, this is accentuated by the land levels gently sloping downwards to its southern boundary with land levels reducing by some 6m. The site adjoins residential properties along Cookson Close on its eastern boundary. There is the open countryside to the north, south and west. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations on site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals. Access could potentially be achieved from West End but this would need to be scoped out further. 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 controlled by a single family who supports its development. The site has been optioned and a housebuilder is involved with the site. There are no known legal restrictions affecting the site. The site promoter states that it the intention to deliver the site directly by a housebuilder. The promoter suggests the land is available now and could take between 2 and 3 years to build out.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site's location on the south south western edge of Yaxley means that landscape impact is a significant development constraint. The site is highly visible in longer views from the south and east due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. The site is highly constrained by flood risk with half of it being within flood zones 2 and 3a, development may be placed within flood zone 1 but this is also where land levels are higher meaning there will likely be an increased landscape impact as well as additional design challenges with integrating with the existing character of the area. Access could potentially be achieved from West End.	~
Deliverability / developability There are no structures on site to clear. As highlighted there are considerable constraints to overcome including flood risk but most notably the impact on the landscape and the setting of the Great Fen. It is intended to deliver the site directly by a housebuilder who is already involved with the site. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, the site is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is greenfield land mostly classified as being grade 3 agricultural land, although there is some grade 1 land along its southern edge
- It is constrained by fluvial flood risk on just under half (flood zones 2 and 3a) of the site and by surface water flood risk
- Remote from natural greenspace
- Is nearby to the A15 which could give rise to increased levels of pollution
- Remote form designated nature conservation designations but within the landscape and visual setting of the Great Fen
- Development may have an impact on the setting of the grade 1 listed St Peter's Church
- Located on south western edge of Yaxley which typically has a more rural feel and is more sensitive to development
- The site extends into the countryside away from the built form so built development across the whole of the site would result in an urbanising impact on the landscape and adversely impact landscape and townscape character of the settlement
- Has good accessibility to employment opportunities within Yaxley and Peterborough
- Has good accessibility to leisure and cultural facilities, primary education and public transport

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

- Is potentially appropriate for built development if it were focused on within the north eastern corner of the site. This is to ensure that development is not placed on land at higher risk of flooding and reduce the potential impact on the landscape by focusing development where it already adjoins the built form. It would also assist in mitigating the potential harm to the setting of St Peter's Church.
- Vehicular access from West End will require further scoping

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 6.15ha 20% net developable area to place built development on land at the lowest risk of flooding and to retain development on the north eastern corner of the site closest to the existing built from to mitigate landscape, heritage and flooding constraints. 6.15 ha x standard proportion of 20% = **1.23ha**	Residential - market and/or affordable houses Very low density of 35 dph anticipated due to the edge of village location. Capacity = 1.23 ha x 35 dph = **43 homes**	Available post 2024-2028 Build out over 2 years to 3 years

Updates after the Initial Assessment

Significant concerns were raised at local exhibitions and in response to the consultation regarding significant flooding and drainage issues being experienced across Yaxley. It was therefore deemed **inappropriate to carry forward any residential led allocations at this time.**

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

Site reference	Yaxley 8
Site name	Land at Wykes Way off West End, Yaxley

Site address	Parish(es)	Site area (ha)
Land at Wykes Way off West End, Yaxley	Yaxley	2.26

Promoter's Intentions

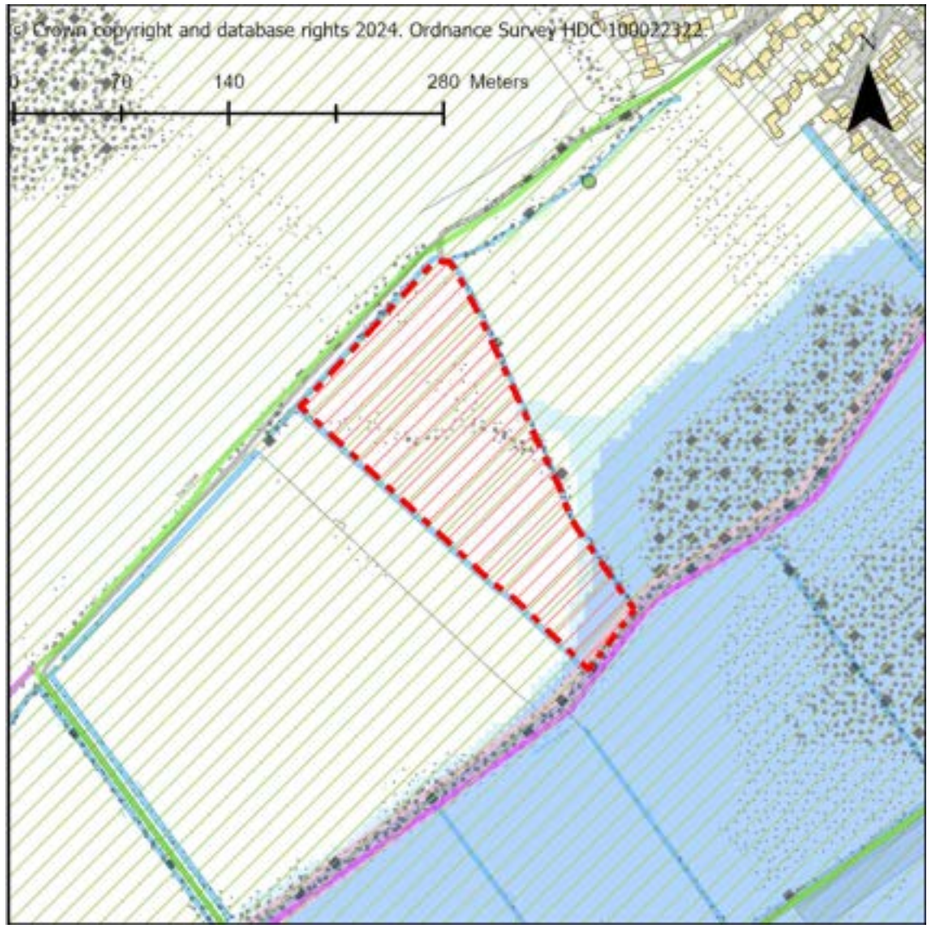
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	55 homes in total with 22 affordable dwellings and 33 market dwellings (focused on the northern part of the site) 0.68ha of the site for open and natural space	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-244
Relevant planning history	• 23/02089/FUL for the part retrospective permission for use of land for equestrian purposes and grazing of horses, storage of mobile horse transporter and hay. Erection of stables and field shelter. This was approved on 7 March 2024. • 23/00831/S73 for the variation of condition 4 (private use) of 23/02089/FUL. This was approved on 6 August 2024.
Land type	Previously developed land
Current use of the site	Equestrian land used for the grazing of horses with stables and field shelter
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small amount of the site along Its south eastern edge is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The south eastern edge of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a and some in 3b. There is also risk of surface water flooding along its eastern and southern edges as well as a channel of surface water flood risk running centrally into the site extending to its north western corner. in this part of the site too as well as surface water risk through the centre of the site. This flood risk is associated with the various drains that border the site on all its edges including Yards End Dyke which runs along the site's southern boundary. The site is classified as grade 3 agricultural land. The site's northern and western boundaries have a hedgerow running along them which partially encloses the site, the remaining site boundaries to the south and east are more open, affording views out across the fenland landscape, this is accentuated by the land levels gently sloping downwards to its southern boundary with land levels reducing by some 4m. A public right of way run along its southern edge and another runs adjacent to its northern edge. The site does not adjoin any built development and is currently used for equestrian purposes so there are some buildings and hardstanding on the site. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the landscape and visual setting of the Great Fen. The site extends out into the countryside so this impact could be greater. There are no heritage designations on site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals. There is an existing access to the site from The Wykes which is a track road that connects to West End to the east. The appropriateness of this access would need further scoping as would investigations whether this track can be upgraded to accommodate residential development. The site has some existing equestrian structures and the site is in use for such meaning it is technically previously developed land so its development will somewhat contribute to the reuse of previously used 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 controlled by a single individual/company who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site but has identified that the site is potentially impacted by a ransom strip whereby there is currently right of access along Wykes Way, off West End. The owners of this land have been identified and discussions could potentially take place to address this aspect. The site promoter states that it the intention to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The site promoter suggests the land is available now and could take between 2 and 3 years to build out.	~
Achievability The site promoter has identified that gas supply and the public highway are accessible from the site boundary with access to mains water supply, electricity supply and digital and telecommunications infrastructure being unknown. The site's location to the south western edge of Yaxley and it not currently being bounded by an built development means that landscape impact is a significant development constraint. It is noted that that the adjoining field to the east of the site has also been promoted for residential development. The site is highly visible in longer views from the south and east due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of	~

the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. The site is highly constrained by flood risk with its south eastern edge being within flood zones 2, 3a and 3b, development may be placed within flood zone 1 within the northern part of the site which is intended by the site promoter with the remaining part of the site being used for natural and open space. There is still however surface water flood risk where residential development is proposed which will require mitigation. There is an existing access to the site but it will require upgrading to accommodate development and the site promoter has identified that discussions are ongoing between the landowner and owner of the access to overcome a potential ransom strip issue.	
Deliverability / developability There are some structures on site to clear. As highlighted there are considerable constraints to overcome including flood risk but most notably the impact on the landscape and the setting of the Great Fen and the surrounding countryside. It is intended to secure an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The site promoter states that the site is available now but no planning application has yet been submitted and discussions are ongoing regrading the access to the site. Considering these factors, the site is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

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 technically previously developed and in equestrian use
- It is classified as being grade 3 agricultural land
- It is constrained by fluvial flood risk on its south eastern edge (flood zones 2, 3a and 3b) of the site and by surface water flood risk
- Remote from natural greenspace
- Is nearby to the A15 which could give rise to increased levels of pollution
- Remote form designated nature conservation designations but within the landscape and visual setting of the Great Fen
- Development may have an impact on the setting of the grade 1 listed St Peter's Church
- Located to the south west of Yaxley which typically has a more rural feel and is more sensitive to development. The site extends into the countryside away from the built form and does not adjoin any existing built development. Development across the whole of the site would result in an urbanising impact on the landscape and adversely impact landscape and townscape character of the settlement
- Has good accessibility to employment opportunities within Yaxley and Peterborough
- Has good accessibility to leisure and cultural facilities, primary education and public transport

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

- Is inappropriate for built development due to the likely significant impact on heritage assets and on the landscape which would fundamentally impact the character by having an urbanising effect on Yaxley on its south western side. Also, vehicular access to the site is a key constraint with the existing trackway requiring significant work and scoping to access it suitability to accommodate any development.

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

4 Area 2 - North East Huntingdonshire Site Assessments

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

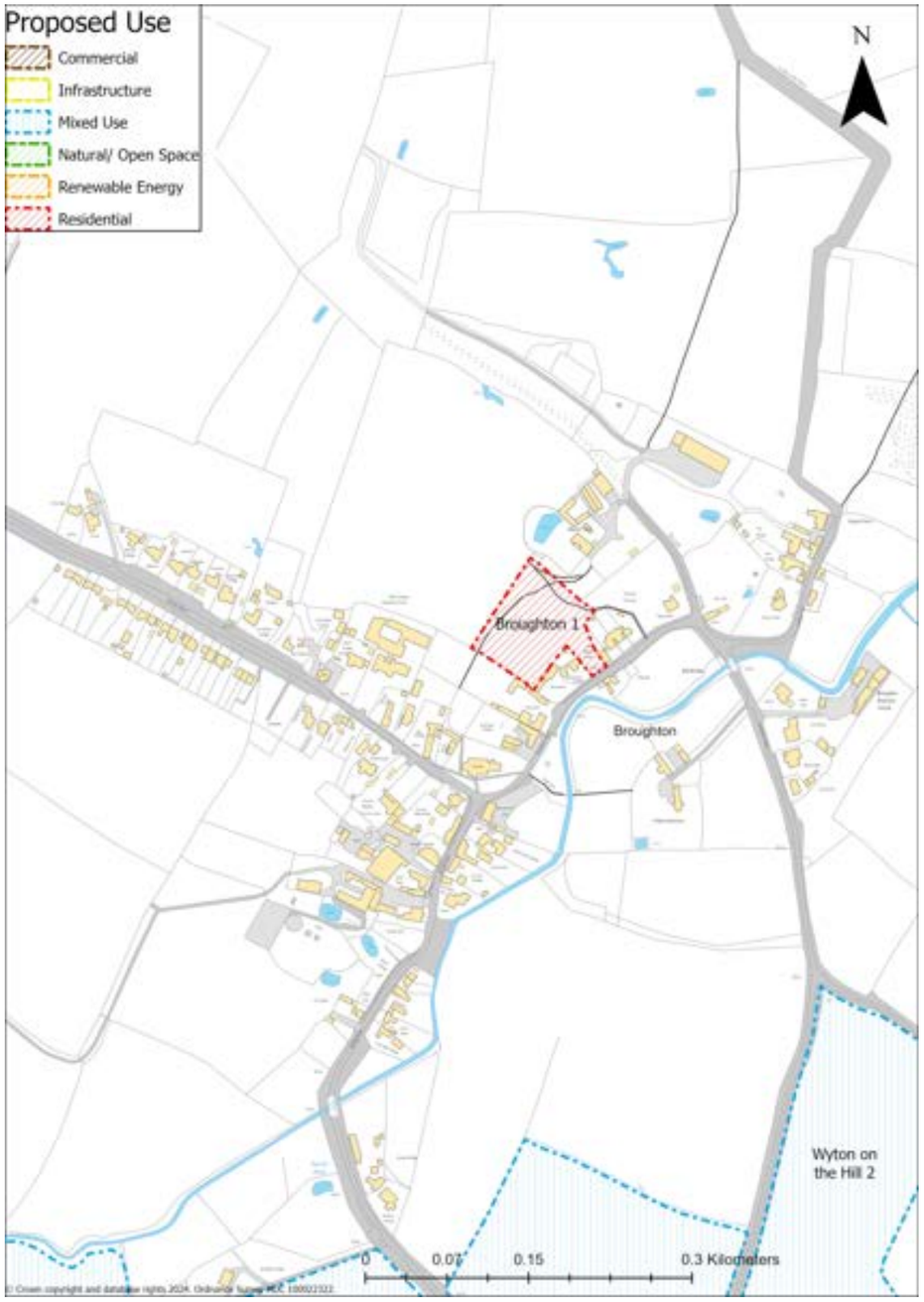
- Broughton - 1 site (another site partially falls within this parish)
- Bury - 7 sites
- Old Hurst - 1 site
- Pidley-cum-Fenton - 7 sites
- Ramsey - 20 sites
- Somersham - 19 sites
- Upwood and The Raveleys - 4 sites
- Warboys - 13 sites
- Wistow - 4 sites
- Woodhurst - 0 sites

Broughton

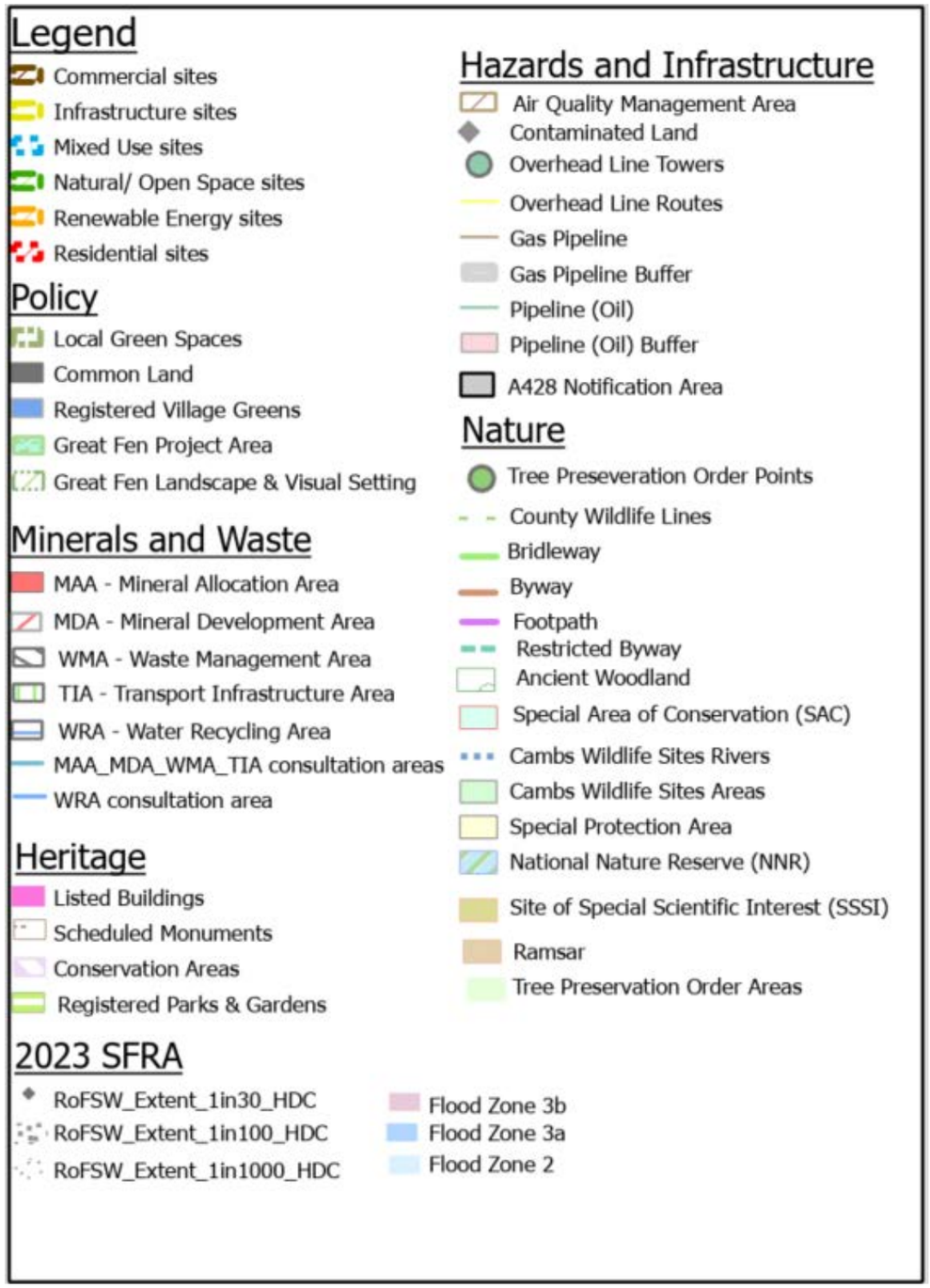
4.2 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Broughton 1: Land off Causeway Road, Broughton

4.3 Please note that 'Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill' does largely fall within Broughton parish but has been assessed within the Eastern LAA document under Wyton on the Hill 2 due to its close relationship with Wyton on the Hill 1.



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



Broughton 1: Land off Causeway Road, Broughton

Site reference	Broughton 1
Site name	Land off Causeway Road, Broughton

Site address	Parish(es)	Site area (ha)
Land off Causeway Road, Broughton	Broughton	0.75

Promoter's Intentions

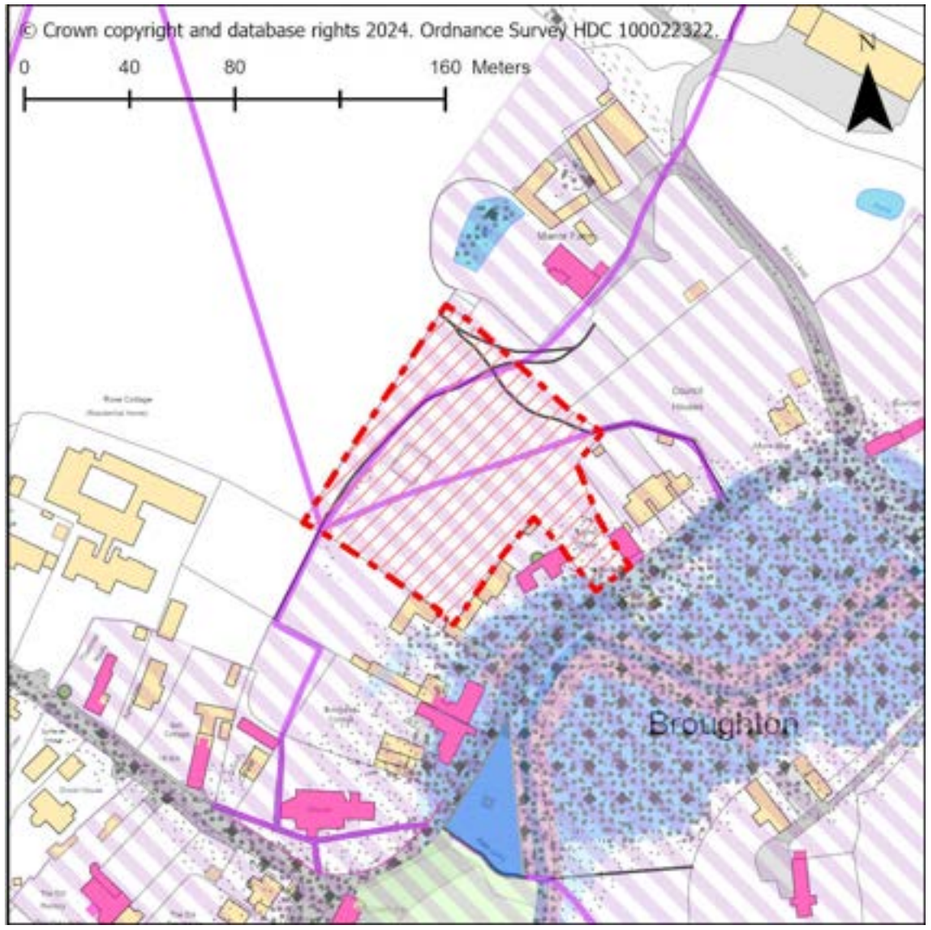
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:153
Relevant planning history	• Along the frontage, the site had previously benefited from approval for one dwelling but these permission have since lapsed: 0100518S73 for the renewal of permission 98/0206 for the erection of a dwelling and 0401308REM for the approval of siting, design, external appearance and means of access for the erection of a dwelling and garage.
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 majority of the site is within flood zone 1 apart from a small portion of the site that adjoins Causeway Road which falls within flood zone 2 and 3a (about 1%). This part of the site is also at some risk from surface water flooding. Consultation will be required with the Environment Agency to ensure that safe entry and exit to the site can be achieved with flood mitigation in place. The site is wholly classified as grade 2 agricultural land. The site slopes gently down from north western edge towards its frontage along Causeway Road. The land slopes by approximately 5m across the site. Within the site there is a small cluster of trees towards the centre of the site. The site is largely contained by residential development on three of its sides apart from its north western edge which is completely open and has no vegetation along it meaning there are views across the open countryside. Additionally, there are two public rights of way that run through the site, one along the north western edge connecting to Bull Lane via School Road, and the other right of way runs diagonally through the site to Causeway Road from School Road. The presence of these public rights of way and the openness of the site mean that built development will be viewable from public vantage points. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's frontage along Causeway Road. There are no nature conservation designations on site. It is however in a very sensitive location in terms of heritage assets as it is wholly located within the conservation area and is adjacent to several listed buildings: Brooklands Cottage, Manor Farm and the Baptist Chapel, all of which are grade II designated. There is an existing access into the site from Causeway Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and take 1 year to build out.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There is an existing access into the site from Causeway Road. The site is located in a very sensitive location in terms of being within a conservation area and adjacent to several listed buildings. Therefore, careful design and consultation with heritage specialists will be required to overcome these challenges and design a scheme of high quality reflective of local character. There are also public rights of way across the site which will impact the layout of development and may require rerouting. The openness of the site to the north west will also require mitigation with appropriate landscaping and the flood risk along Causeway Road will need to be properly assessed and mitigated.	~
Deliverability / developability The site is greenfield with no structures to clear. It is heavily constrained by heritage assets and by public rights of way which will likely heavily shape the design and layout the site as well as the potential developable area of the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. No planning application has yet been submitted and as it is not intended to deliver a rural exceptions scheme on the site, it is contrary to current policy so an allocation status would be required. Therefore, the site is categorised as being 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:

- Is greenfield land consisting of grade 2 agricultural land
- Largely within flood zone 1
- In walking distance to several local leisure and cultural facilities
- Limited accessibility to shops and employment opportunities
- Primary education is located within the neighbouring village of Abbots Ripton
- Not accessible to natural green space
- Not constrained by nature conservation designations
- Wholly located within the conservation area and is adjacent to several listed buildings: Brooklands Cottage, Manor Farm and the Baptist Chapel, all of which are grade II designated.
- Located fairly centrally within Broughton, of a scale that would retain the character of the area subject to overcoming heritage constraints
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting.

HDC's Delivery Calculations

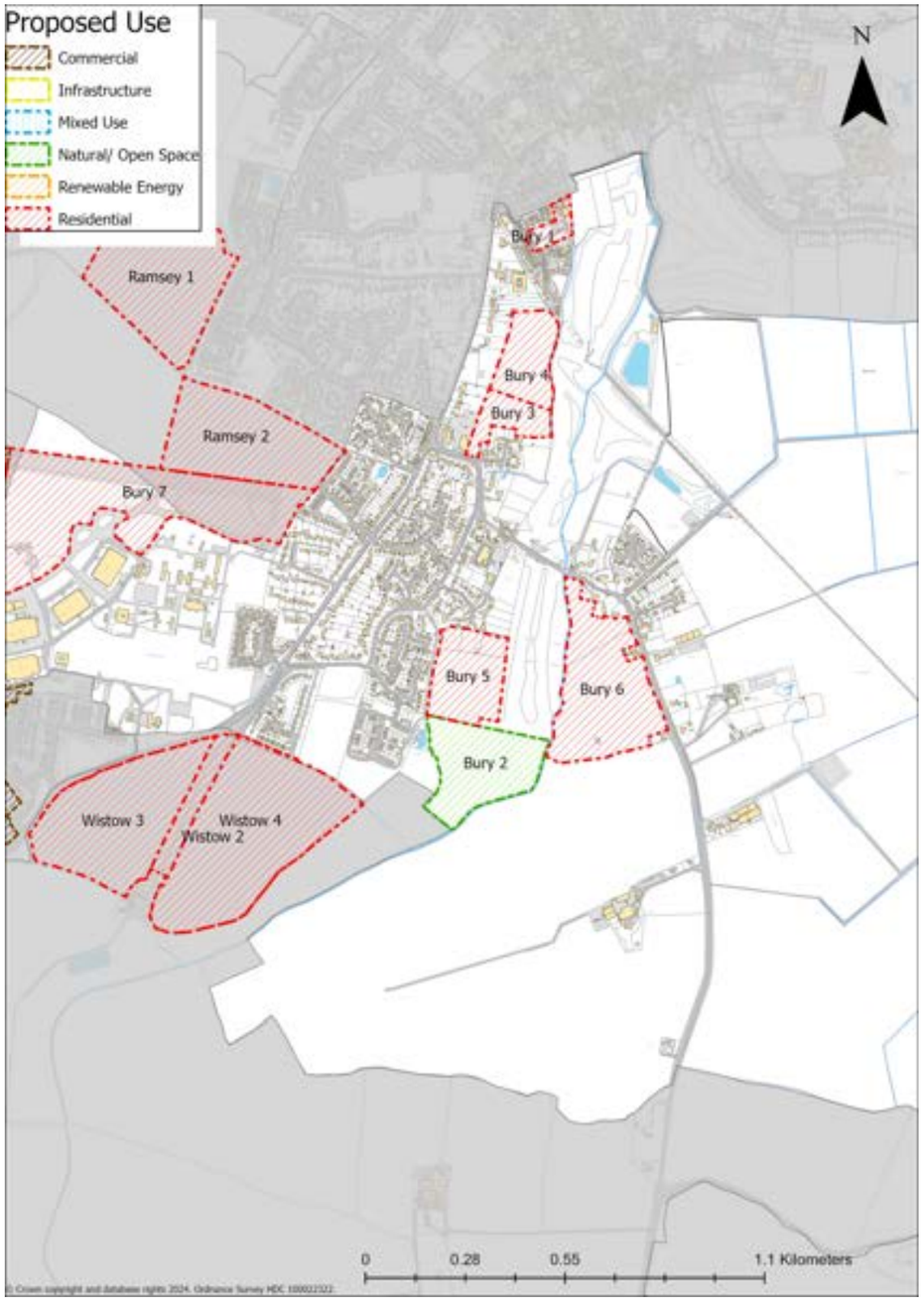
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.75ha 50% net developable area to allow sufficient landscaping and a mitigation against impacts on heritage assets. 0.75 ha x standard proportion of 50% = **0.375 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated as this is most closest to surrounding densities within the village. Capacity = 0.375 ha x 25 dph = **9 homes.**	Available post 2028, subject to allocation status Build out over 1 year

Updates after the Initial Assessment

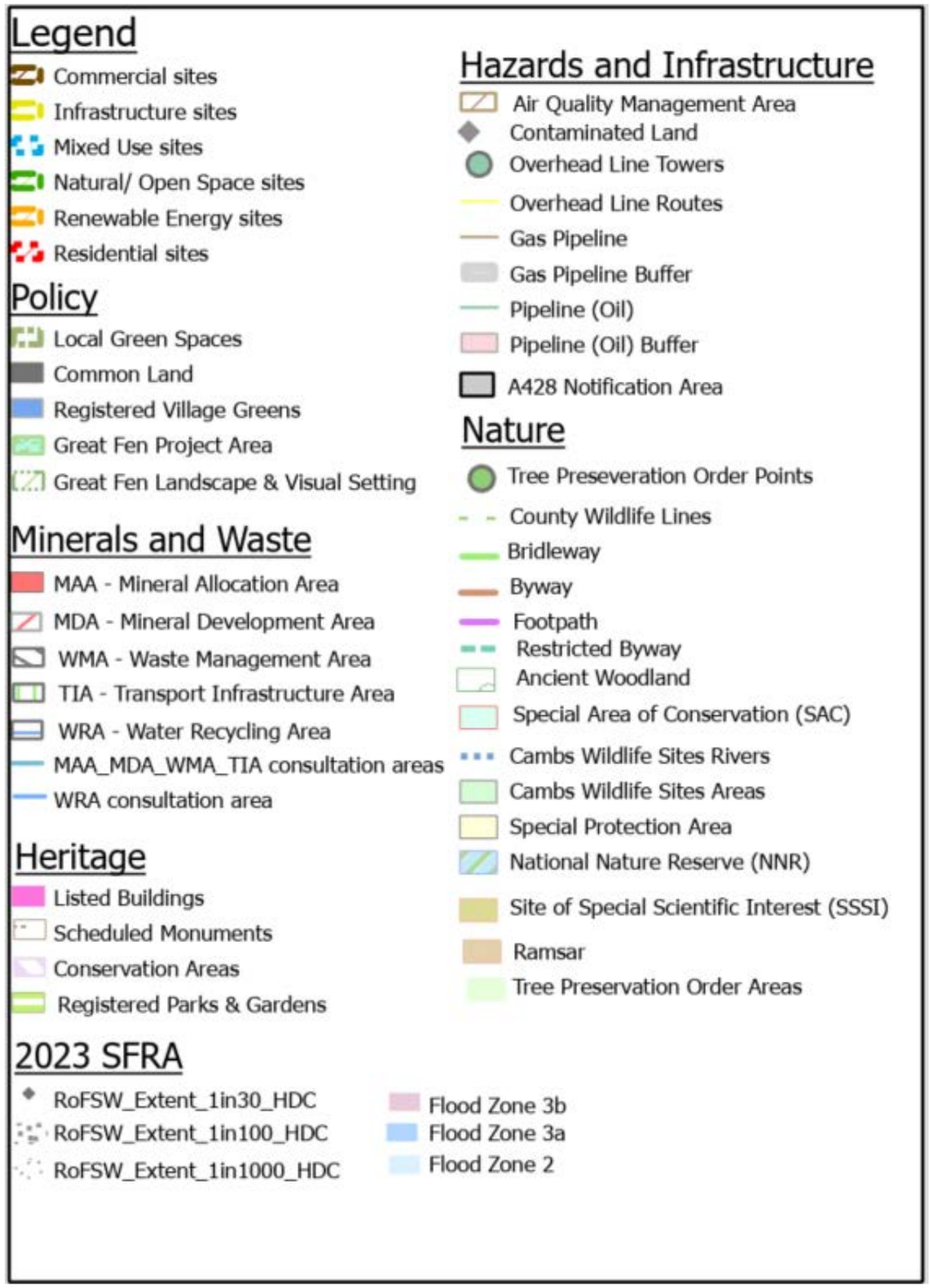
Bury

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

- Bury 1: Bury Industrial Estate, Old Station Road, Bury
- Bury 2: Land off Cheveril Lane, Bury
- Bury 3: Land North of High Street and East of Bury Road, Bury
- Bury 4: Land East of Bury Road, Bury
- Bury 5: Land off Brookfield Way, Bury
- Bury 6: Land West of Warboys Road, Bury
- Bury 7: RAF Upwood - Phase 3, Bury - this site partially falls within Ramsey parish. As the majority of the site falls within Bury parish, the site has been assessed here instead.



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



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

Site reference	Bury 1
Site name	Bury Industrial Estate, Old Station Road, Bury

Site address	Parish(es)	Site area (ha)
Bury Industrial Estate, Old Station Road, Bury	Bury	0.96

Promoter's Intentions

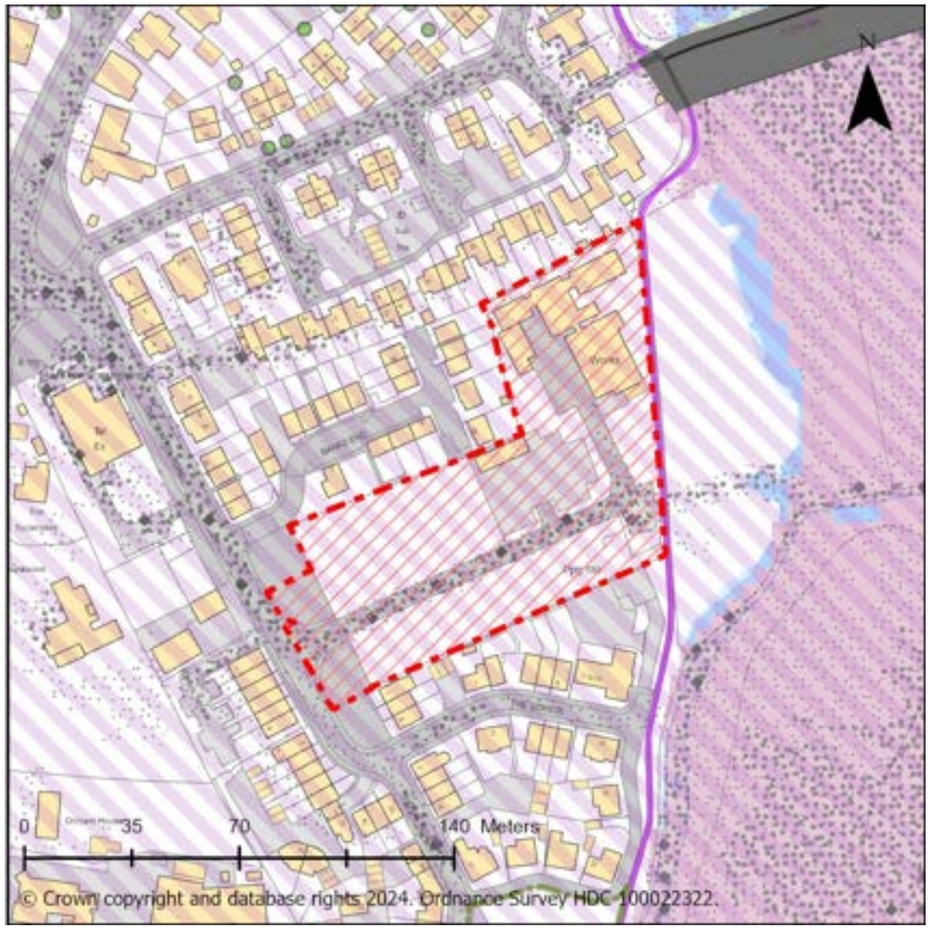
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	24+ homes	Available 2024 - 2028 Build out over 1- 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:141
Relevant planning history	None relevant
Land type	Mostly previously developed land with some greenfield land
Current use of the site	Commercial/industrial
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	+

The site is wholly located within flood zone 1. There is some surface water flood risk within the site, this is focused along the access road which runs from Old Station Road to the back of the site where the commercial buildings are located. Consultation will be required with the Environment Agency to ensure that safe entry and exit to the site can be achieved with flood mitigation in place. The site is wholly classified as being urban land. The site is broadly level and largely contained by established trees and hedges. When viewing the site from Old Station Road, the commercial buildings on the site are not clearly visible behind trees and are set back form the street scene. The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. Within the site the existing buildings are contained to the back of the site with western half of the site being open and undeveloped. There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation designations on site. It is however located within a conservation area, redeveloping the site and potentially building on the aspects of the site that are currently undeveloped will impact the conservation area, masterplanning will be required to mitigate this and incorporate existing trees and vegetation within the landscaping scheme where possible. There is an existing access into the site from Old Station Road. The site is mostly previously developed but there is some greenfield land towards the Old Station Road, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	
Availability The site is owned by a single individual/ company who supports its redevelopment. There are no known legal restrictions impacting the site. The site promoter states that Optical Activity has ceased trading and therefore has no use for the existing buildings on site. They state that they have reviewed the prospects of renting the existing buildings to third parties but it was found that the buildings on site are no longer fit for the commercial/industrial market without significantly altering or redeveloping the buildings. They intend to acquire planning permission and then sell the site to a third party for development. They anticipate it could build out over 1 to 2 years.	+
Achievability The site promoter states that mains water supply, electricity supply and digital and telecommunications infrastructure are available within the site. The public highway is accessible form the site boundary and gas supply to the site is unknown. There are limited topographical challenges to overcome but there established trees and vegetation which are protected by the conservation area designation and risk form surface water flooding. Masterplanning will be required to ensure a high quality scheme that integrates with its context. There is an existing access into the site from Old Station Road. The site promoter has stated in their submission that a third party owns a strip of land between the site and the public highway and that they are liaising with this third party to overcome this. They do not consider this to impact the delivery of the site.	~
Deliverability / developability The site is mostly previously developed with commercial buildings to be removed as part of a potential residential development. There are some site constraints to overcome and the site promoter has highlighted a third party owns some of the land between the site and the public highway. While it does not appear that an allocation status is sought for the site, the potential issue with access means that the site will be categorised as being 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:

- Is partly previously developed land and partly greenfield land consisting of land classified as being urban land
- Is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Bury and Ramsey
- Good accessibility to public transport via bus
- Accessible to natural green space
- Not constrained nature conservation designations
- Is located within a conservation area so sensitive design and masterplanning will be required to ensure successful integration and harmonisation with the character of the area
- Located within the built form of Bury neighbouring Ramsey, it provides an opportunity to regenerate a former commercial site and utilise land for infill development within a sustainable location
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene, sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use
- A third party owns a strip of land between the site and the public highway, the site promoter states that they are liaising with this third party to overcome this

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.96ha 90% net developable area to accommodate landscaping and sustainable drainage 0.96 ha x standard proportion of 90% = **0.86ha**	Residential - market and/or affordable houses Low density of 35 dph anticipated due to the site's location on the northern edge of Bury neighbouring Ramsey so a slightly higher density than very low could be accommodated. Capacity = 0.86 ha x 35 dph = **30 homes**	Available 2024-2028 Build out over 1 -2 years

Updates after the Initial Assessment

Bury 2: Land off Cheveril Lane, Bury

Site reference	Bury 2
Site name	Land off Cheveril Lane, Bury

Site address	Parish(es)	Site area (ha)
Land off Cheveril Lane, Bury	Bury	6.42

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: Biodiversity net gain opportunities	6.42 ha	Available 2024 - 2028 No completion date provided

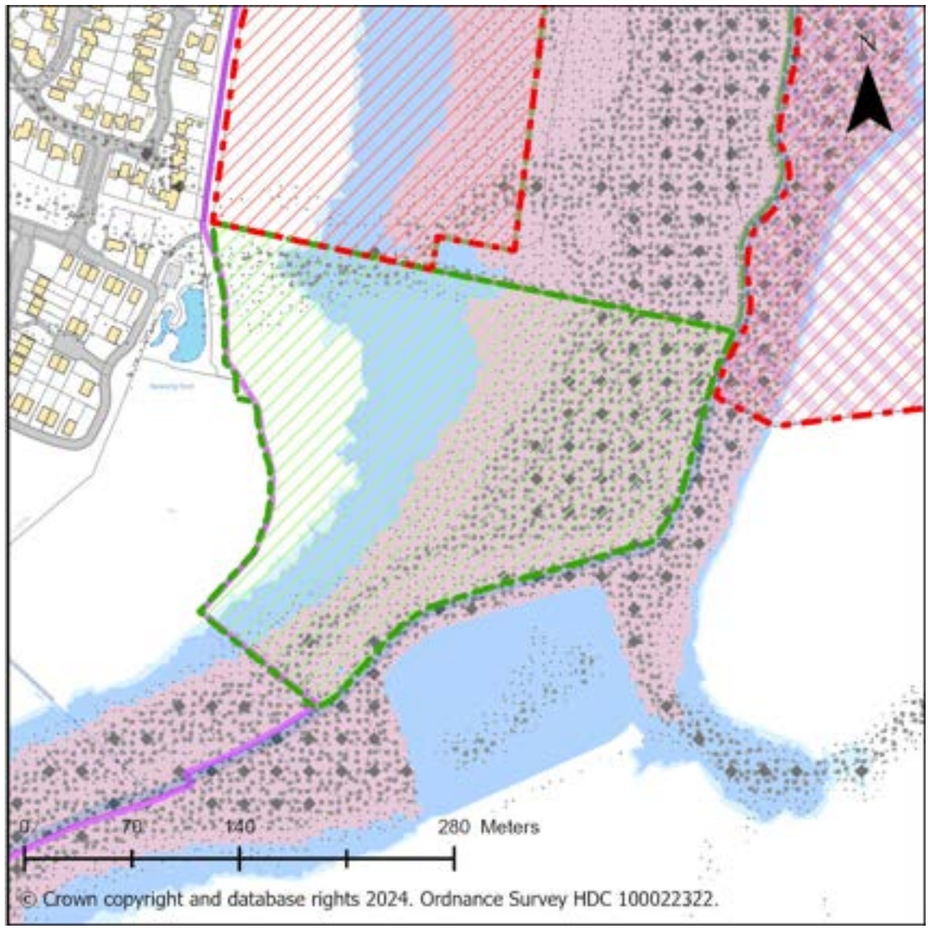
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:188
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	About 50% of the site is within flood zone 3b, however it is being promoted for biodiversity net gain opportunities so there will be no built development.	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 Approximately 51% of the site is within flood zone 3b, 27% is within flood zone 3a, 2% is in flood zone 2 leaving some 20% in flood zone 1. There is also significant flood risk within the site particularly towards the eastern side of the site where the fluvial flood risk is greatest. The majority of the site is classified as grade 3 agricultural land with some of the western side of the site being grade 2. The site is broadly level with established trees and vegetation along its borders enclosing the site. The site is adjacent to development along Buryfield and Crabtree Way to the west and north west. There is an agricultural field adjoining the site to the north and open countryside to the south and east. There is a public right of way running along its western edge. There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead 11kV (HV) cables within the site, which the site promoter states would be retained. There are no nature conservation or heritage designations on site. The site promoter states that there is an existing access into the site from Cheveril Lane. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	+
Availability The site is in the ownership of a single family who supports it use as a site for biodiversity net gain opportunities. The site promoter states the site will be delivered by a housebuilder and is expected to be available between 2024 and 2028.	+
Achievability The site promoter states that all services and infrastructure are unknown apart from the public highway which is accessible from the site boundary. Considering that the site is being promoted for biodiversity net gain, the need to access essential services and infrastructure is less important. Engagement will be required with ecologists and wildlife specialists to ascertain the habitats and types of biodiversity gains that could be made on the site considering that it is constrained by flood risk so encouraging some habitats may be less favourable other more water resilient habitats and species.	+
Deliverability / developability The site is heavily constrained by fluvial flood risk and has a close relationship to the open countryside with a public right of way running along its eastern edge. There are established trees and vegetation on the site's borders and also within the site. These factors support the site being used for biodiversity net gain opportunities. There are also several residential led developments underway and committed in Bury who may be able to benefit from buying credits on the site. This approach should only be considered if the required levels of biodiversity net gain cannot be met on site first. Considering these factors, the site potentially more deliverable.	+

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:

- Is wholly greenfield land consisting of mainly grade 3 agricultural land
- The site is heavily constrained by fluvial flood risk with 51% of the site being within flood zone 3b
- Is located on the south eastern edge of Bury adjacent to the golf course and the wider countryside so could help to enhance a soft rural edge to the village
- Is not constrained by heritage or nature conservation designations
- Could provide opportunities for enhanced biodiversity net gain
- Public right of way connects the site through to the built form of Bury

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

- May be appropriate for biodiversity net gain opportunities providing enhancing the rural edge and character of this part of Bury as well as providing some linkages to other habitats enhancing connectivity
- Although the flood risk on the site will shape the types of habitats that could be supported and maintained on the site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 6.42ha	Biodiversity net gain opportunities 6.42ha of land for such uses	Available 2024 - 2028 Complete over 5 years

Updates after the Initial Assessment

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

Site reference	Bury 3
Site name	Land North of High Street and East of Bury Road, Bury

Site address	Parish(es)	Site area (ha)
Land North of High Street and East of Bury Road, Bury	Bury	1.9

Promoter's Intentions

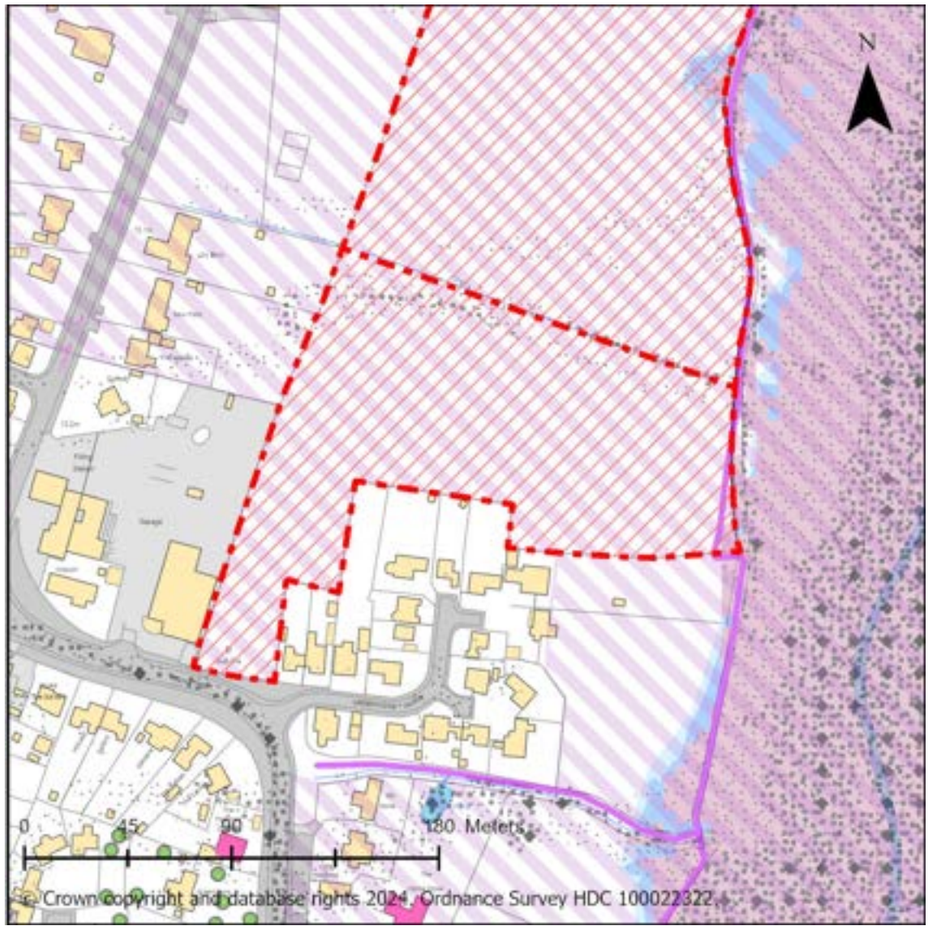
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:162
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Document (May 2023)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	-

The majority of the site is within flood zone 1 apart from a small portion of its eastern edge which falls within flood zone 2, 3a and 3b (about 1%). There is also some risk from surface water flooding. The majority of the site is classified as grade 3 agricultural land, however the western third of the site is classified as being grade 2. The site is broadly level but there is a gently change in gradient with its southern most edge along the High Street being some 5m higher than its northern edge. The site has established hedgerows and mature trees along its borders, which along with existing development help to form a sense of enclosure around the land parcel, however these are quite lose and low meaning that there are longer range views out across Ramsey golf course. There is also a public right of way that runs along the site's eastern edge, which provides views into the site. The presence of the public right of way and the somewhat openness of the site mean that built development will be viewable from public vantage points. To the north is agricultural land to the north, Ramsey golf club is to the east, with residential development to south and west of the site. Policy NE2 of the Bury Neighbourhood Plan identifies this site as a protected settlement break to prevent the coalescence of Bury with Ramsey. While the site forms the southern third of this protected settlement break and is inline with existing building line to the west and south of the site, it would erode the protected settlement break and be in direct conflict with the neighbourhood plan policy. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area. Access to the site may be achievable the High Street but there is established vegetation here which would need to be cleared which may adversely impact the conservation area. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site is controlled by a company who supports its development. It has been optioned and a housebuilder is involved in bringing forward the site. There are no known legal restrictions impacting the site. The site promoter intends to bring forward the site directly by the housebuilder. They suggest the land will be available between 2024 and 2028 and take 2 to 3 years to build out.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a very sensitive location in terms of being within a conservation area and also within the landscape and relationship between Bury and Ramsey. The site forms part of a protected settlement break in neighbourhood plan policy and its development would be in direct conflict with it. The achievability of designing a scheme that does not undermine this and sites comfortably within the landscape is a key challenge to overcome.	
Deliverability / developability The site is categorised as being neither deliverable or developable as its development would directly conflict with made neighbourhood plan policy and would further erode the physical separation separation between Bury and Ramsey impacting landscape character and designated heritage assets.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site forms the southern third of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The site while not extending beyond the existing building line on its western and southern sides would detrimentally start to erode the settlement break and would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

The site promoter resubmitted this site several times to the Ongoing Call for Sites once on its own and twice in combination with the adjoining site Bury 4 for amended proposals:

- CfS23-24313 reduced the capacity for the site to 40 homes on the same site area as Bury 3. A revised supporting statement was submitted to support this amendment.
- CfS23-24311 in combination with Bury 4 for approximately 75 homes. A revised supporting statement as submitted to support this amendment. It showed a concept plan focusing development on the southern two thirds of the site with open space on the northern third.
- CfS23-24315 in combination with Bury 4 for approximately 40 homes. A revised supporting statement as submitted to support this amendment. It showed a concept plan focusing development on the southern third of the site (Bury 3) with no development on the remaining two thirds of the site providing a more substantial area of open space.

While the amendments made by the site promoter are noted, they do not overcome the fundamental issue of neighbourhood plan policy and the protected settlement break preventing further coalescence of Bury and Ramsey on this eastern side of Ramsey Road. Therefore the outcomes of the assessment are unchanged.

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

Bury 4: Land East of Bury Road, Bury

Site reference	Bury 4
Site name	Land East of Bury Road, Bury

Site address	Parish(es)	Site area (ha)
Land East of Bury Road, Bury	Bury	3.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	80 homes	Available 2024 - 2028 Build out over 2 - 3 years

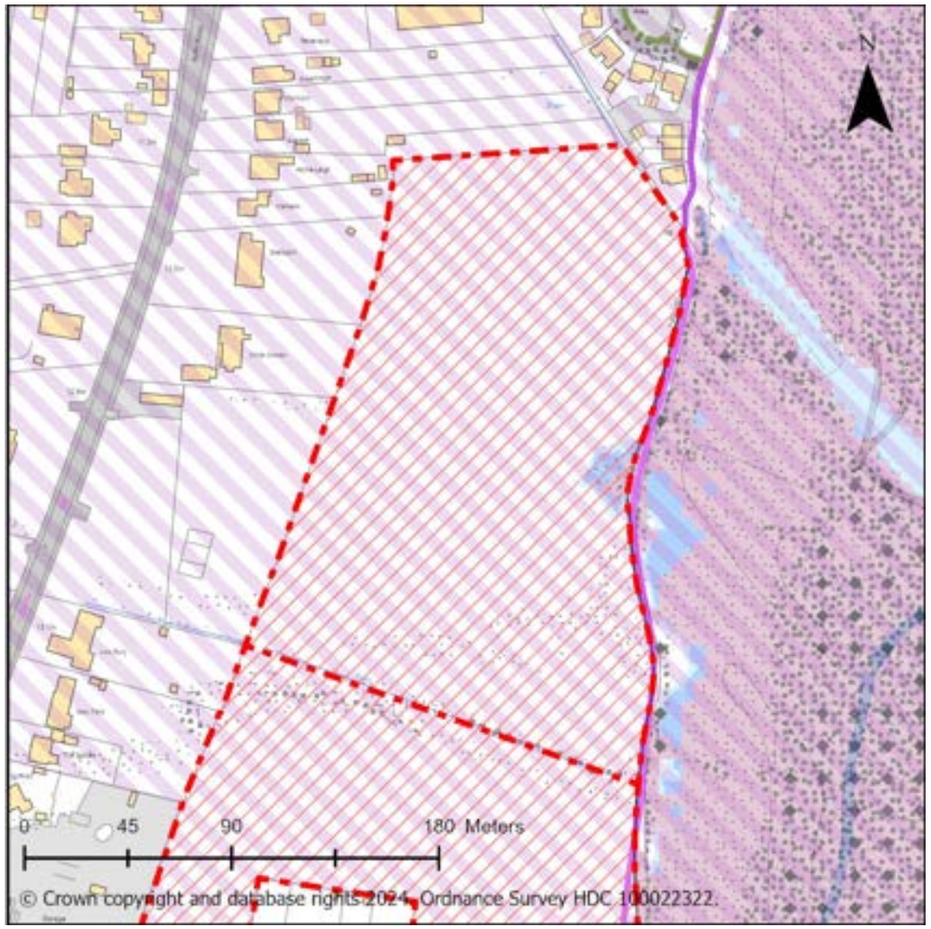
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:277
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Document (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 1% of the site is within flood zone 3b	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	-

The majority of the site is within flood zone 1 apart from a small portion of its eastern edge which falls within flood zone 2, 3a and 3b (about 1%). There is also some risk from surface water flooding. The majority of the site is classified as grade 3 agricultural land apart from its north western and north eastern corner which are classified as being grade 2. The site is broadly level but there is a gently change in gradient with its southern most edge along the High Street being some 5 to 7m higher than its northern edge. The site has established hedgerows and mature trees along its borders, these are quite lose and low meaning that there are longer range views out across Ramsey golf course. There is also a public right of way that runs along the site's eastern edge, which provides views into the site. The presence of the public right of way and the somewhat openness of the site mean that built development will be viewable from public vantage points. To the east is Ramsey golf club, residential development is to the north and west of the site and to the south is an agricultural field which separates it form further residential development along the High Street. Policy NE2 of the Bury Neighbourhood Plan identifies this site as a protected settlement break to prevent the coalescence of Bury with Ramsey. The scale of the site with its edges adjoining built development on three sites would further the sense of coalescence between the two settlements even with landscaping measures, therefore the site would fundamentally erode the protected settlement break and be in direct conflict with the neighbourhood plan policy. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area. There is no direct access to the site from its boundary, however the site promoter also owns the land to the south of the site (submitted under CfS:162 -Bury 3), which they state in their concept document will provide an access to the site connecting through to the High Street. Access to the site would also require further scoping and engagement with the County Council. There are established vegetation here which would need to be cleared which may adversely impact the conservation area. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site is controlled by a company who supports its development. It has been optioned and a housebuilder is involved in bringing forward the site. There are no known legal restrictions impacting the site. The site promoter intends to bring forward the site directly by the housebuilder. They suggest the land will be available between 2024 and 2028 and take 2 to 3 years to build out.	+
Achievability	-

The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a very sensitive location in terms of being within a conservation area and also within the landscape and relationship between Bury and Ramsey. The site is a protected settlement break in neighbourhood plan policy and its development would be in direct conflict with it. Access to the site would also require further scoping and engagement with the County Council.	
Deliverability / developability The site is categorised as being neither deliverable or developable as its development would directly conflict with made neighbourhood plan policy and would further erode the physical separation separation between Bury and Ramsey impacting landscape character and designated heritage assets.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is identified in the Bury Neighbourhood Plan as a protected settlement break to prevent the coalescence of Bury with Ramsey. The scale of the site with its edges adjoining built development on three sites would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

The site promoter resubmitted this site twice to the Ongoing Call for Sites in combination with the adjoining site Bury 3 for amended proposals:

- CfS23-24311 in combination with Bury 3 for approximately 75 homes. A revised supporting statement as submitted to support this amendment. It showed a concept plan focusing development on the southern two thirds of the site with open space on the northern third.
- CfS23-24315 in combination with Bury 3 for approximately 40 homes. A revised supporting statement as submitted to support this amendment. It showed a concept plan focusing development on the southern third of the site (Bury 3) with no development on the remaining two thirds of the site providing a more substantial area of open space.

While the amendments made by the site promoter are noted, they do not overcome the fundamental issue of neighbourhood plan policy and the protected settlement break preventing further coalescence of Bury and Ramsey on this eastern side of Ramsey Road. Therefore the outcomes of the assessment are unchanged.

Bury 5: Land off Brookfield Way, Bury

Site reference	Bury 5
Site name	Land off Brookfield Way, Bury

Site address	Parish(es)	Site area (ha)
Land off Brookfield Way, Bury	Bury	4.86

Promoter's Intentions

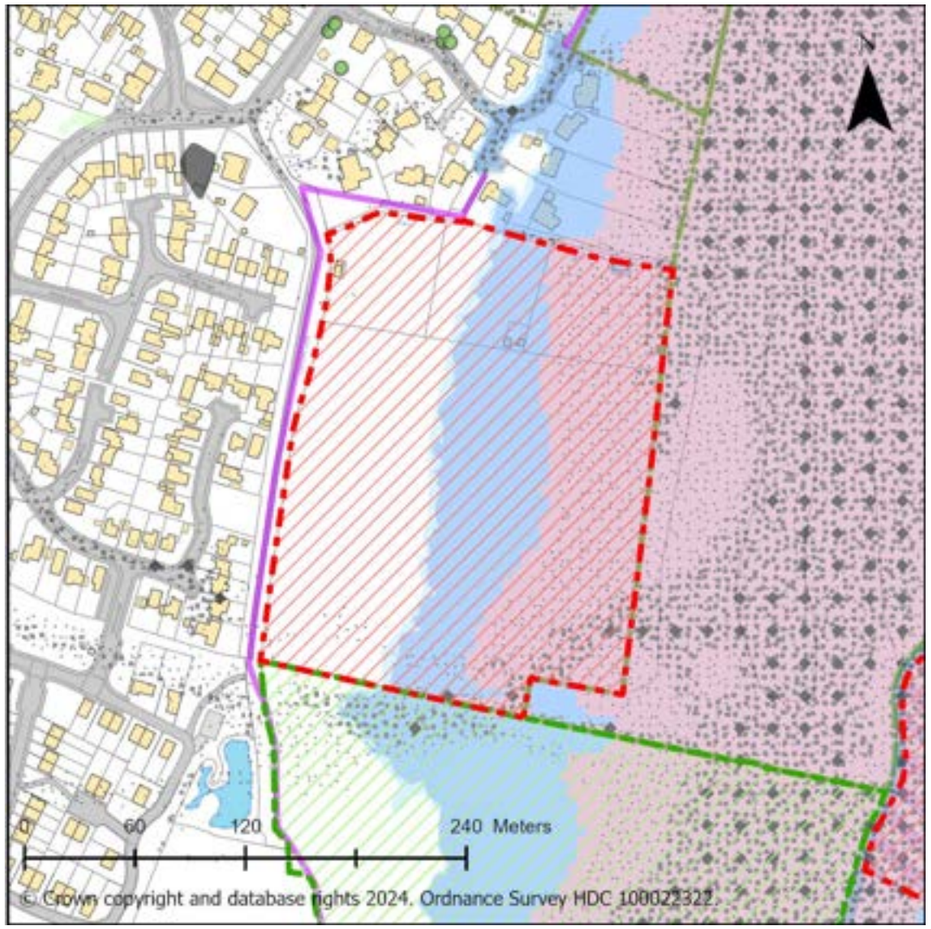
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	45 homes	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 279
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Document (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	30% of the site is within flood zone 3b with a further 28% in flood zone 3a.	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 approximately 30% in flood zone 3b with a further 28% in flood zone 3a and 3% in flood zone 2. This increased risk of fluvial flooding is focused on the eastern half of the site. The remaining 39% of the site is within flood zone 1. The site is also constrained by some surface water flood risk, particularly on its eastern side. The majority of the site is classified as grade 2 agricultural land apart from about a third of the site along its eastern side which is classified as grade 3. The site is broadly level with some minor storage structures within the northern third of the site which has been in equestrian use. Established trees and vegetation run along the majority of the site's boundary apart form its north western corner which provides views into the site. This vegetation is more intermittent along its eastern edge where it adjoins Ramsey golf club. A line of vegetation also runs through the site which separates the northern third off form the larger site. A public right of way runs adjacent to the site's western edge along Cheveril Lane and it northern edge which connects into Brookfield Way. The site is adjacent to residential development to the north and west with Ramsey golf course to the west and the open countryside to the south. There is no known contamination on site and no oil or gas pipelines running through the site. Electricity poles run through the site. There are no nature conservation or heritage designations on site. There is an existing access into the site from Cheveril Lane which is a narrow track. An access may also be possible from Brookfields Way, however, there is a ransom strip of land which separates the access to the site. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site in the ownership of a single company with it being optioned for development. Development is supported by all landowners. There are no known legal restrictions impacting the site. The site promoter anticipates that the site will be delivered directly by a housebuilder. It is anticipated that the site will be available between 2024 and 2028 and take 2 to 3 years to build out.	+
Achievability The site promoter states that all access and servicing to the site are accessible from the site boundary. The site promoter state that there no issues to resolve before development and that there are no constraints that would restrict the developable area of the site. However, as highlighted above, the site is heavily constrained by fluvial flood risk which covers over half of the site and makes potential built development within these areas unsuitable. There is still some 39% of the site is within flood zone 1 which could accommodate some built development. Access into the site is also a constraint to developing the site. Electricity poles run through the site which may impact the layout of development, however this is over land constrained by flood risk largely. Established existing vegetation and trees largely screen the site, however this is intermittent on its eastern edge and limited on its northern edge so some enhanced landscaping will be required to mitigate landscape impact.	~
Deliverability / developability The site is greenfield and has been optioned with a housebuilder involved with the site and deliver the development. As highlighted above the site is heavily constrained by flood risk challenges and access may not be possible. It does not appear that the site promoter is seeking an allocation status for the site, even though a housebuilder is involved with the site considering the scale of the constraints the site is categorised as being 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:

- Is greenfield land consisting of land largely classified as grade 2 agricultural land
- Is heavily constrained by fluvial flood risk with 30% being within flood zone 3b and only 30% of the site being within flood zone 1, this flood risk is likely to worsen with climate change
- In walking distance to services, primary education, shops and employment opportunities within Bury and Ramsey
- Good accessibility to public transport via bus
- Accessible to natural green space
- Not constrained nature conservation or by heritage designations
- Located adjacent to the built form of Bury with countryside to the south and Ramsey golf course to the east. The site has a rural character, there is also a public right of way to the west of the site extending into the countryside. There are opportunities for integration of built development with the surrounding area as a result and residential development would be compatible with neighbouring land uses. However, the risk of flooding severely impacts the masterplanning of the site particularly when considering the risk with climate change.

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

- Is not considered to be appropriate for development due to the substantial risk of flood risk now and in the future accounting for climate change. Development would also further erode the rural edge of Bury.

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

The site promoter resubmitted this site to the Ongoing Call for Sites: CfS23-2305 for approximately 50 homes. A revised supporting statement was submitted to support this amendment and sets out how development will be located within flood zone 1 which is along the western edge of the site and be linear in layout within the existing building line so not extending into the open countryside. The document identifies that an access is proposed off Brookfield Way/Chevrill Lane but the red line does not connect to these roads so there still appears to be a potential ransom strip issue to overcome which has not be addressed, therefore the development is not considered to be achievable at this time.

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

Bury 6: Land West of Warboys Road, Bury

Site reference	Bury 6
Site name	Land West of Warboys Road, Bury

Site address	Parish(es)	Site area (ha)
Land West of Warboys Road, Bury	Bury	9.64

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Nursing and care homes Open space uses • Biodiversity net gain opportunities • Land to safeguard against flooding	90 homes, assuming a density of 15 dph on a developable area of 6 ha 4ha of biodiversity net gain opportunities 4ha of land to safeguard against flooding	Available 2024 - 2028 Build out over 3 - 4 years

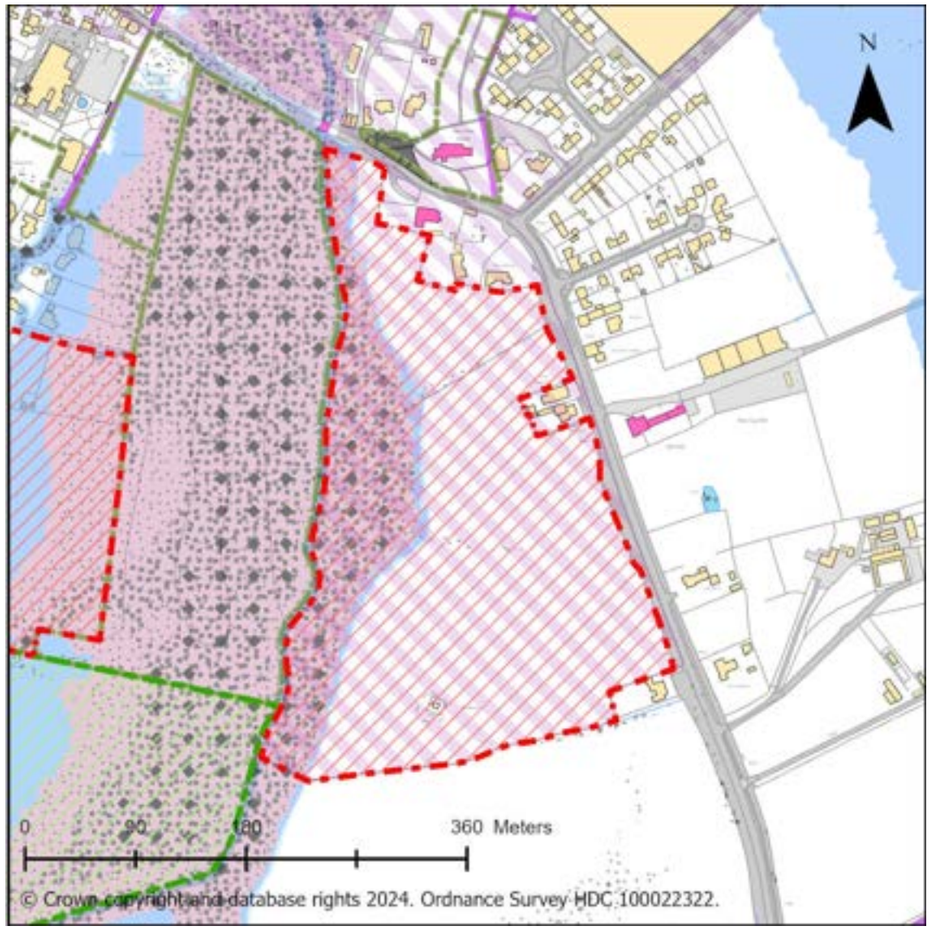
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 389
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	The eastern edge of the site is within flood zone 3b but this is less than half of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

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 constrained by fluvial and surface water flood risk along its western edge which is attributed to its proximity to Bury Brook. This part of the site falls within flood zone 3b and 3a making built development on this side of the site unsuitable. The site is wholly classified as grade 3 agricultural land. Land levels within the site vary with higher points	~
being found along Warboys Road on the northern and western edges of the site and the highest point being towards the southern edge of the site. The land dips towards its centre which is some 5-10m lower than land to the north, west and south. The highest point of the site also contains a historic feature called Mill Mound which could historically have been the location of a windmill. This is not designation as a heritage asset but is a feature of local interest and should be retained. The site has established vegetation and trees along its boundaries and there is also a line of vegetation running through the site. The site is located to the east of the main built form of Bury being to the west of the site is Ramsey golf club and focused around the Holy Cross. To the south is the open countryside. Residential development adjoins its northern edge, there are sum residential properties along its eastern edge on Warboys Road which adjoin and punctuate into the site. There is no known contamination on the site and it is not impacted by oil or gas pipelines. There are no nature conservation designations on site. It is wholly located within the conservation area and it is adjacent to several listed buildings: The Manor House, Bury Bridge, Hall Farm and Holy Cross Church. All of these are grade II listed apart form the Church which is grade I listed. There are existing access points into the site from Warboys Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and 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 it is intended to secure an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They state that the site is available between 2024 and 2028 and take between 3 and 4 years to complete.	+
Achievability The site promoter states that all access and services are accessible from the site's boundary. There are cumulative constraints and topographical challenges impacting development of the site. The site is heavily constrained by fluvial and surface water flood risk on its western edge, this is mostly flood zone 3b which means that built development is unsuitable in this area. A large proportion of the site is within flood zone 1 which could potentially accommodate development. Heritage assets constrain the whole of the site as it is within the conservation area and there are also several listed buildings adjacent to the site, the setting of these will be impacted by development including the grade I listed Holy Cross Church. This impact is more notable due to its higher grade but also because the Church is located on higher ground.	~

Deliverability / developability The site is greenfield but as highlighted above the site is heavily constrained making development particularly challenging, these may be overcome through detailed masterplanning and reducing the developable area of the site however detailed work will be required to do this. An allocation status is sought for the site. The site promoter also states in their submission that following allocation a development brief would be agreed with the planning authority and local community. Considering these, if constraints can be overcome the site can be categorised as being 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:

- Is greenfield land consisting of land classified as grade 3 agricultural land
- Is heavily constrained by fluvial flood risk along its western edge, this flood risk is likely to worsen with climate change
- In walking distance to services, primary education, shops and employment opportunities within Bury and Ramsey
- Good accessibility to public transport via bus
- Accessible to natural green space
- Not constrained nature conservation designations
- Is located within a conservation area and within the setting of several listed buildings including the grade I listed Holy Cross Church. There may be some non-designated heritage assets within the site notably Mill Mound in the southern part of the site
- Located to the east of the main built form of Bury separated by Ramsey golf course. This part of the settlement has a much more established rural character and therefore development at the potential scale proposed by the site promoter would result in significant impact.

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

- Is not considered to be appropriate for development due to the substantial risk of flood risk now and in the future accounting for climate change. Development would also likely harm the character and rural nature of this part of the settlement as well as adversely impact heritage assets.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided. Concerns remain regarding landscaping, heirtage and flood risk.

Bury 7: RAF Upwood - Phase 3, Bury

Site reference	Bury 7
Site name	RAF Upwood - Phase 3, Bury

Site address	Parish(es)	Site area (ha)
RAF Upwood - Phase 3, Bury	Bury; Ramsey	17.69

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	Minimum 200 homes 11.63ha of natural, green or open spaces	Available 2029 - 2034 Build out over 3 - 4 years

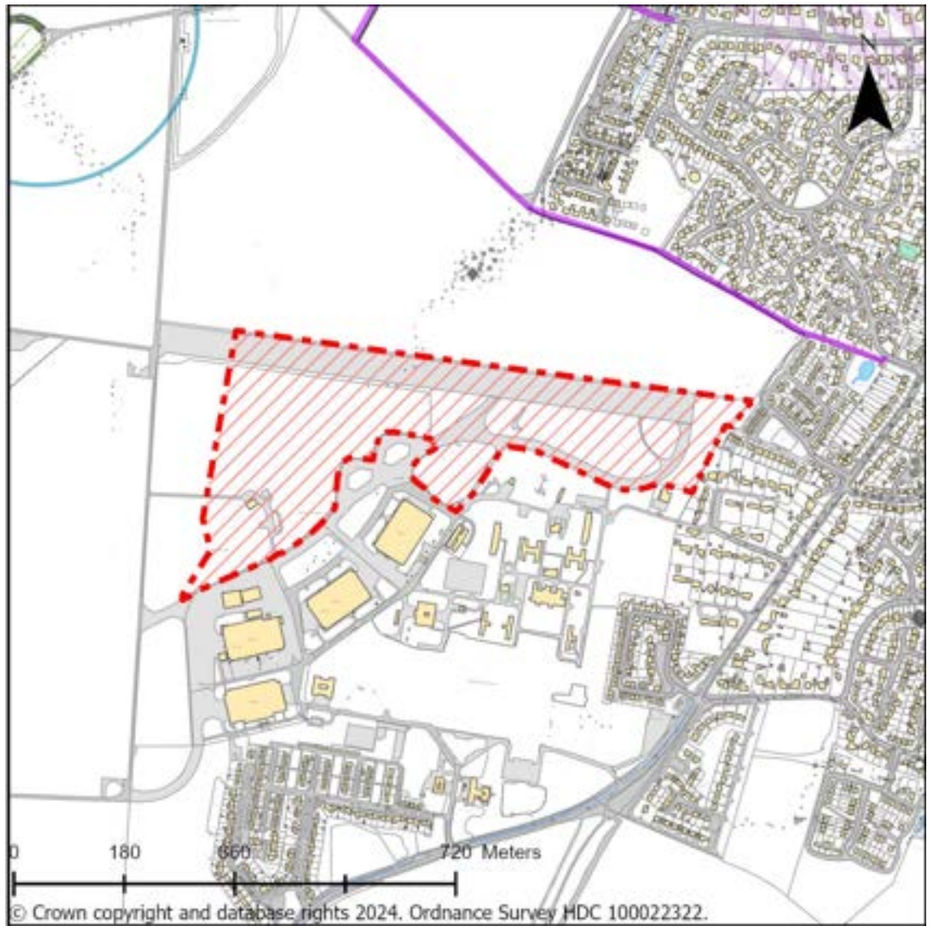
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 84
Relevant planning history	None relevant on the site but land adjoining the site has planning history: • Phase One - 20/00161/REM for the development of 160 new dwellings. This was approved in September 2020 • Phase Two - 21/00572/FUL for the demolition of existing redundant buildings and infrastructure, residential development of 317 dwellings, with associated highways, infrastructure and open space. As at June 2024, the application is pending consideration.
Land type	Wholly previously developed land
Current use of the site	Former RAF airbase/storage
Supporting information	• Call for Sites Cover Letter (June 2023) • RAF Upwood Phase Three Vision Document • Access Plan (drawing number: SK008) (May 2023) • Access Plan (drawing number: SK009) (May 2023) • Transport Technical Note (document reference: RU3-BWB-GEN-XX-RP-TR-0001) (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 This site proposes a third phase to the current redevelopment of RAF Upwood. It is located to the north of Phase Two. A Phase Four site has also been submitted (see Upwood and The Raveleys 1 for the assessment of this site).	+
The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. It is wholly classified as non-agricultural land. The site is generally flat but falls gently from the south to the northern edge. There are areas of existing hardstanding which once formed the runway of RAF Upwood stretches along the northern boundary of the site with spurs connecting to the existing hangers. The Vision Document submitted states that part of the existing runway will be converted into a linear nature corridor with multi-functional attenuation basins and swales. The site is fairly open with limited vegetation along its boundaries providing views out across agricultural fields to the north and west. There is a public right of way to the north east outside the site providing views from a public vantage point into the site. To the east is residential development and to the south is phase two of the RAF Upwood redevelopment and also Upwood Air Park which contains several hangars which are to be retained in operation by the lease on the land and is therefore outside the area of redevelopment. To the north and west is open countryside. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve. There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The Vision Document details that access to the site is proposed through the Phase Two development which is yet to be determined. An existing access to the south west will also be retained for vehicles to access the existing hangers that are remaining in commercial operation. The site promoter has submitted two access plans detailing the connection between the site and the Phase Two development site. These plans are supported by a Transport Technical Note for Phases Three and Four. Engagement with Cambridgeshire County Council will be required to assess this further and ensure effective integration and access between these parcels. The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single developer company who supports its development. There are no known legal restrictions impacting the site. The site promoter states that they intend to acquire planning approval on the site and then sell it to a third party for development. They states that it will be available between 2029 and 2034 and take 3 to 4 years to complete.	+
Achievability The site promoter identifies that gas supply, electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. They identify that mains water supply and the public highway is not immediately accessible. There are limited	~

physical constraints to developing the site and masterplanning is already underway in bringing forward an integrated scheme with the wider site. The achievability of development is however dependent on the delivery of Phase Two to the south which has an active planning application on it. That site is however allocated in the Huntingdonshire Local Plan to 2036 so development is in principle supported.	
Deliverability / developability The site is previously developed with existing hardstanding to remove. There are limited topographical challenges to the site and limited constraints to overcome. The site forms an extension to an existing development site. The site promoter anticipates the site to be available between 2029 and 2034, this provides time for an outcome of Phase Two to be reached. Considering these factors, the site is categorised as being 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:

- Is previously developed consisting of land classified as being non-agricultural land
- Is not constrained by flood risk
- In walking distance to services, primary education, shops and employment opportunities within Upwood, Bury and Ramsey
- Good accessibility to public transport via bus
- Not accessible to natural green space but some natural open space is proposed as part of the development
- Not constrained nature conservation or by heritage designations
- It can be effectively masterplanned to become part of the evolving place and community as part of the ongoing redevelopment and the growing community at the former RAF Upwood.

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

- Is considered to be potentially appropriate for development. This is dependent on successful integration and physical connections being made from phase two. This is also dependent on the preceding phases being delivered.
- While it could form a future phase, the additional pressure and demand on services will need to be assessed to determine if additional infrastructure including social and cultural facilities are required to serve this site and the wider redevelopment as a whole.
- It will require landscaping along its northern and western edges in particular to provide a soft development edge and retain a sense of visual separation between the site and Bury

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 17.69ha Minus 11.53ha of the site for natural, green or open spaces in line with the developer's aspirations. This leaves 6.16ha of the site area remaining. 80% net developable area to accommodate landscaping on its northern edge 6.16 ha x standard proportion of 80% = **4.9ha**	Residential - market and/or affordable houses Low density of 35 dph anticipated due to the site's location being in a larger settlement so a slightly higher density than very low could be accommodated. Capacity = 4.9 ha x 35 dph = **172 homes**	Available post 2028 subject to the delivery of phase two Build out over 3 - 4 years

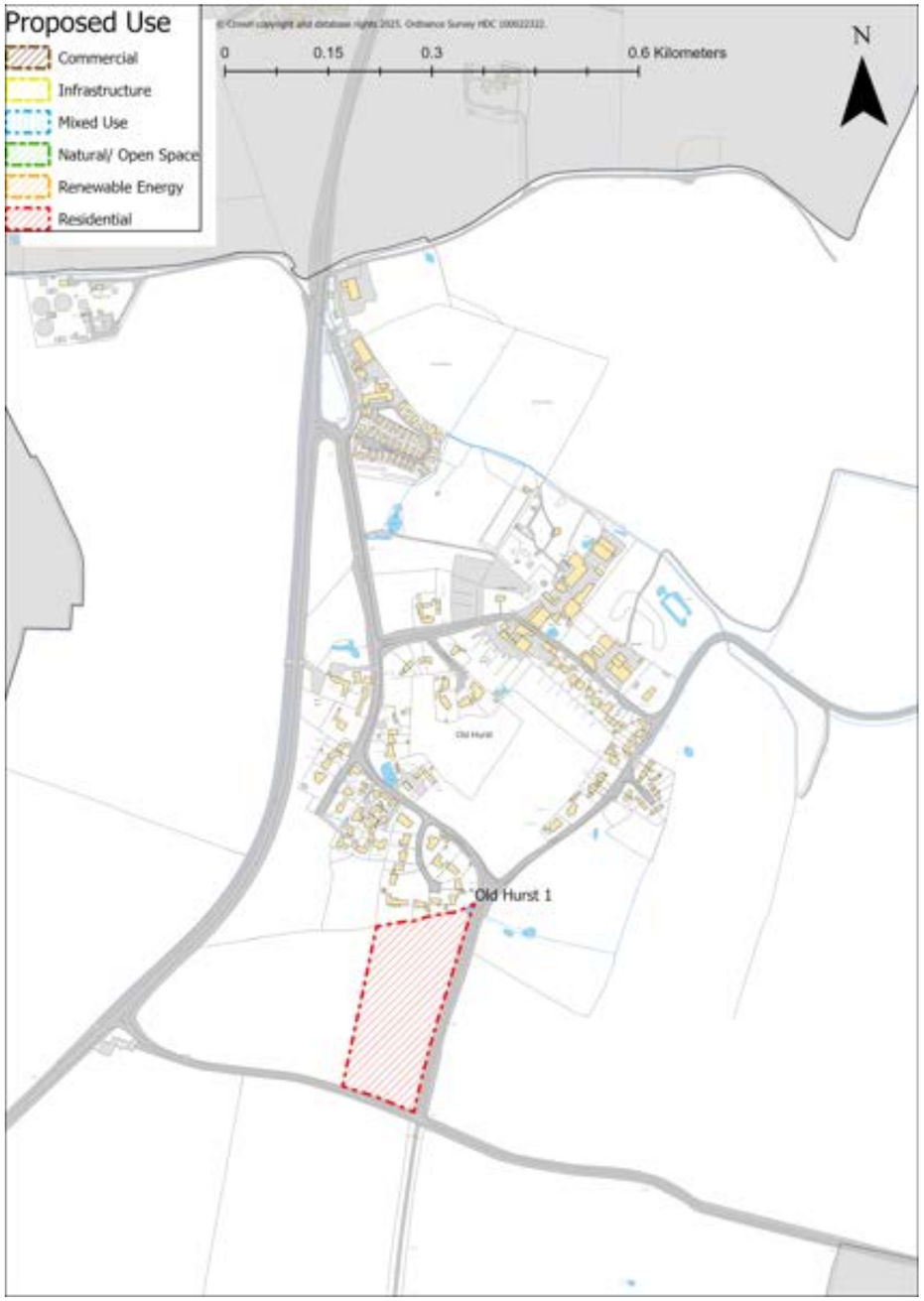
Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Vision document, transport note and landscape and visual impact assessment in support of the site and Phase 4 setting out how constraints will be overcome and the potential layout of development.

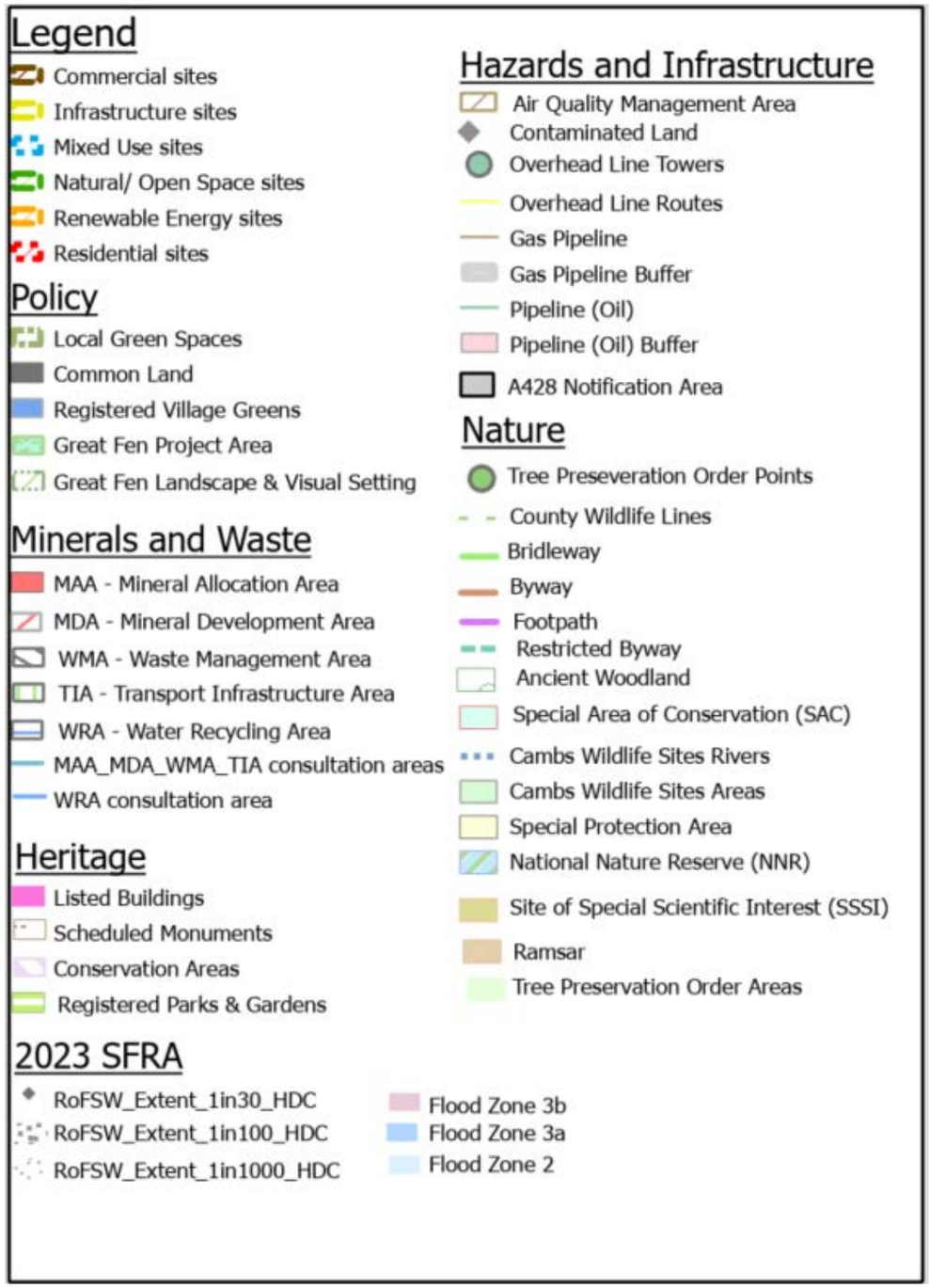
Old Hurst

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

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



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



Old Hurst 1: Land at St Ives Road, Oldhurst

Site reference	Old Hurst 1
Site name	Land at St Ives Road

Site address	Parish(es)	Site area (ha)
Land to the west of St Ives Road, Oldhurst	Old Hurst	3.14

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	30 homes 5 plots	Available between 2024 - 2028 Build out over 5 years

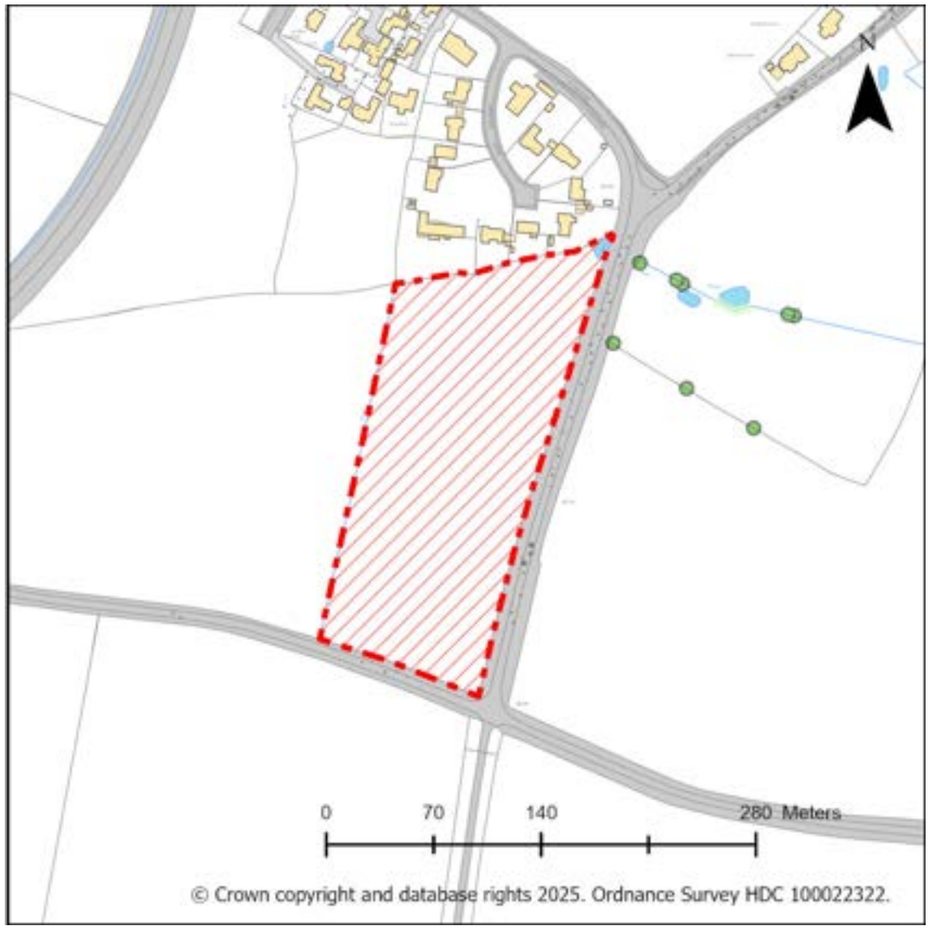
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24308
Relevant planning history	No known planning system
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	~

The site is in flood zone 1 with no recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site is located on the southern edge of Old Hurst. The topography of the land within the site should not constrain development, sloping only marginally upwards from the northern to the southern boundary. The topography surrounding the site is also broadly level allowing long distance views across the landscape. The boundaries of the site consist of a mixture of low lying hedgerow and mature trees but the density of the vegetation varies substantially meaning the site is visible from certain directions particularly from the west and south. The site adjoins to agricultural land to the west and also beyond Old Hurst road to the south and St Ives road to the east whilst the northern boundary borders a residential area. The site extends south far into the countryside and given the relatively open southern, eastern and western boundaries there is the potential for significant adverse landscape impact that would need to be mitigated. The proposal may also be visible from a public right of way approximately 250m west of the site. The site is not impacted by pollution, ground contamination, electricity lines and oil or gas pipeline buffer zones. There are no designated heritage or nature assets within the site. The site could be potentially accessed via St Ives road to the east or Old Hurst road to the south, consultation with Cambridgeshire County Council will help ascertain the most feasible access to the site. There is a cluster of Tree Preservation Orders north east of the site but they are separated from the site by St Ives Road so there will unlikely be negative impact to these trees. The site is wholly greenfield and therefore offers no opportunity for regeneration. The site is not within a mineral safeguarding or a water recycling buffer zone.	
Availability The site is under single individual/ company ownership who support the proposal. There are legal issues to resolve prior to development. The site promoter has stated the landowner intends to sell the land to a third party once planning permission has been attained, the land is available for development now and will take 5 years to build out.	+
Achievability The site promoter has stated that water mains, electricity supply, public highway and digital infrastructure is available from the site boundary but gas supply is not immediately accessible. Highway access seems to be achievable from St Ives road, bordering the eastern boundary, or Old Hurst Road, bordering the southern boundary. As mentioned, Consultation with Cambridgeshire County Council will help to determine safe and appropriate access to the site. There are no topographical constraints to overcome. Development on the whole site could cause significant adverse landscape impact due to being, especially the south of the site, prominent in the countryside. This could impact the layout and capacity of the site but adverse landscape impact could be overcome through effective masterplanning.	~

Deliverability / developability There are no built structures to clear prior to development. The landowner seeks to attain allocation status to then sell the land to a third and anticipates the proposal would take 5 years to deliver. Hence the proposal is considered to 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:

- The site is in flood zone 1 with no recorded risk of surface water flooding.
- Wholly greenfield, classified as grade 2 agricultural land.
- Sufficiently remote from the designated nature and heritage assets.
- Within 2km of an Established Employment Area.
- Remote from natural green space, a primary school and a local convenience store/ supermarket/ town centre.
- Within 800m of a bus services but this is classed as infrequent.
- Limited access to culture and leisure facilities.
- Very close relationship with the countryside and potential for significant landscape harm.
- Difficult to integrate with the existing place and community.

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

- Is inappropriate for development due to the site being highly prominent in the countryside and potential for significant landscape impact.
- Would result in the loss of high quality agricultural land.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is deemed inappropriate for development due it's potential for significant adverse landscape impact.	N/A	N/A

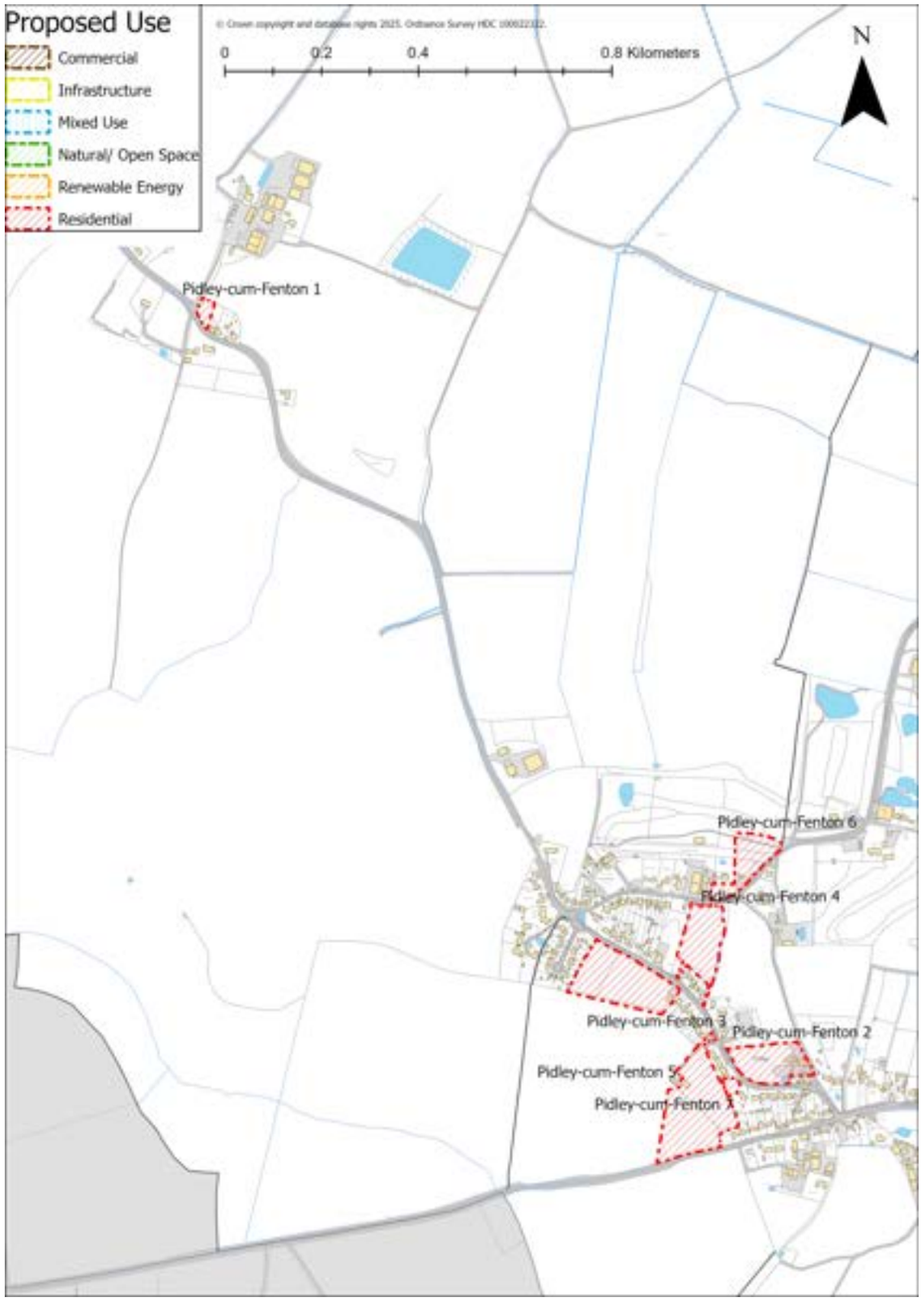
Updates after the Initial Assessment

Pidley-cum-Fenton

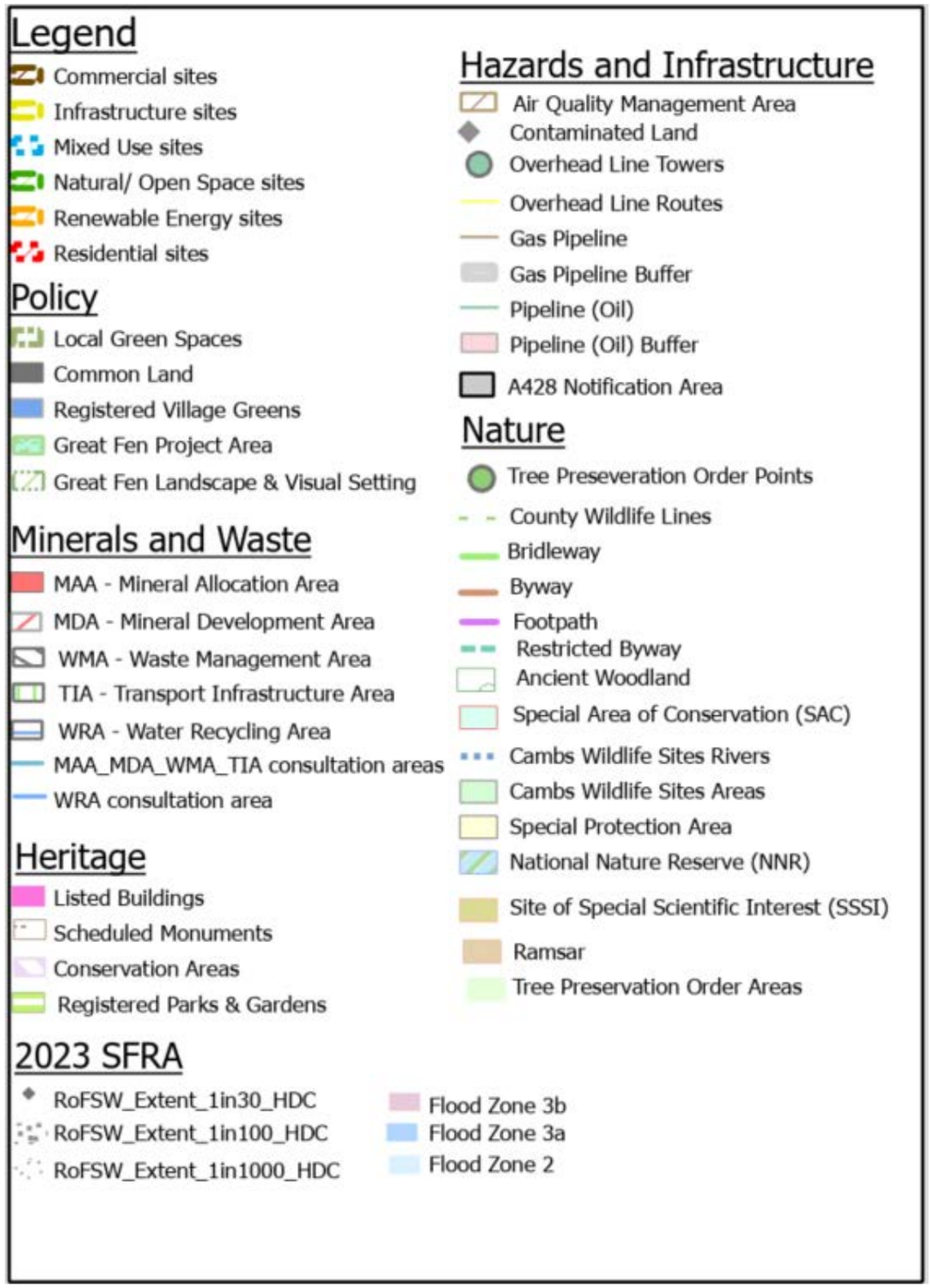
4.9 A total of 7 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

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

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



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



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

Site reference	Pidley-cum-Fenton
Site name	Land South at Manor Farm, Fenton Road, Fenton

Site address	Parish(es)	Site area (ha)
Land South at Manor Farm, Fenton Road, Fenton	Pidley-cum-Fenton	0.14

Promoter's Intentions

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

Core information

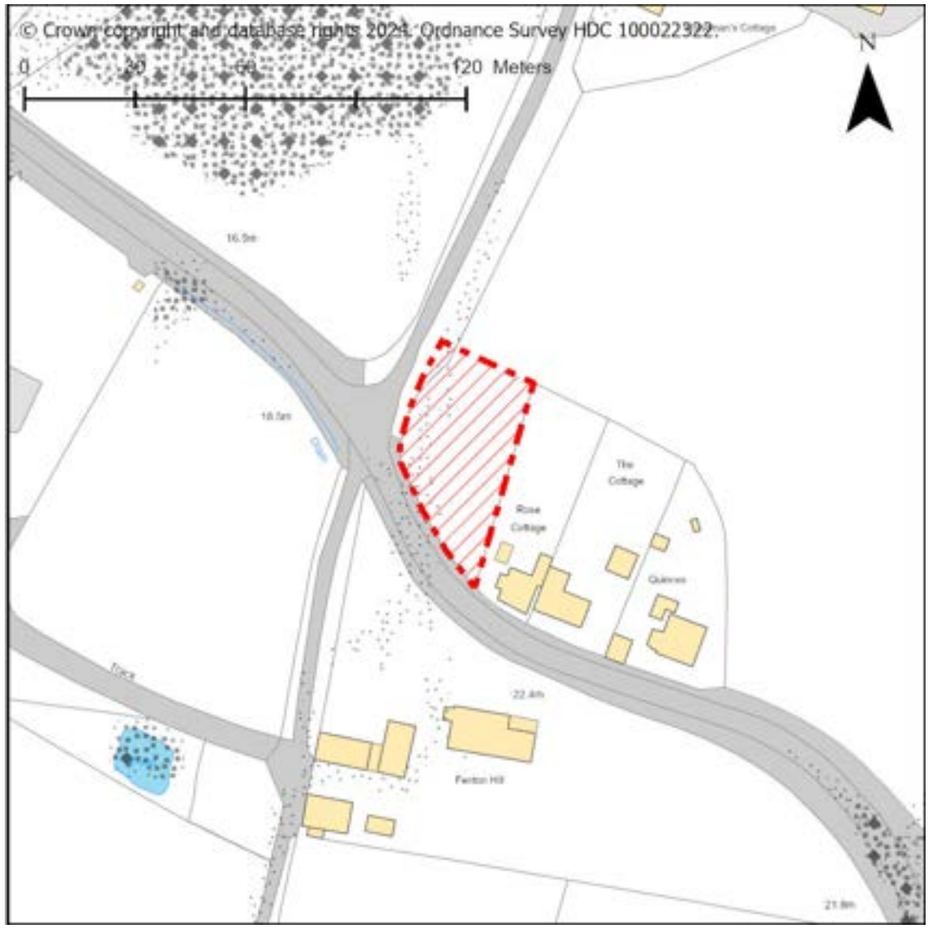
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:65
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

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

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	The site is less than 0.25ha being only 0.14ha. The site promoter states that the site could accommodate five dwellings, however considering the form of the adjoining developments and the very rural location of the site, it is unlikely that five dwellings could be accommodated on the site. A site plan to demonstrate how five dwellings could potentially be accommodated has not been provided at this stage.	Fail



Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Site reference	Pidley-cum Fenton 2
Site name	Land End Farm, Pidley

Site address	Parish(es)	Site area (ha)
Farm Buildings and land at Lane End Farm, Warboys Road, Pidley, PE8 3DA	Pidley-cum Fenton	1.01ha

Promoter's Intentions

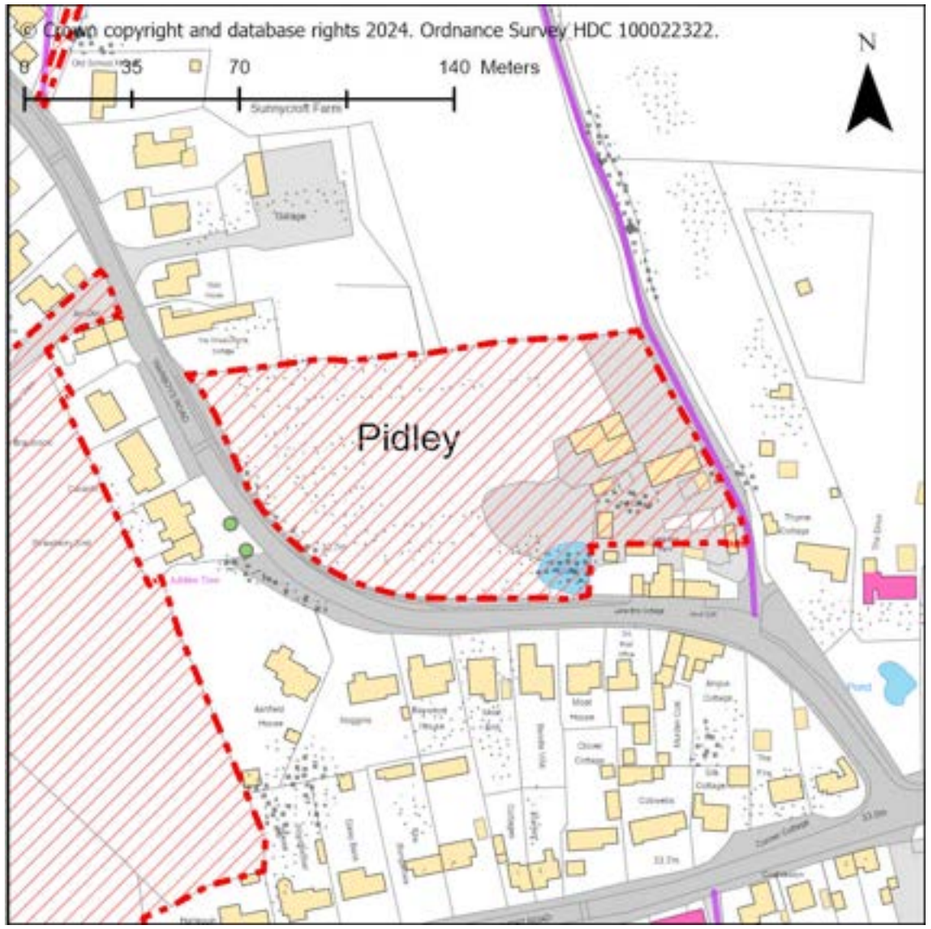
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 homes	Available 2024 to 2028 Build out 1 to 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 189
Relevant planning history	Application number: 23/00468/AGDET Proposed development: Steel frame lean-to, bolted to existing cattle barn for feed storage. Steelwork frame and roof to match existing construction. Outcome: Decision not required
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land. The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site fronts Warboys Road and sits on a bend in the road, which is open with very few trees or hedgerow, meaning views into the site from here can be clearly seen. On the northern boundary sits residential properties, fencing and trees. On the south eastern corner sits four residential properties and access for agricultural vehicles associated with the use of the site which also acts as a public right of way runs along the eastern boundary heading north. Landscape impact of the proposed development would be minimal. The site promoter notes the site is in use for grazing and is home to a number of farm buildings. No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines, however some telegraph lines are nearby. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is greenfield land and therefore offers no opportunities to contribute to regeneration. The use of the site means that there is the potential for contamination on site which may require assessment and mitigation. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.	+
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028. Planning permission would be acquired before being sold to a third party for development. Build out is estimated at one to two years.	+
Achievability Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible. No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines, however some telegraph lines are nearby. The use of the site means that there is the potential for contamination on site which may require assessment and mitigation. There are no known nature conservation, heritage assets or tree preservation orders affecting it. As the site is situated on a bend access directly from Warboys Road may be an issue, there is the potential for access along the eastern edge of the site, however this has not been confirmed, it is therefore unclear if there may be issues with ransom strips which could impact the viability of the site, thus affecting delivery	~
The site promoter describes the site as unsightly due to self built farm buildings and offers the opportunity to enhance the the village with a housing scheme centred around a new village green. Farming activities would be relocated outside of the village centre.	
Deliverability / developability There are no known legal restrictions. Constraints to be resolved include access and contamination, which may affect the viability of the site. The site is available from 2024 to 2028. If constraints can be resolved the site could be classified 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:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is greenfield land with some existing farm buildings which are not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The use of the site means that there is the potential for contamination
- The site is well located within the existing settlement
- Would have limited landscape impact.
- A public right of way runs along the eastern edge
- The density proposed is low in keeping with the nature of the settlement, that being a small village.

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

- Is located such that it has the potential to be effectively masterplanned to become part of the existing area.
- Is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders.

- Requires flood mitigation.
- Requires assessment for potential land contamination and mitigation if applicable
- Would need to consider integration and retention of the public right of way
- Proposes a village green as part of the development
- Would need to resolve access due to the location of the site on a bend and potential land ownership issues.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.01ha 60% net developable area to allow space for small village green and flood mitigation. 1.01ha x 70% = 0.707ha	Net developable area 0.707ha Residential - Market and/or affordable housing Very low density of 25dph to reflect site's location within small village. Capacity = 0.707ha x 25dph = **18 homes**	Available 2024 to 2028 Build out 1 to 2 years

Updates after the Initial Assessment

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

Site reference	Pidley-cum Fenton 3
Site name	Old Football Field, Warboys Road, Pidley

Site address	Parish(es)	Site area (ha)
The Old Football Field, on Warboys Road adjacent to Pond Close, opposite Pidley Village Hall	Pidley-cum Fenton	1.20ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	6 homes	Available 2023 Build out 2 years

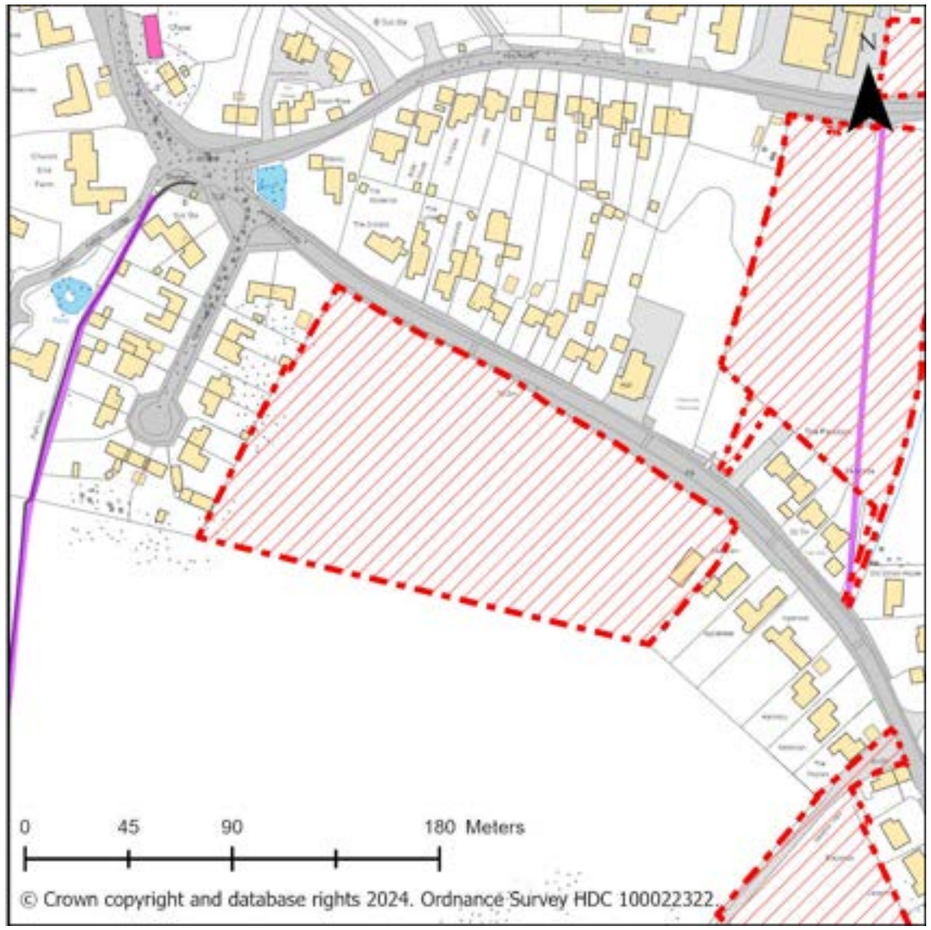
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:190
Relevant planning history	Application number: 19/02574/PIP Proposed development: Permission in principle for up to 4 dwellings Outcome: Refused Application number: 18/00269/FUL Proposed development: Erection of stables and hardstanding Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.	+
The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site fronts Warboys Road, hedgerow and some trees line the northern boundary, although views can be seen into the site. To the east and west of the site sit residential properties and a small barn/stables sits within the site. The site is in arable agricultural use. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside. No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be delivered directly by the land owner. Build out is estimated at two years.	+
Achievability Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible. No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. Access to the site can be achieved via an exiting access point off Warboys Road, which would assist with the logistics of construction. There are no significant constraints. The site promoter proses 6 homes to be built over 2 years. No further information has been provided	+
Deliverability / developability There are no known legal restrictions or significant constraints. The site is available now and build out is estimated to take 2 years, directly delivered by the landowner. The site is classified as deliverable.	+

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is greenfield land with an existing barn/stables which are not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site is well located within the existing settlement
- No footpath adjoins the site frontage, however there is a footpath opposite the site
- The southern boundary of the site looks out across open countryside meaning it may have landscape impact
- The density proposed is extremely low and may not make the best use of land.

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

- Is located such that it has the potential to be effectively masterplanned to become part of the existing area.
- Is of a size that could contribute to the housing needs of the district.
- Requires flood mitigation.
- Should consider safety of residents and active travel access to the site.
- Would require landscape mitigation to transition to open countryside
- Should look at revising the density to make the best use 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 1.20ha 80% net developable area to allow for landscaping. 1.20ha x 80% = 0.96ha	Net developable area 0.96ha Residential - Market and/or affordable housing Very low density of 25dph to reflect site's location within small village.	Available 2024 to 2028 Build out 1 to 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 0.96ha x 25dph = **24 homes**	

Updates after the Initial Assessment

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

Site reference	Pidley-cum Fenton 3
Site name	North of Warboys Road, Pidley

Site address	Parish(es)	Site area (ha)
North of Warboys Road, located between Fen Road and Warboys Road, adjacent to the Pidley Playpark and Village Hall, Pidley	Pidley-cum Fenton	1.20ha

Promoter's Intentions

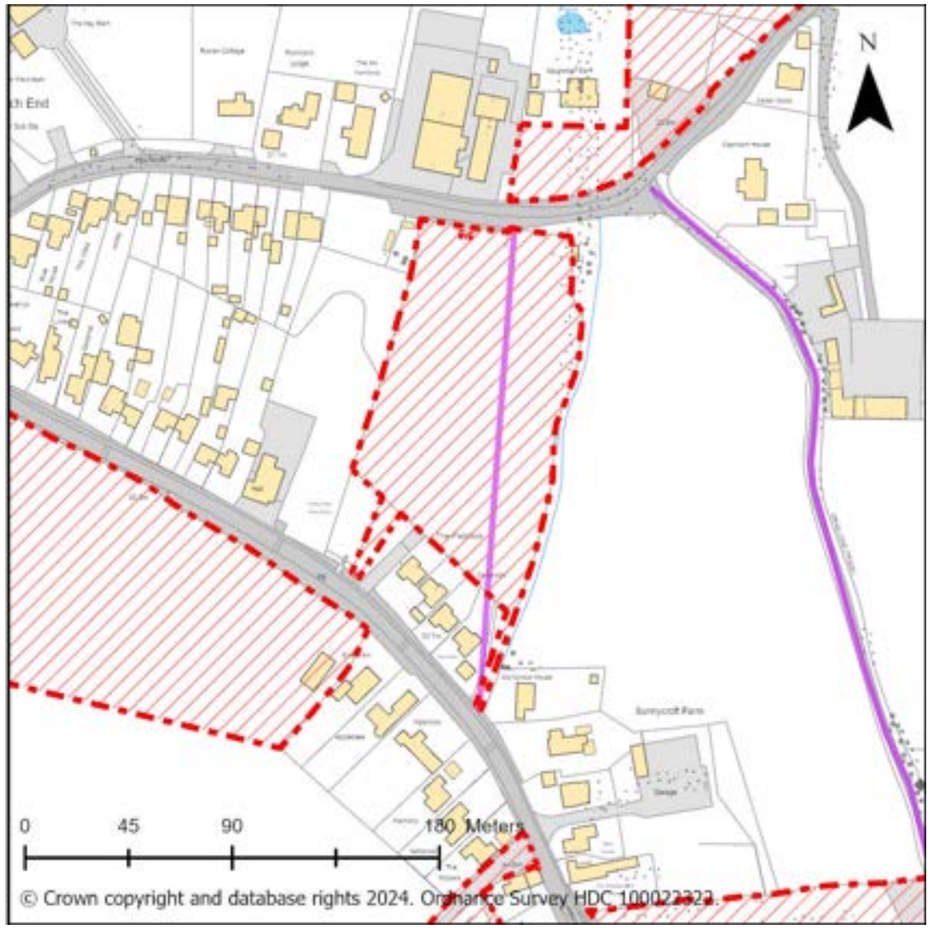
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	10 homes	Available 2023 Build out 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 217
Relevant planning history	Application number: 19/00731/PIP Proposed development: Permission in Principle for up to 2 dwellings Outcome: Refused Application number: 19/00110/PIP Proposed development: Permission in Principle for up to 4 dwellings Outcome: Refused Application number: 0802167FUL Proposed development: Use of land for the keeping of horses
	Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land. The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site is sandwiched between Warboys Road and Fen Road, on the southern boundary site 4 residential properties. The site is screened to the east by trees and hedgerow and Pidley park sits to the west and is relatively well screened. To the north the site is somewhat screened by some trees and hedgerow. A public right of way dissects the site. A few trees can be seen within the site. Due to the location and screening of the site, it would have minimal landscape impact if trees and hedgerow were to be retained. The site provides to opportunities for access from Warboys Road and Fen Road. No known gas or oil pipelines or buffer zones cross the site, but overhead electricity powerlines do. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.	+
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be delivered directly by the land owner. Build out is estimated at two years.	+
Achievability Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible. No known gas or oil pipelines or buffer zones cross the site, but overhead electricity powerlines do which would require mitigation or integration. The site provides to opportunities for access from Warboys Road and Fen Road, which would assist with the logistics of construction. There are no significant constraints. The site promoter proposes retirement bungalows/storey and a half properties specially designed for elderly and infirm residents of the village. They propose that the properties would be zero carbon with communal ground source heating and extremely disabled friendly. The houses would have a covenant on them to guarantee that they always remain in use by elderly/infirm residents. Development of the site take into consideration a public footpath that runs along the eastern side of the site.	+
Deliverability / developability There are no known legal restrictions or significant constraints. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Build out is estimated to take 2 years, directly delivered by the landowner. The site is classified 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:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is wholly greenfield land with no existing structures. The site is classified as wholly grade 2 agricultural land.
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site is well located within the existing settlement
- The site proposes zero carbon properties with communal ground source heating which would assist with meeting net zero carbon targets
- A footpath runs along the opposite side of the site.
- Pidley park sits to the west
- It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained
- The density proposed is extremely low and may not make the best use of land.

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

- Is located such that it has the potential to be effectively masterplanned to become part of the existing area.
- Could provide retirement housing and contribute to net zero ambitions
- Is of a size that could contribute to the housing needs of the district.
- Requires flood mitigation.
- Should consider safety of residents and active travel access to the site.
- Assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the park and proposed development.
- Should consider retention of trees and hedgerow
- Requires integration of public right of way.
- Should look at revising the density to make the best use 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 1.20ha 60% net developable area to allow for separation from park and retention of public right of way. 1.20ha x 60% = 0.96ha	Net developable area 0.96ha Residential - Specialist housing Very low density of 25dph to reflect site's location within small village. Capacity = 0.96ha x 25dph = **18 homes**	Available 2024 to 2028 Build out 1 to 2 years

Updates after the Initial Assessment

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

Site reference	Pidley-cum Fenton 5
Site name	Land North of Oldhurst Road, Pidley

Site address	Parish(es)	Site area (ha)
Grass land to the north of Oldhurst Road, Pidley	Pidley-cum Fenton	1.62ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	6 plots	Available 2023 Build out 2 years

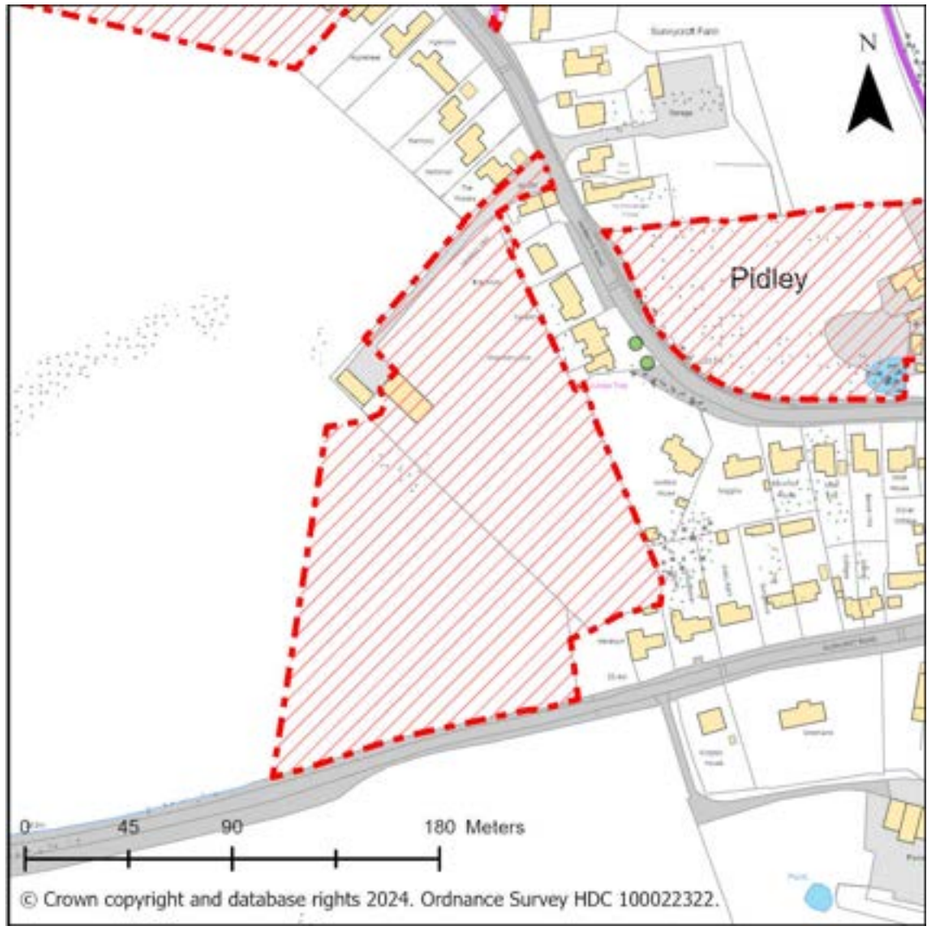
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 214
Relevant planning history	Application number: 19/01660/FUL Proposed development: Closure of existing field access and creation of new field access to the west Outcome: Approved Application number: 19/00420/PIP Proposed development: Permission in Principle for the Demolition of an existing Nissen Hut and erection of a single dwellinghouse Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.	+
The site slopes downwards north east to south west with a variation of 10m. Oldhurst Road fronts the southern boundary of the site and lined with hedgerow. Residential properties line the south east corner continuing along the eastern edge. The western boundary is exposed to the wider landscape. a residential property sits just outside the northern boundary with a farm building within the northern extent and an established tree line dissecting the site. Landscaping would be required to screen or transition the site to the wider open countryside. There are current access opportunities to the site from both Oldhurst Road and Warboys Road. No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be self build plots intended to be delivered by individual plot/home owners. Build out is estimated at two years.	+
Achievability Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible. No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. The site provides to opportunities for access from Warboys Road and Oldhurst Road, which would assist with the logistics of construction. There are no significant constraints. The site promoter proposes custom and self-build housing.	+
Deliverability / developability There are no known legal restrictions or significant constraints. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Build out is estimated to take 2 years, intended to be delivered by individual plot/home owners. The site is classified 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:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is greenfield land with a existing barn present which is not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site is well located within the existing settlement
- The site is exposed to the wider landscape to the west a established tree line dissects the site
- A residential building sits just outside the north western corner
- There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community.
- The density proposed is extremely low and may not make the best use of land.

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

- Is located such that it has the potential to be effectively masterplanned to become part of the existing area.
- Is of a size that could contribute to the housing needs of the district.
- Requires flood mitigation.
- Assessment would be required to ensure integration and mitigation where necessary of existing residential building just outside the site
- Would require landscape mitigation and consideration of exiting trees within the site
- Should look at revising the density to make the best use of land
- Would contribute to the requirement to provide custom and self build plots

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.62ha 80% net developable area to allow for landscaping. 1.62ha x 80% = 1.296ha	Net developable area 1.296ha Residential - Custom and self-build housing Very low density of 25dph to reflect site's location within small village. Capacity = 1.296ha x 25dph = **32 plots**	Available post 2028 to allow for allocation Build out 2 to 5 years

Updates after the Initial Assessment

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

Site reference	Pidley-cum Fenton 6
Site name	Gloucester Barn, Fen Road, Pidley

Site address	Parish(es)	Site area (ha)
Land to the north of Fen Road Pidley, opposite Cedar Wood and south/east of Gloucester Barn	Pidley-cum Fenton	0.80ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	4 plots	Available 2024-2028 Build out 3 years

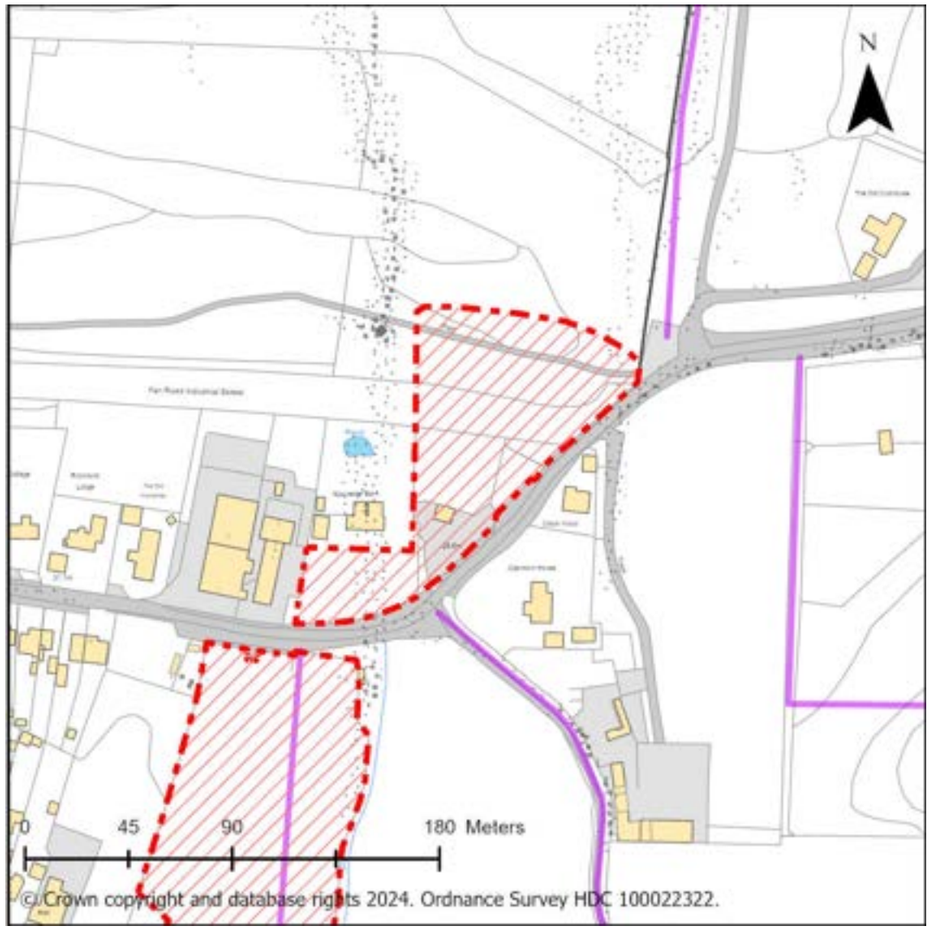
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 254
Relevant planning history	Application number: 21/01979/AGDET Proposed development: Steel framed agricultural barn: timber clad on three sides for storage of hay and farm machinery. See enclosed Agricultural Appraisal. Outcome: Not required Application number: 19/00732/PIP Proposed development: Permission in Principle for up to 2 dwellings. Outcome: Refused Application number: 19/00115/PIP Proposed development: Permission in Principle for up to 3 Dwellings
	Outcome: Refused
Land type	Mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures.
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.	~
The site appears to slope gently down south east to north west, with a land variation of approximately 7 meters. The southern boundary abuts Fen Road. The south western corner of the land is comprised of garden land, adjacent to the east is land used for commercial (storage use) with no visible permanent structures, but with a potential for contamination. A strong band of established trees traverse the site east to west with another forming the northern edge. This dissects the site into distinct parcels of land. Trees are also dispersed throughout the site. the removal of these trees could have significant ecological or biodiveristy impact. Some of the northern extent of the site appears to form part of the golf complex, but further investigation would be required. A public footpath is just outside the site to the east. The footpath is outside the north eastern corner. No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is predominantly greenfield or garden land and therefore offers little opportunity to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028. The site would be self build plots intended to be delivered by individual plot/home owners. Build out is estimated at three years.	+
Achievability Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible. No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. The site is separated into distinct parcels comprising garden land, land used for commercial (storage use) and is dissected and bound on the northern edge with established trees, with further trees dispersed within the site. The site promoter notes that the site is within single family ownership which would assist with land assembly, however impact on biodiveristy and ecology and potential for contamination on site as a result of an existing use would require further mitigation, assessment. The site could be accessed from Fen Road which could assist with the logistics of construction. Removal of the trees could affect the landscape features within this area.	~
Deliverability / developability	~

There are no known legal restrictions. There are some contraints which would require further assessment including impact on biodiversity, ecology and potential contamination. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Build out is estimated to take 3 years, intended to be delivered by individual plot/home owners. The site is classified 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:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use.
- The density proposed is extremely low and may not make the best use of land.
- The is more related to the countryside.
- The site would extend development further north, this is not in keeping with the limited development in this area.
- The site has the ability to also impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed.
- The site would require the assembly of land in multiple uses (garden land, employment and greenfield).

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

- Is in a location that could not be effectively masterplanned to become part of the existing community.
- Would create an extension to the village with limited relationship to the main concentration of residential development within the village.
- Has the ability to substantially impact the landscape and biodiversity and ecology through the removal of extensive tree coverage
- Would require the assembly of land in multiple uses (garden land, employment and greenfield), however the site promoter notes this is in single ownership.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to landscape, ecology, biodiversity impact and lack of relationship to the existing settlement.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Pidley-cum-Fenton 7
Site name	Orchard of Ashfield House, Warboys Road, Pidley

Site address	Parish(es)	Site area (ha)
Orchard of Ashfield House, Warboys Road, Pidley	Pidley-cum-Fenton	

Promoter's Intentions

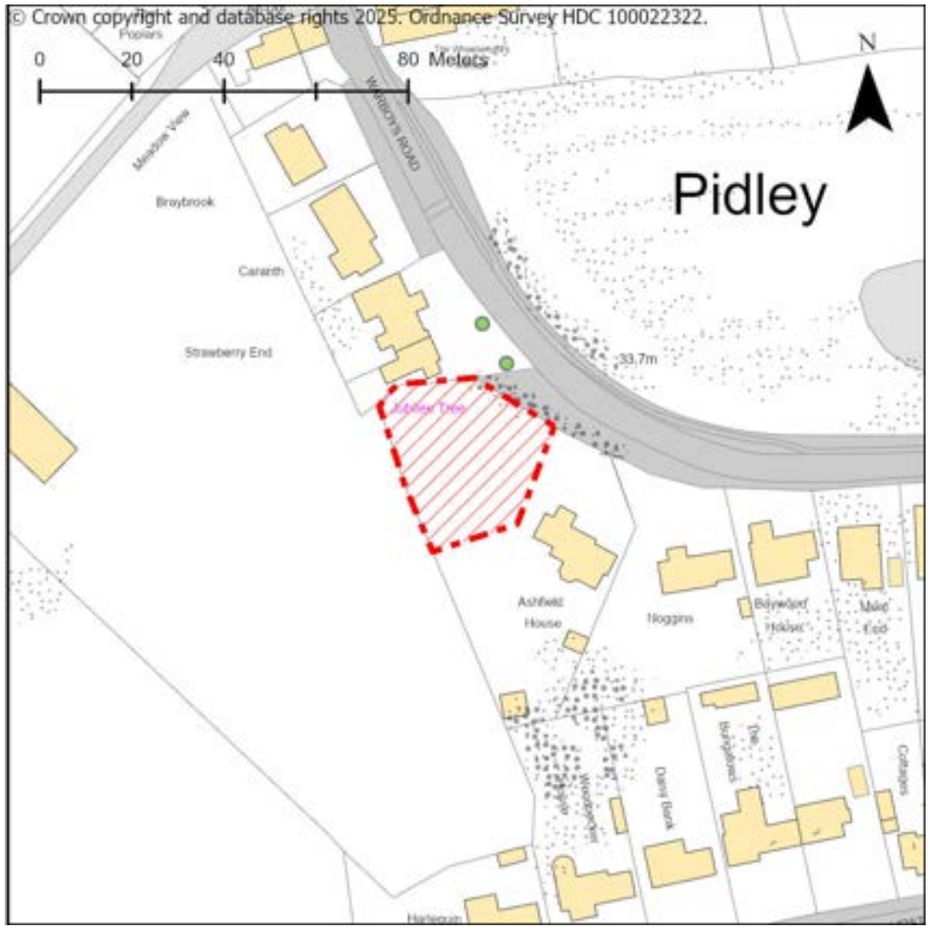
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Specialist housing	1 bungalow	Available 2024 - 2028 Build out up to 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2455
Relevant planning history	None relevant
Land type	Garden land
Current use of the site	Residential curtilage
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	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.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

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

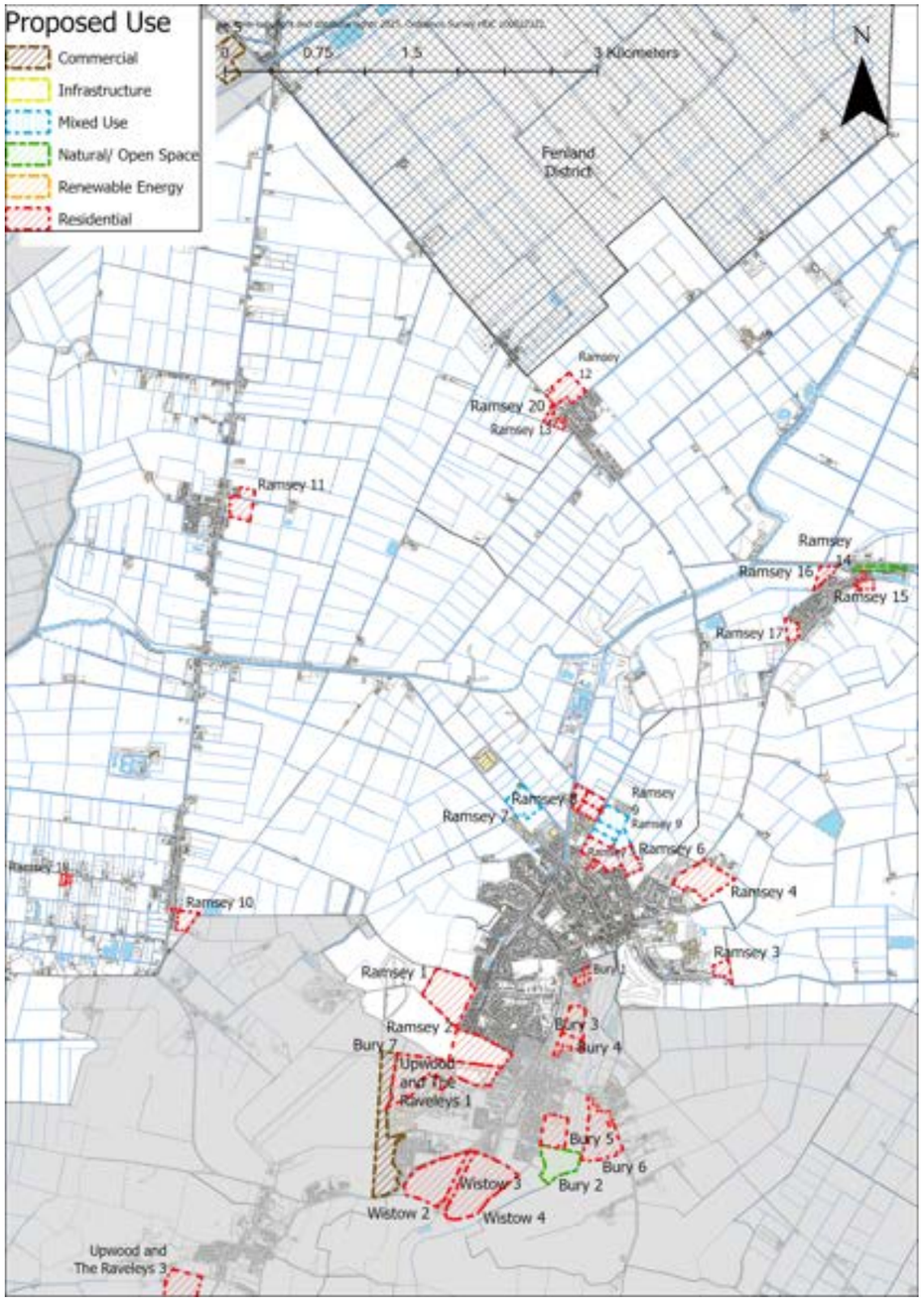
Updates after the Initial Assessment

Ramsey

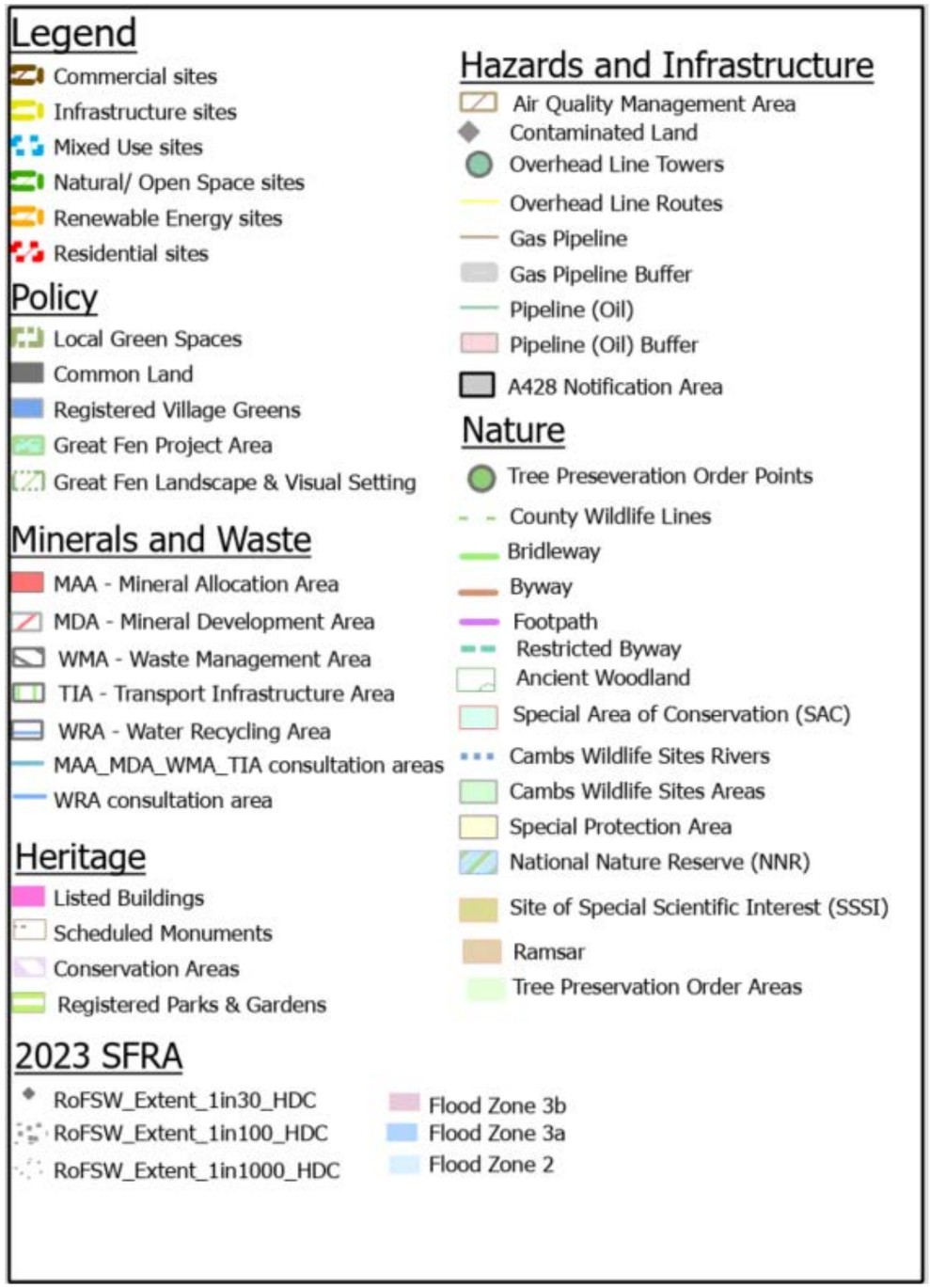
4.12 A total of 20 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

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

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



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



Ramsey 1: Land South of Biggin Lane, Ramsey

Site reference	Ramsey 1
Site name	Land South of Biggin Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land South of Biggin Lane, Ramsey	Ramsey	11.61

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	175 homes	Available 2024 - 2028 Build out over 3 years

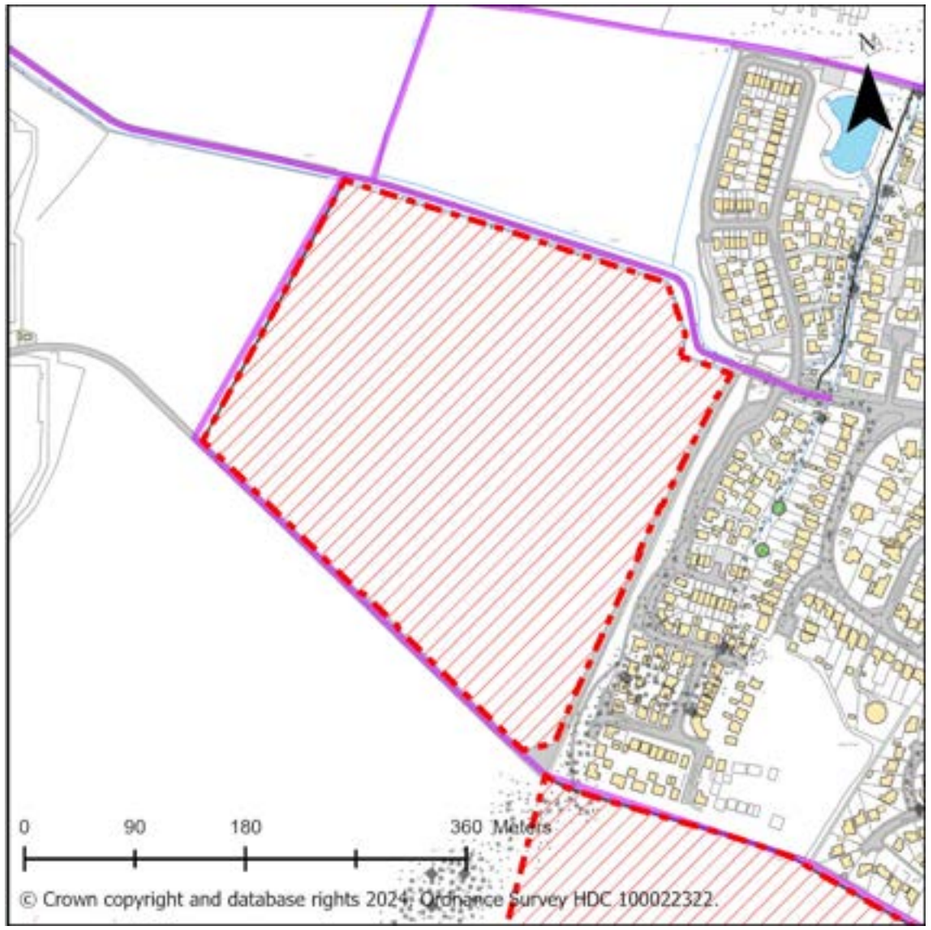
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:118
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	
It is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site is classified as being non- agricultural land. The site consists of an agricultural field with limited trees and hedgerows along its eastern, western and southern edges but there is more established trees along its northern edge along Biggin Lane. As highlighted,	~

Biggin Lane runs along its northern edge with Rose Street running along its eastern and southern/ south western edges (this is also a public right of way). The topography of the site gently slopes from its higher western edge to its eastern edge, this gently slopes by some 5 to 6m. This makes development on its western edge more likely to have an impact on the landscape and also on nearby development. Also this part of Ramsey is undergoing an significant amount of development which is further urbanising the adjoining countryside. To the immediate north, west and south of the site are agricultural fields, to the east the site adjoins new residential development. Further to the south is the redevelopment of RAF Upwood and further westwards is a small solar farm. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Biggin Lane and Rose Street. Biggin Lane is arrow so engagement will be required if the quantum of development can be accommodate on this road partivuarly considering the amount of new development within the site's immediate vicinity. The site promoter states that highway improvements to Biggin Lane will be required to facilitate access. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and 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 seeks to acquire planning permission and then sell the site to a third party for development. They expect the site to be available between 2024 and 2028 and take 3 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are few physical constraints to overcome in developing the site, its landscape setting and topography provide some challenges, particularly locating development within its western half where the land is highest and also extending the the built form of Ramsey further into the countryside. Masterplanning and considerate design may be able to overcome these. There are established trees along its northern boundary along Biggin Lane which provide a rural feel to the entry into the site, there is an access adjacent to the north eastern of the site from Rose Street which connects onto Biggin Lane but some additional trees may need to be removed to provide sufficient access. Additionally, the site promoter states that highway improvements to Biggin Lane will be required to facilitate access.	~
Deliverability / developability	~

The site is greenfield with no structures on site to clear. As highlighted there are minimal constraints to overcome but careful masterplanning and design will be required to ensure a sympathetic development can be achieved that harmonises and is integrated with the evolving context of the site. The site promoter doe snot appear to be seeking an allocation status for the site and expects the site to be available between 2024 and 2028. However, considering that there is no planning application on site, the site is categorised as being 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:

- Is greenfield land classified as being non-agricultural land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 1.4km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained nature conservation or heritage designations
- Is of a scale that could provide a wide range of types, sizes and tenures
- It is located on the western side of Ramsey in an area where the town has expanded considerably. The site extends into the countryside making landscape impact greater and would continue to urbanise the western side of the town and countryside.
- Integration is also a challenge and accessibility from Biggin Lane will require upgrades to facilitate development

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

- Is considered not to be potentially appropriate for development due to the likely adverse impact on the landscape and townscape character of Ramsey

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

Site reference	Ramsey 2
Site name	Land to the West of Longland Crescent, Ramsey

Site address	Parish(es)	Site area (ha)
Land to the West of Longland Crescent, Ramsey	Ramsey	9.7

Promoter's Intentions

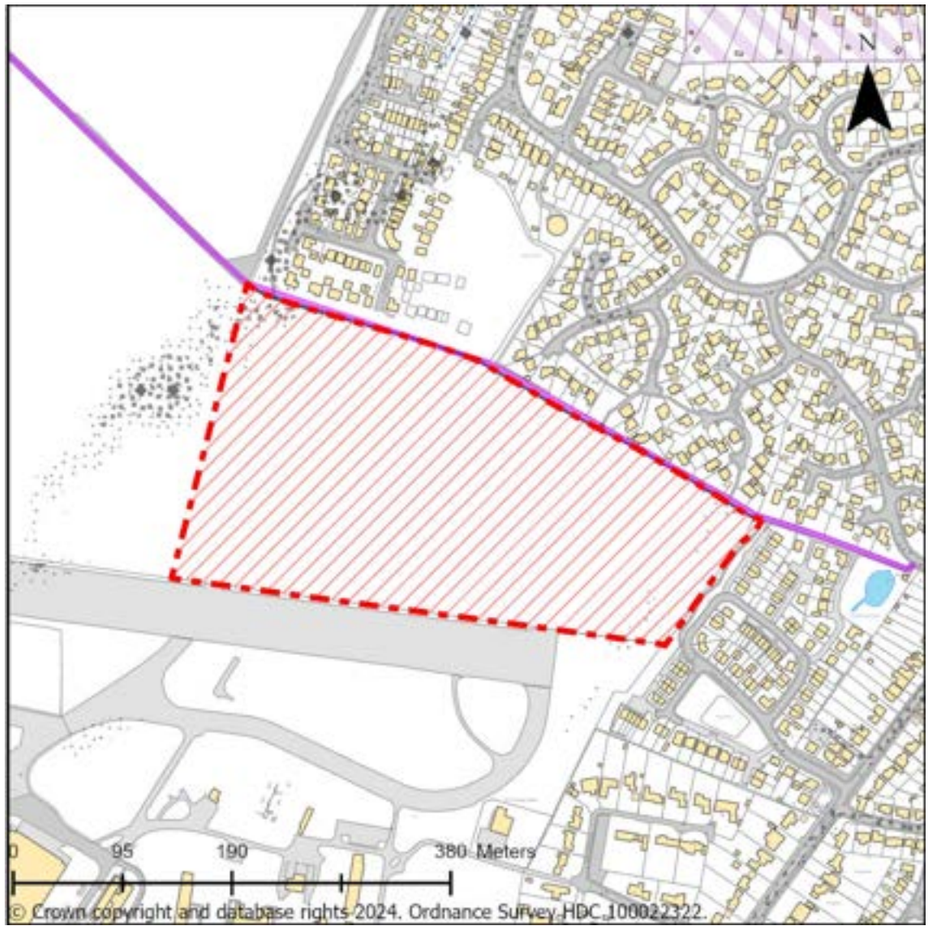
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	220 homes	Available 2023 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:286
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	~

It is wholly located within flood zone 1 with some recorded risk from surface water flooding within its north western corner. The site is classified as being non- agricultural land. The site consists of an agricultural field with limited trees and hedgerows along its northern and eastern edges, there are some intermittent trees and fencing along its southern boundary with RAF Upwood. The site is almost completely open on its western side apart form a small amount of trees named Johns Wood. A public right of way runs along the site's northern edge. The site is broadly level, the land immediately around the site is also of a very similar elevation. To the west of the site is open countryside, to the south is RAF Upwood which is under going redevelopment. To the north and east are residential developments which have expanded the built form of Ramsey further westwards into the countryside. Therefore, this part of Ramsey is undergoing a significant amount of development which is further urbanising the adjoining countryside and as such the site's immediate context is evolving. Additionally, within the context of Ramsey and Bury, the site is win a sensitive location in terms of furthering coalescence between these two settlements. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. It is unclear from the information submitted where access may be provided to the site, considering the surrounding context of the site it is understood that access would be sought from a neighbouring development site, potentially the one to the north via Stoneman Way if a connection could be made or from the north west corner of the site form Rose Street where there is an existing farm access into the site. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	
Availability The site is within the ownership of a single company and has been optioned. A housebuilder is involved with the site. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by a housebuilder and that the site is available now for development. It could take approximately 3 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are few physical constraints to overcome in developing the site, its landscape setting and relationship with its surrounding context are challenges, particularly the potential further coalescence between Ramsey and Bury. The achievability of access is also a constraint that needs to be scoped out further.	~
Deliverability / developability	~

The site is greenfield with no structures on site to clear. There are minimal constraints to overcome in developing the site, however careful design and masterplanning will be required to ensure a sympathetic and sensitive development. Access also needs to be scoped further. Even though the site promoter states that the site is available now and that a housebuilder is involved with the site, no planning application has yet been received, therefore it is categorised as being 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:

- Is greenfield land classified as being non-agricultural land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 1.5km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained nature conservation or heritage designations
- Is of a scale that could provide a wide range of types, sizes and tenures
- Is located on the south western side of Ramsey in an area where the town has expanded considerably. The site has a close relationship with Bury and Upwood forming a key landscape break between these settlements and also Ramsey.

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

- Is considered not to be potentially appropriate for development as development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefore adversely impact landscape and townscape character.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a baseline Landscape and Visual Impact Appraisal (December 2024), it is noted this is not a full one but one to set a baseline assessment of landscape character and sets out key considerations as it is made clear in the report that it does not assess the proposed development development in detail. It concludes that the site will be visible form some viewpoints within Cromwell Fields and along the public rights of way network and would not result in unusual development that deviates form that that has recently been built or is being built in close proximity to this site. This appraisal is useful in shaping future landscape mitigation for this site and shaping a potential masterplan, however, it does not overcome the fundamental issue that was raised in the LAA that development of this site would further erode the gap and sense of separation between Ramsey and Bury and further urbanise this western edge. As such the site is still considered to be inappropriate.

Ramsey 3: Land North of Hollow Lane, Ramsey

Site reference	Ramsey 3
Site name	Land North of Hollow Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land North of Hollow Lane, Ramsey	Ramsey	1.7

Promoter's Intentions

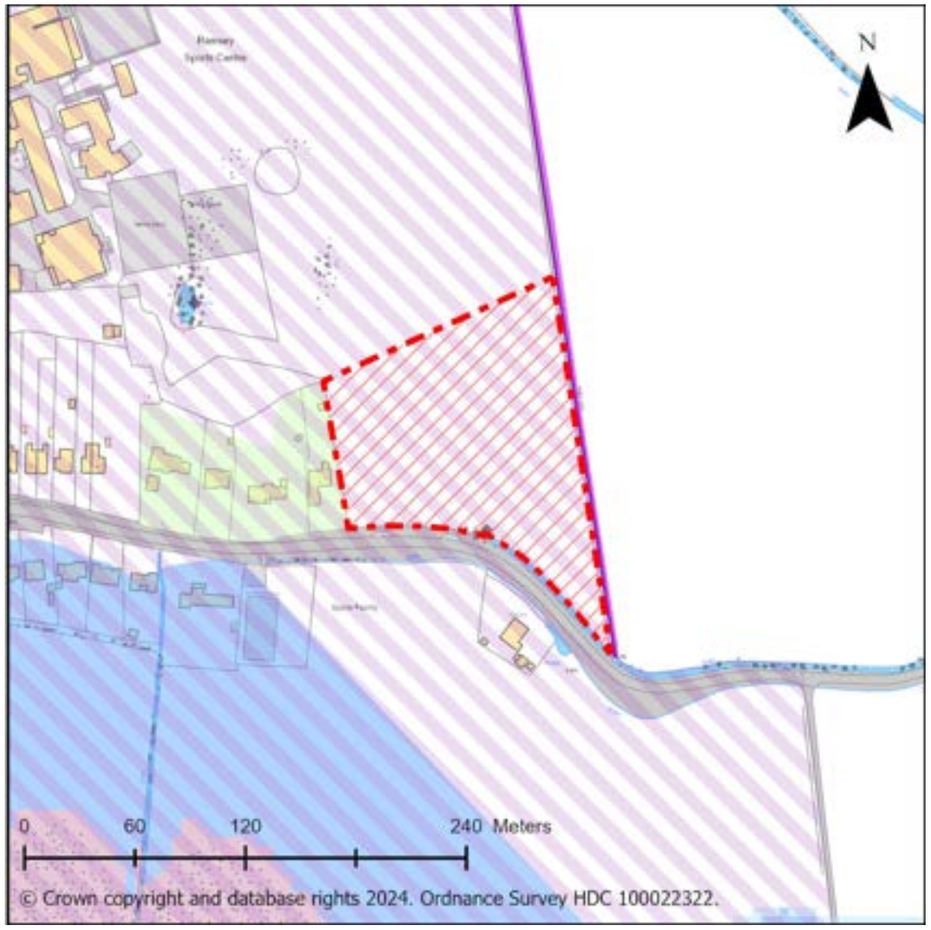
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:268
Relevant planning history	• 1300781FUL for the change of use of college sports field to all year training area for running club. This was approved in February 2014.
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 wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being urban land. The site consists of a field associated with Abbey College which forms part of their sports and playing fields. Engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made. The site is broadly level, the surrounding topography is generally very flat and in keeping with the elevation of the site, however the land to the north gently rises meaning that the land gently falls into the countryside. A public right of way runs along its eastern boundary. There are established trees and vegetation along its eastern, western and southern boundaries. It is completely open on its northern boundary as it adjoins further playing/ school grounds. To the south and east of the site is open countryside. Development would be visible in long distance views from the south and north. There is one residential property opposite the site. To the north are further playing/school grounds and to the east the site adjoins residential properties. The main school buildings that form Abbey College and Ramsey Leisure Centre are located to the north west of the site. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is wholly located within a conservation area. There is an existing access into the site from Hollow Lane. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and 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 in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a sensitive location in landscape and heritage terms being within a conservation area and also where the landscape gently falls and transitions into the open countryside. There are established trees and vegetation which provide screening already and the potential land uses proposed are compatible with surrounding development. As highlighted, engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made.	~
Deliverability / developability The site is greenfield with no structures to clear. There are some constraints to overcome and the site will require detailed masterplanning. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being 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:

- Is greenfield land classified as being urban land consisting of a field associated with Abbey College which forms part of their sports and playing fields
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 1.1km from the town centre although there is no footpath along Hollow Lane
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained by nature conservation designations
- Is wholly located within a conservation area
- Is located on the eastern side of the built form of Ramsey accessed from Hollow Lane, as such, in depth higher density development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside
- There is already established vegetation on its eastern side which will help to soften the impact of built development but development will likely be more visible from the south

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

- Is considered to be potentially appropriate for development subject to masterplannng to overcome heritage and landscape constraints and utilising existing vegetation to soften the impact of development
- Engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 1.17ha 75% net developable area to accommodate landscaping with a substantial buffer n its eastern side to further soften the impact of built development and provide an enhanced rural edge to the development 1.17 ha x standard proportion of 75% = **0.88ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the site's edge of town location being much more rural in nature. Capacity = 0.88 ha x 25 dph = **22 homes**	Available post 2028, subject to allocation status Build out over 2 years

Updates after the Initial Assessment

Ramsey 4: Land East of Wood Lane, Ramsey

Site reference	Ramsey 4
Site name	Land East of Wood Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land East of Wood Lane, Ramsey	Ramsey	8.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

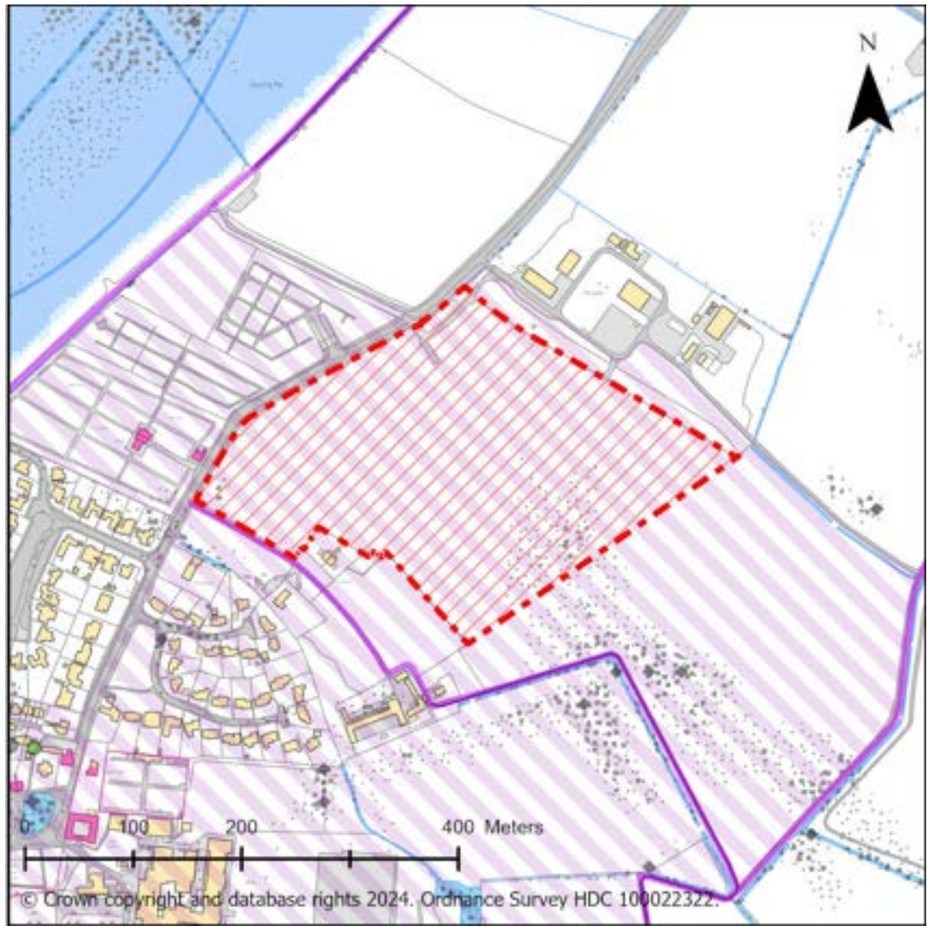
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:262
Relevant planning history	• 0500999FUL for the change of use from redundant grain store to storage and supply of animal and et food, including the closing of existing access to 'The Camp(Park Farm)' and providing a new access further south along Wood Lane. This was approved in August 2005. • 1301978FUL for the erection of two dwellings with detached garages together with re-routing of access road to the Camp, Ramsey Rural Museum and Abbey kitchen walled garden. This was refused in April 2014. • 1400427FUL for a proposed re-routed access road from approved access to Rural Museum, The Camp and Abbey Kitchen walled garden. This was approved in August 2014.
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 wholly located within flood zone 1 with some recorded risk of surface water flooding towards its south eastern edge. The south western third of the site (closest to the built form of Ramsey) is classified as being urban land with the remaining two thirds being classified as grade 2 agricultural land. The site is broadly level, the surrounding topography	~
is generally very flat and in keeping with the elevation of the site. A public right of way runs the western half of its southern edge which connects through to Ramsey Rural Museum. There are established trees and vegetation along its northern, western and southern edges with the most dense being along its northern edge. The south eastern boundary of the site is completely open. There are a few trees located within the site. Adjacent to the site to the north west are cemetery grounds, to the south are residential properties and Ramsey Rural Museum, to the north east is a farm complex where local historical events are held. To the east and south eastern is open countryside. Development would be visible in long distance views from the south and east. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is wholly located within a conservation area, it is located adjacent to two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane. There is an existing access into the site from Wood Lane. The planning history for the site states that a re-routed path to the museum would be provided through the centre of the site, it does not appear that this has taken place. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	
Availability The site is within the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are some constraints to overcome in particular landscape and heritage impacts, careful design and masterplanning may be able to overcome these. There are also considerations around integration and scale of development. The site is fairly large in comparison to the number of homes that the site promoter expects to be provided meaning that there is greater scope for open space provision and landscaping. Additionally, connections to important local assets such as Ramsey Rural Museum should be taken advantage of to support these. Engagement with Museum should be undertaken to achieve this and could shape the masterplanning of the site.	~
Deliverability / developability	~

The site is greenfield with no structures to clear. There are some constraints to overcome and the site will require detailed masterplanning. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being 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:

- Is greenfield land, two thirds of the site is classified as being grade 2 agricultural land and the south western third of the being classified as urban land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 0.9km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Limited accessibility to public transport
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained by nature conservation designations
- Is wholly located within a conservation area and is within the setting of two grade II listed buildings
- Is located on the north eastern edge of the built form of Ramsey accessed from Wood Lane means the site has a close relationship not only to the town but also to the countryside.
- Development across the whole of the site could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped
- There is already established vegetation on its south western side which will help to soften the impact of built development

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

- Is considered to be potentially appropriate for built development on its south western corner (totalling dome 0.6ha) where it relates most closely to the built form of Ramsey and also utilising land classified as being urban land. Successful development and integration will be subject to masterplannng to overcome heritage and landscape constraints and utilising existing vegetation to soften the impact of development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 8.3ha Reduce built development to its south western corner (0.6ha of the site) with a net developable area of 90%. Utilise the remainder of the site for open space an biodiversity net gain opportunities 0.6 ha x standard proportion of 90% = **0.54ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the site's edge of town location being much more rural in nature. Capacity = 0.54 ha x 25 dph = **14 homes** Open space uses - **up to 7.7ha**	Available post 2028, subject to allocation status Build out over 2 years

Updates after the Initial Assessment

Ramsey 5: Land at Newtown Road, Ramsey

Site reference	Ramsey 5
Site name	Land at Newtown Road, Ramsey

Site address	Parish(es)	Site area (ha)
Land at Newtown Road, Ramsey	Ramsey	0.3

Promoter's Intentions

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

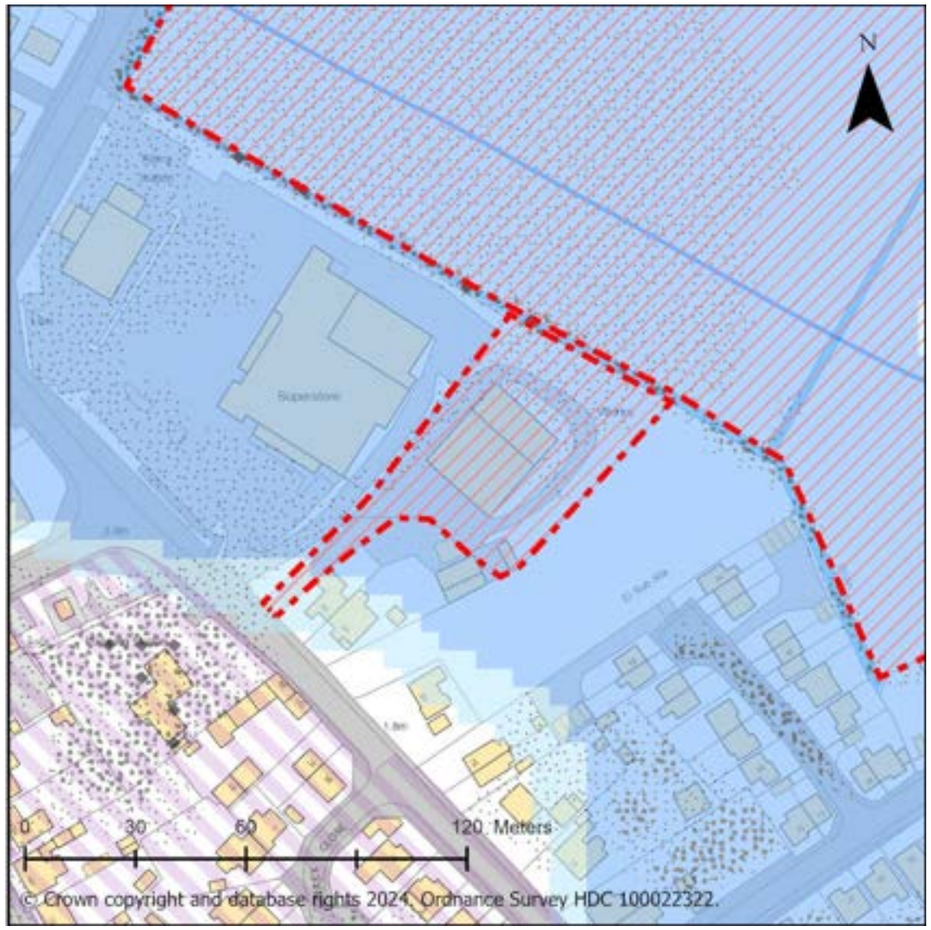
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:92
Relevant planning history	None relevant
Land type	Wholly previously developed land
Current use of the site	Commercial use
Supporting information	• Supporting Statement (June 2023) • Flood Risk Assessment (May 2023) • Indicative Site Layout Plan (drawing number: 21958_100) (April 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but the whole of the site is at risk from fluvial flooding, 97.3% of the site is within flood zone 3a and 2.7% is in flood zone 2.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

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 heavily constrained by fluvial flood risk with 97.3% of the site being within flood zone 3a and 2.7% is in flood zone 2. There is also risk from surface water flooding. It is classified as being urban land. It is previously developed consisting of a commercial warehouse and an access drive. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering that the site is previously developed site there is potential in line with the NPPF that wider sustainable development objectives could be taken into account when assessing the site's potential suitability for development, however in principle, development should be steered towards areas at the lowest risk of flooding. The site promoter has submitted a Flood Risk Assessment alongside their proposal which on page 16 concludes based on their research 'that the proposed site and access is expected to remain dry in all but the most extreme flood events'. It notes that development could increase surface water runoff without adequate sustainable drainage. It also makes recommendations for the proposed development. Engagement with the Environment Agency and LLFA will be required to assess these conclusions and recommendations. The ability of redeveloping the site will also require the outcomes of the level 2 SFRA. Careful design and mitigation of the site has the opportunity to reduce hardstanding and provide betterment to the site and the surrounding area in relation to flood risk, this would be a consideration in the determination of the acceptability of the site. The site is broadly level and well screened from view with the commercial buildings being located towards the back of the site and the rear of existing residential properties on Newtown Road. There are established trees and vegetation along its northern, eastern and western edges which also screen the buildings from view. To the west of the site is B&M store, to the south the site adjoins two residential properties, to the east is another redevelopment site which has planning approval for 10 new homes. To the north is the open countryside. There is no known contamination or pollution on site but this may require further investigation considering the current commercial use of the site. There are no gas or oil pipelines running through the site. Electricity poles and wires run through the site. There are no nature conservation designations or heritage designations on site. There is an existing access into the site from Newtown Road. The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	~
Availability The site is in the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development or sell after obtaining planning permission themselves. They state that the site will be available between 2024 and 2028 and take 1 to 2 years to complete.	+
Achievability	~

The site promoter has identified that mains water supply and electricity supply are available within the site while the public highway is accessible from the site boundary. Gas supply and digital and telecommunications infrastructure are unknown. There is an existing access into the site from Newtown Road. Flood risk is the main constraint to redeveloping the site, the entirety of the site means that development cannot be located in a part of the site at lower flood risk. This includes the access which may impact safe entry and exit into and out of the site during flood events. As highlighted, considering that the site is previously developed site there is potential in line with the NPPF that wider sustainable development objectives could be taken into account when assessing the site's potential suitability for development. Detailed masterplanning and engagement with specialists on this is required to ascertain if these can be overcome. An indicative site layout has been submitted which will also need to be reviewed to assess how it aligns with flood risk advice. The site has relatively few other constraints to its redevelopment with established trees and vegetation providing screening. There are electricity poles and wires over the site which may impact the layout of a scheme.	
Deliverability / developability The site is previously developed being of former commercial use. There are structures on site to clear. The site promoter is seeking an allocation status for the site, therefore it is categorised as being developable subject to the flood risk being overcome and the details within the submitted Flood Risk Assessment being further reviewed by the Environment Agency and LLFA.	~

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:

- Is previously developed land located on the northern edge of the built form of Ramsey
- Is heavily constrained by flood risk with 97.3% of the site in flood zone 3a and the rest in flood zone 2, there is also surface water flood risk. This risk is likely to worsen with climate change
- In walking distance to Ramsey town centre being about 0.6km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained nature conservation or heritage designations
- Provides an opportunity to regenerate a commercial site and utilise land for infill development within a sustainable location, it is unclear if the existing business on the site will relocate so this redevelopment could result in the loss of some local employment
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene and also where to locate development in relation to existing electricity infrastructure across the site
- The ability of redevelopment the site and ensuring that properties are safe and resilient to flooding and climate change will require more detailed assessment following the outcomes of the level 2 SFRA and engagement with the Environment Agency and LLFA.
- Careful design and mitigation of the site has the opportunity to reduce hardstanding and provide betterment to the site and the surrounding area in relation to flood risk, this would be a consideration in the determination of the acceptability of the site.
- Full decontamination of the site following its commercial use will also 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 is 0.3ha 90% net developable area to accommodate landscaping and sustainable drainage 0.3 ha x standard proportion of 90% = **0.27ha**	Residential - market and/or affordable houses Low density of 35 dph anticipated due to the site's location on the northern edge of Ramsey. Capacity = 0.27 ha x 35 dph = **9 homes**	Available 2024-2028 Build out over 1 -2 years

Updates after the Initial Assessment

High flood risk present on the majority of the site (flood zone 3a) which is proposed for a ‘more vulnerable’ use, alternative sequentially preferable sites are available. Built development is unlikely to be able to avoid high or medium risk flood areas.

Ramsey 6: Land East of Stocking Fen Road, Ramsey

Site reference	Ramsey 6
Site name	Land East of Stocking Fen Road, Ramsey

Site address	Parish(es)	Site area (ha)
Land East of Stocking Fen Road, Ramsey	Ramsey	7.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open Space uses • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	Approximately 30 homes Open space uses TBC	Available 2024 - 2028 Build out over 2 years

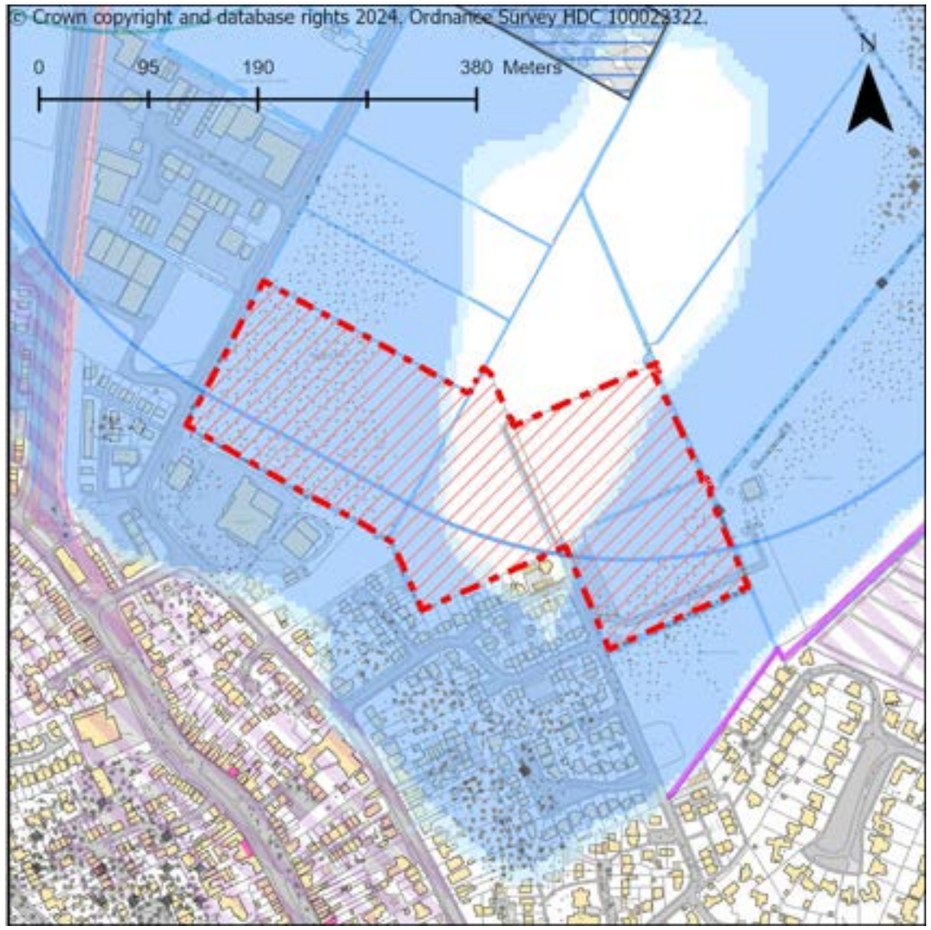
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:264
Relevant planning history	None relevant • The site was assessed in the HELAA (2017) (site reference 134 - East of Stocking Fen Road and North of Mill Lane, Ramsey) but was not taken forwards as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	A third of the site is classified as grade 1 agricultural land	Pass
Flood zone 3b	None but about two thirds of the site is located within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Almost all of the site apart from its southern edge is located within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment. The remaining land not within the water recycling area is classified as being within flood zone 3a making it highly vulnerable to flooding and unsuitable for built development.	Fail

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the majority of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
	demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity. Additionally, the combination of constraints (agricultural land class and flood risk) make the site unsuitable.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as almost all of the site apart from its southern edge is located within 400m of a water recycling area. In addition a third of the site is classified as grade 1 agricultural land and about two thirds of the site is located within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Ramsey 7
Site name	Ramsey Gateway, St Mary's Road, Ramsey

Site address	Parish(es)	Site area (ha)
Ramsey Gateway, St Mary's Road, Ramsey	Ramsey	3.9

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Nursing and care homes Commercial: • Retail • Commercial leisure uses Infrastructure: • Supporting infrastructure	No capacities provided by the site promoter	Available 2023 Build out over 1 - 5 years

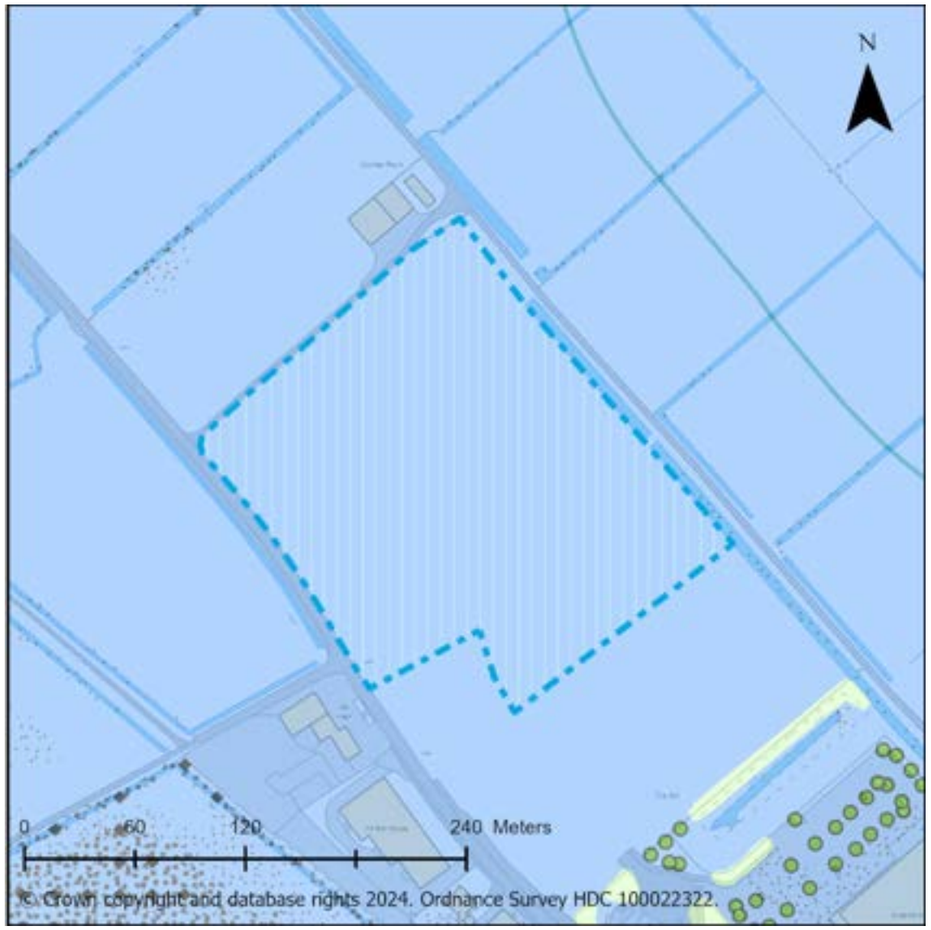
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:171
Relevant planning history	• 0901127OUT – planning permission granted for mixed use business park with the amount of development (i.e. the proposed floor space) equating to 21,470 square metres of employment in use classes, B1, B2 and B8 and sui generis car sales, car breaking yard, combined heat and power uses and a children's day nursery in use class D1. Permitted in November 2010. • 1400379REP - planning permission granted for mixed use business park with the amount of development (i.e. the proposed floor space) equating to 21,470 square metres of employment in use classes, B1, B2 and B8 and sui generis car sales, car breaking yard, combined heat and power uses and a children's day nursery in use class D1. Permitted in June 2014. • 19/00572/NMA – permission granted, the application omitted the car breaking yard, combined heat and power uses and a children's day nursery from the development. 19/00896/REM - reserved matters granted (appearance, landscaping, layout and scale) pursuant to outline planning permission 1400379REP (as amended by application 19/00572/NMA) comprising of employment (including trade counter sales)(use classes B1, B2 and B8), car sales, road, footpaths, parking and ancillary works. Consent granted in April 2019. • 19/00364/OUT - planning permission granted for mixed-use development in two phases comprising A1, A3, A4 and A5 (Retail) and a mix of B1, B2 and B8 (Employment), D2 (Skate Park and MUGA), and Sui Generis Uses (Car Sales, Car Repairs and Veterinary Clinic) with all matters reserved except access. Permission granted in March 2020. The site promoter states that the permission has been implemented. • 22/00744/REM - Approval of reserved matters (including details of access, layout, scale, landscaping and appearance) in relation to the construction of a supermarket (Use Class E) and a MUGA, open space, and other associated infrastructure including new vehicular access from St. Mary's Road, with the development comprising the first phase of development pursuant to 19/00364/OUT. Approval granted in October 2022. • The site was assessed in the HELAA (2017) (site reference: St Mary's Road) but was not taken forwards as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	All the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the site is wholly located within flood zone 3a	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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of site is classified as grade 1 agricultural land and is within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

Ramsey 8: Peppers yard, Stocking Fen, Ramsey

Site reference	Ramsey 8
Site name	Peppers yard, Stocking Fen, Ramsey

Site address	Parish(es)	Site area (ha)
Peppers yard, Stocking Fen, Ramsey	Ramsey	4.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Employment	20 riverside homes with facilities such as workshops/office space for start up businesses	Available 2024 - 2028 5 years

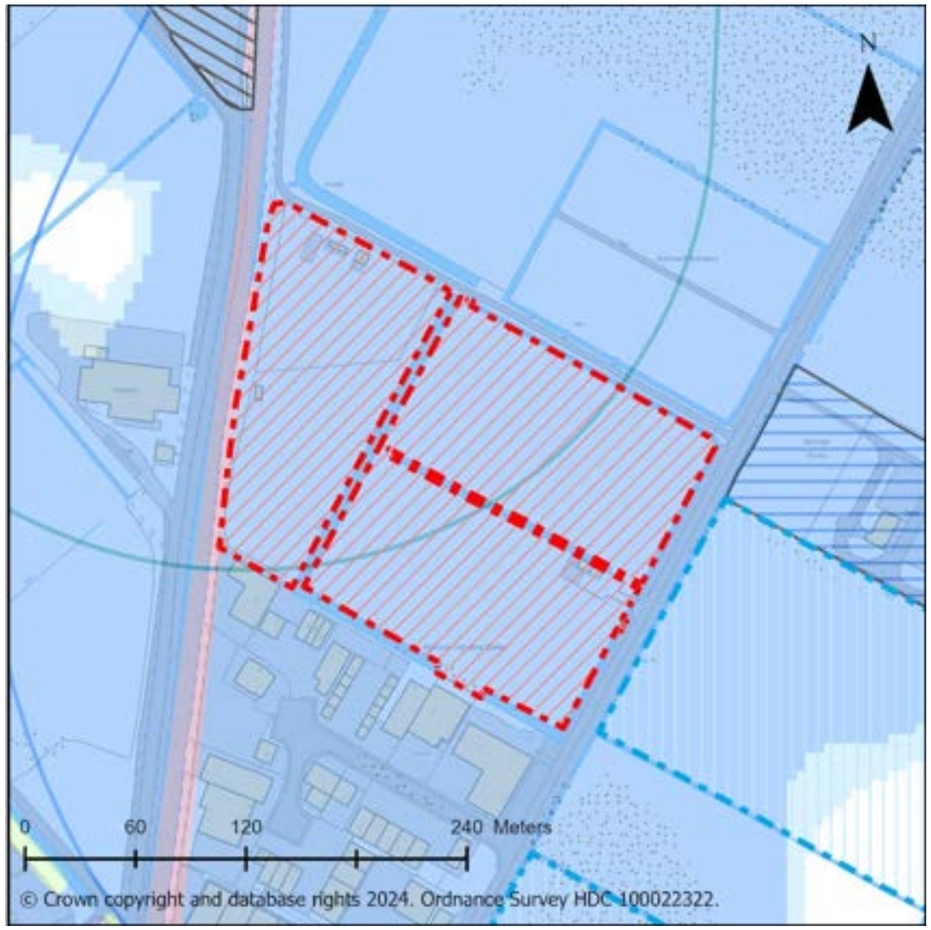
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:66
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	The whole site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is adjacent to a water recycling area. Also half of the site is within 250m of a waste management area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land. Also the site is within 400m of a water recycling area and half of it is within 205m of a waste management area.
	Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of site is classified as grade 1 agricultural land and is within flood zone 3a. In addition, the site is adjacent to a water recycling area and half of the site is within 250m of a waste management area.	N/A	N/A

Updates after the Initial Assessment

Ramsey 9: School Farm, Stocking Fen Road, Ramsey

4.14 Note: This site has been submitted twice, for varying land uses:

- CfS:80 for residential, infrastructure and open space uses (natural, green or open space uses).
- CfS:120 for residential and employment development.

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

Site reference	Ramsey 9
Site name	School Farm, Stocking Fen Road, Ramsey

Site address	Parish(es)	Site area (ha)
School Farm, Stocking Fen Road, Ramsey	Ramsey	5.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed uses submitted under CfS:80 Residential: • Market and/or affordable housing Infrastructure: • Supporting infrastructure Open Space uses: • Natural, green or open spaces	No capacities provided by site promoter	Available 2023 Build out over 5 - 10 years
Proposed uses submitted under CfS:120 Residential: • Market and/or affordable housing	No capacities provided by site promoter	Available 2023 Build out over 5 - 10 years
Commercial: • Employment		

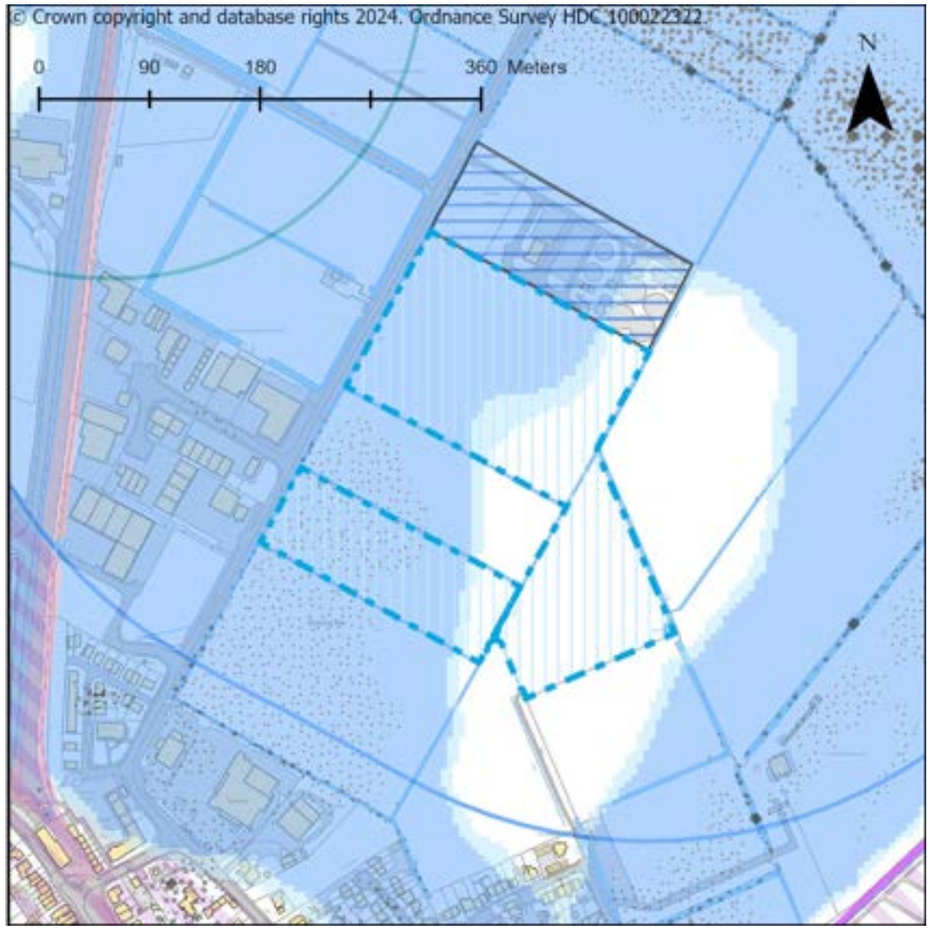
Core information

How was the site identified?	Call for site submissions: 1. Call for Sites 2023 submission - site reference - CfS:80 2. Call for Sites 2023 submission - site reference - CfS:120
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	The vast majority of the site is classified as grade 1 agricultural land apart form a very small amount of the site along its southern edge.	Fail
Flood zone 3b	None but half of the site is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site adjoins a water recycling area. The site promoter has not submitted an odour assessment so at	Fail

Fundamental constraints	Status	Outcome
	this time the site is discounted from further assessment.	
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is 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 amenity.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the vast majority of the site is classified as grade 1 agricultural land apart form a very small amount of the site along its southern edge and the site adjoins a water recycling area. In addition, half of the site is within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Ramsey 10
Site name	Land off Ugg Mere Court Road, Ramsey Heights

Site address	Parish(es)	Site area (ha)
Land off Ugg Mere Court Road, Ramsey Heights	Ramsey	2.1

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2023 Build out over 2 years

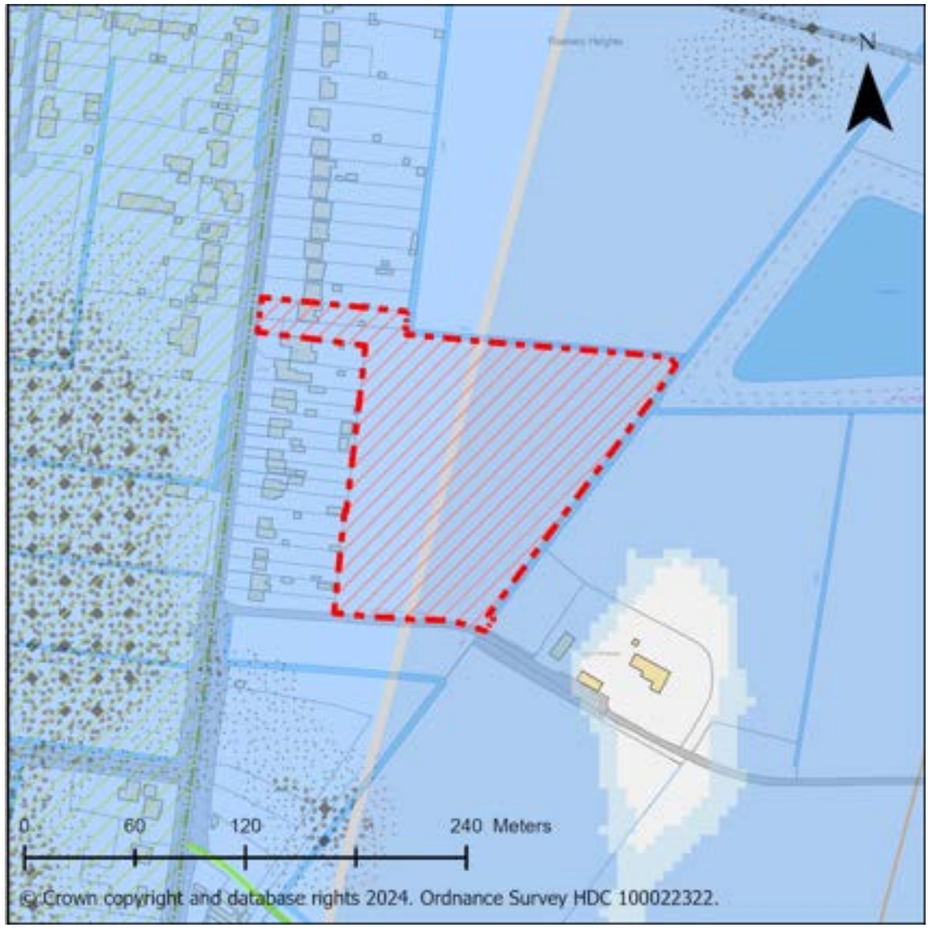
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:146
Relevant planning history	None relevant
Land type	Mostly greenfield land with some previously developed land
Current use of the site	Mostly agricultural land with a residential dwelling
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but all of the site is within flood zone 3a	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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

Ramsey 11: Land off Middlemoor Road, Ramsey St Mary

Site reference	Ramsey 11
Site name	Land off Middlemoor Road, Ramsey St Mary

Site address	Parish(es)	Site area (ha)
Land off Middlemoor Road, Ramsey St Mary	Ramsey	3.9

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Area A (south of Middlemoor Road) could accommodate 40 to 50 homes Areas A and B could accommodate 50 to 75 homes as well as the potential for community facilities within the scheme	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:127
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Flood Risk Assessment for the adjacent site (November 2015)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The site is wholly classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a	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

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Ramsey 12: Chestnut Farm, Ramsey Mereside

Site reference	Ramsey 12
Site name	Chestnut Farm, Ramsey Mereside

Site address	Parish(es)	Site area (ha)
Chestnut Farm, Ramsey Mereside	Ramsey	4.32

Promoter's Intentions

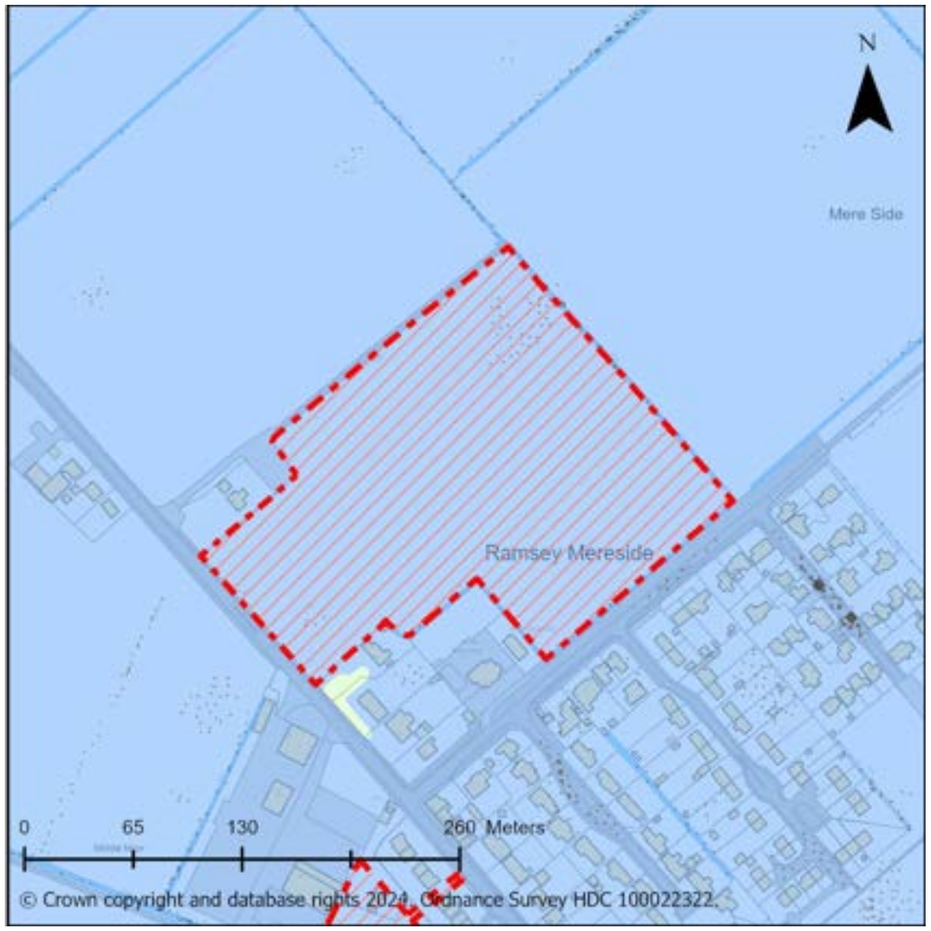
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	10 - 20 homes	Available 2024 - 2028 Build out over 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:147
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	The whole of the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a.	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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

Ramsey 13: Land on Oillmills Road, Ramsey Mereside

Site reference	Ramsey 13
Site name	Land on Oillmills Road, Ramsey Mereside

Site address	Parish(es)	Site area (ha)
Land on Oillmills Road, Ramsey Mereside	Ramsey	4.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	3 - 4 homes	Available 2023 Build out over 2 - 3 years

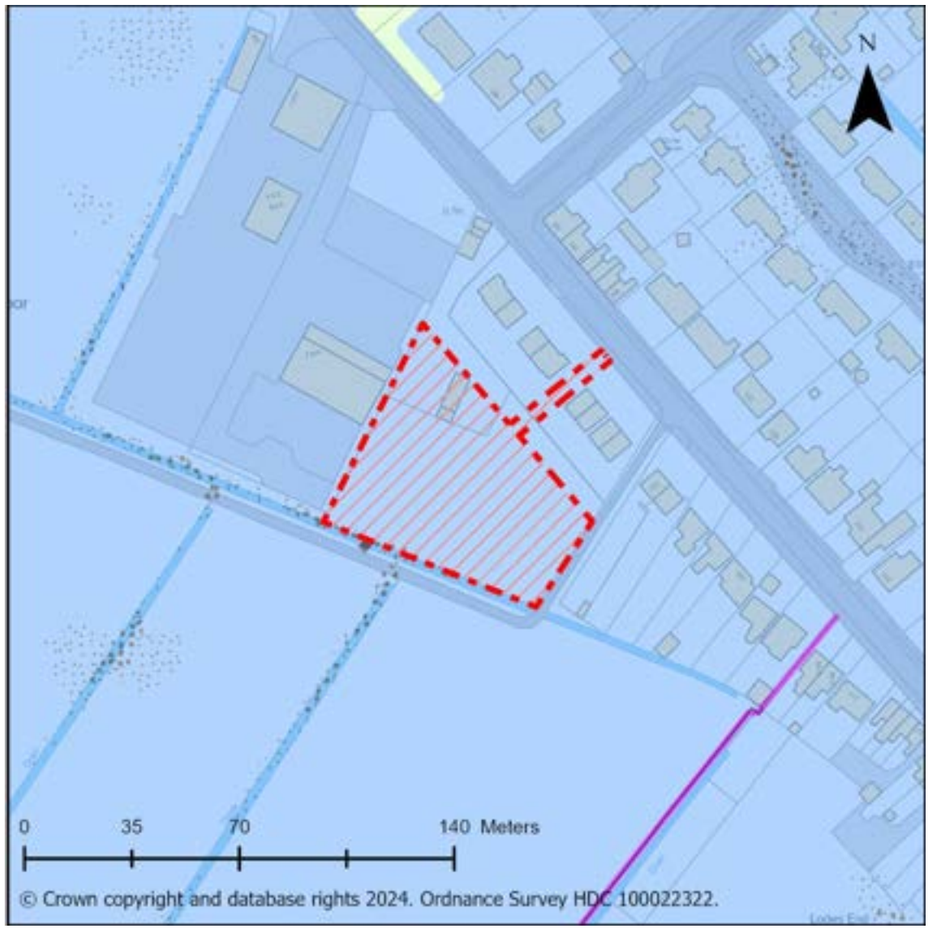
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:73
Relevant planning history	• 1400144CLED - Application for lawful development certificate. Agricultural buildings used for domestic storage and parking in excess of 10 years. This was certified in February 2015.
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land with storage buildings
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail

Fundamental constraints	Status	Outcome
Flood zone 3b	None but the whole of the site is within flood zone 3a.	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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Ramsey 14
Site name	Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot	Ramsey	1.4

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: • Natural, green or open spaces • Land to safeguard against flooding	No capacity provided	Available 2024 - 2028 Build out over 1 years

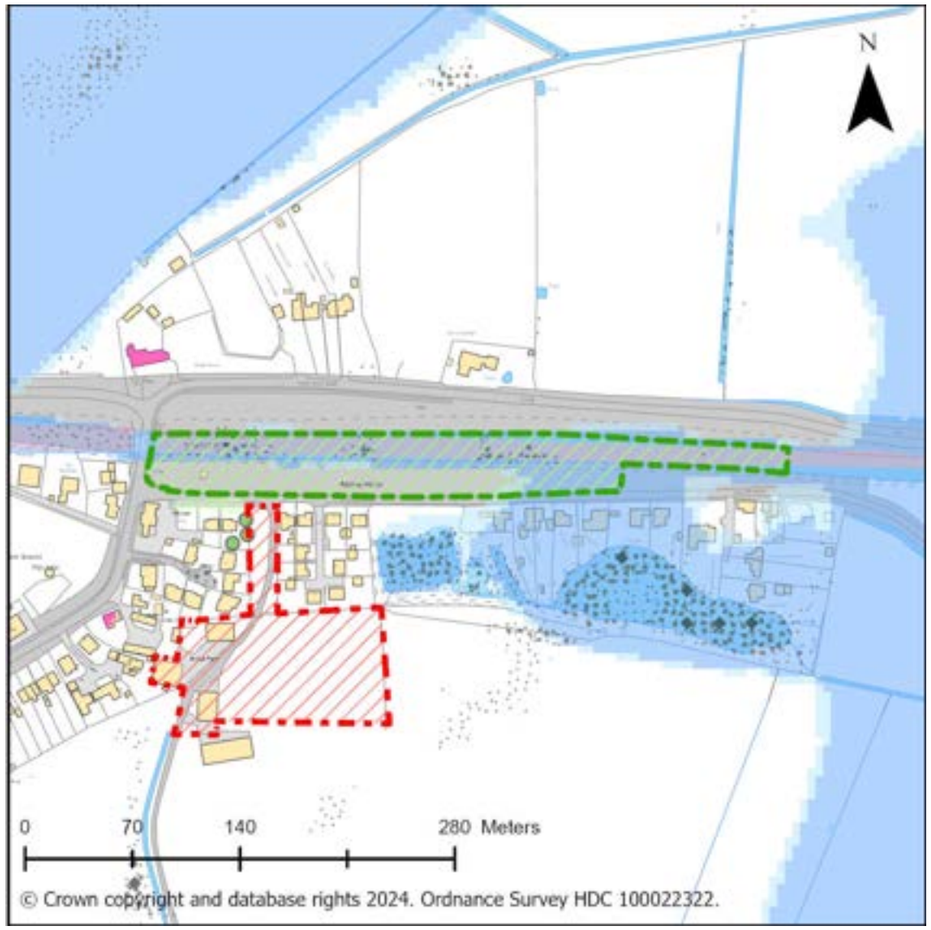
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:53
Relevant planning history	None relevant
Land type	Wholly greenfield land with Forty Foot/ Vermuden's Drain running through the site
Current use of the site	Community uses
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and	Pass
	31% in flood zone 1. The proposed land use is water compatible development.	
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 38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and 31% in flood zone 1. There is also risk from surface water flooding. The proposed land use is water compatible development as it proposes moorings. The site consists of open land either side of the Forty Foot/ Vermuden's Drain located to the east of Forty Foot Bridge. It is classified as being grade 2 agricultural land. There are some trees found along the banks of the water course. The site gently slopes from its highest point on its western side eastwards where land levels are some 3m less. This provides the site with a transitional nature between the settlement and the fenland landscape in that direction. To the south of the site are residential properties along Hollow Road, there are some further properties to the west alongside Forty Foot Bridge. To the north of the site are a few intermittent houses along Forty Foot Bank but to the north east and east of the site is open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's northern edge along Forty Foot Bank. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to Bridge House which is a grade II listed building. The site can be accessed from Hollow Road to the south and Forty Foot Bank to the north. The site is greenfield so its development will not contribute to the reuse of previously developed land or regeneration. Only the very eastern edge 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 individual organisation ownership and control who have promoted this site and supports its development. There are no known legal restrictions impacting the site. They wish to explore the possibility of installing permanent moorings, in collaboration with HDC. They anticipate delivering the site directly themselves and expect the site to be available between 2024 and 2028 and 1 year to complete.	+
Achievability The site promoter has identified that electricity supply and the public highway are accessible from the site's boundary. Mains water supply is accessible within the site while gas supply and digital and telecommunications infrastructure are unknown. The potential achievability of the development will need to ensure that it does not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this.	~
Deliverability / developability There are no structures on site to clear. There are constraints on site that will need to be overcome such as flood risk, potential landscape impact and heritage impacts. The site promoter states that is intended to deliver development on site directly by the landowner (the Middle Level Commissioners) and that the site will available between 2024 and 2028. The site has however been promoted for moorings and land to safeguard against flooding,	~

the quantum has not been specified but the land owner wishes to explore the possibility of installing permanent moorings, in collaboration with HDC. At this time development is categorised as being developable until further technical work has been carried out and further assessment of the feasibility of moorings in this location with other specialist water bodies and organisations have	

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:

- Consists of open land either side of the Forty Foot/ Vermuden's Drain located to the east of Forty Foot Bridge
- Is heavily constrained by fluvial flood risk with 38% of the site being flood zone 3b, it is being proposed for water compatible development
- Has good access to services within Ramsey Forty Foot and also those within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Accessible to natural green space
- Not constrained by nature conservation designations
- There are no heritage designations within the site but it is within the setting a listed building which may be impacted by developing the site
- Is located on the northern edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community to provide additional open space and leisure opportunities

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

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and that flood risk can be mitigated within the site
- Further engagement with the Middle Level Commissioners will be required to develop potential proposals further

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of open space and leisure moorings.	Open space uses and leisure moorings	Post 2028 Complete over 1 year

Updates after the Initial Assessment

Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot

Site reference	Ramsey 15
Site name	Land at Bridge Farm, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Land at Bridge Farm, Ramsey Forty Foot	Ramsey	1.17

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

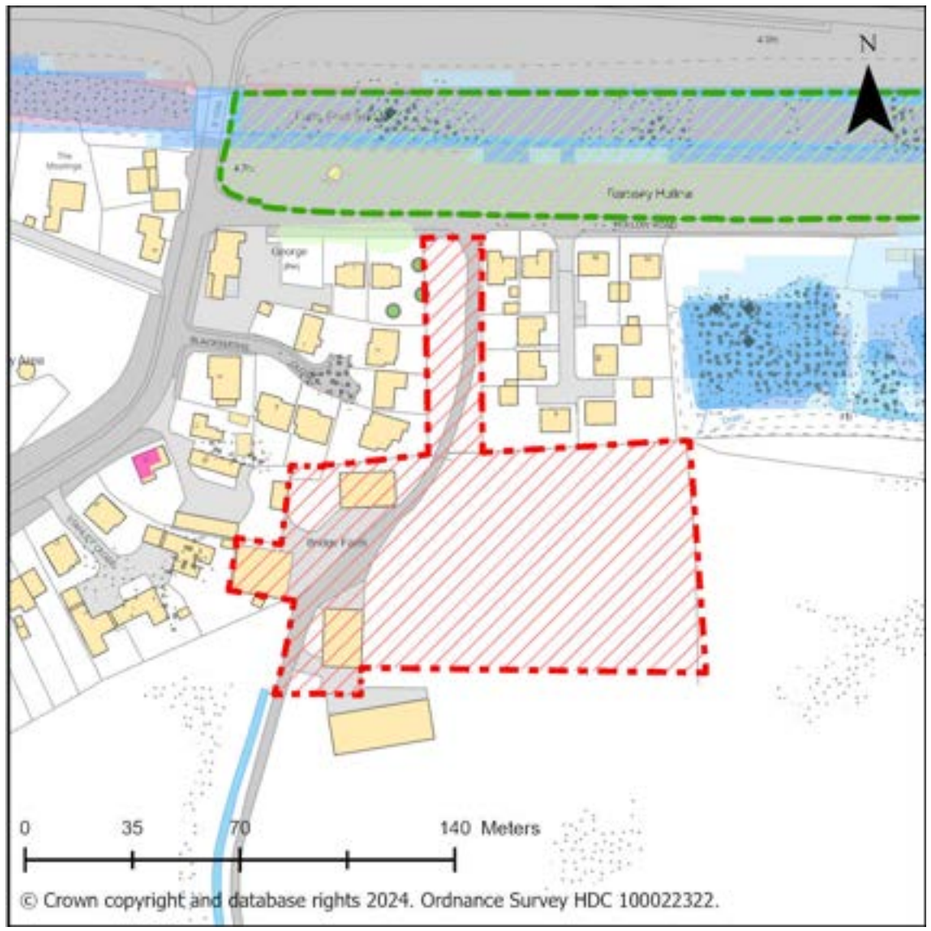
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:272
Relevant planning history	• 23/00503/PMBPA for the proposed change of use of one agricultural building to provide three smaller dwellinghouses. This prior approval was granted in June 2023. • 23/00502/PMBPA for the proposed change of use of two agricultural buildings to provide two dwellinghouses. This prior approval was granted in June 2023. • 15/00192/OUT for the erection of dwelling land. This was located adjacent 2 Hollow Road to the west of the site's access. This was approved in July 2015 but has now lapsed.
Land type	Wholly agricultural land
Current use of the site	Greenfield 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 located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being grade 2 agricultural land. The site is broadly level and is in agricultural use with agricultural barns located on the western side of the site. It is unclear at this stage if these will be retained or not as they benefit from prior approval for their conversion to residential properties. Its southern and eastern edges are clearly defined by hedgerows and a fence clearly marks the site's northern boundary. To the north and west of the site are residential properties and to the south and east is the open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Some 50m from the site's western boundary is 15 Ramsey Road which is a grade II listed building whose setting could be impacted by the development of this site. There is an existing access into the site from Hollow Road which could be utilised and enhanced to serve the proposed development. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and 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 in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are minimal constraints impacting the site, there is a listed building within 50m of the site and built development could have an adverse impact. Masterplanning could potentially overcome these. The site contains several agricultural barns which benefit from prior approvals to convert them to a cumulative five new homes. There is an existing access into the site from Hollow Road and the potential land uses proposed are compatible with surrounding development.	+
Deliverability / developability The site is greenfield with potentially some agricultural structures to clear, although it is unclear from the call for site submission whether the existing structures are to be retained and converted in line with their prior approval or whether they will be removed to enable a comprehensive development.	~

There are minimal constraints impacting the site and few topographical challenges. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being 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:

- Is greenfield land classified as being grade 2 agricultural land
- Is not constrained by fluvial or surface water flood risk
- Has good access to services within Ramsey Forty Foot and also to shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Accessible to natural green space
- Not constrained by nature conservation designations
- There are no heritage designations within the site but it is within 50m of a listed building which may be impacted by developing the site
- Is located on the eastern edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community

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

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and reflective of local character.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 1.17ha	Residential - market and/or affordable houses	Available post 2028, subject to allocation status

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to accommodate landscaping and open space uses 1.17 ha x standard proportion of 80% = **0.94ha**	Low density of 25 dph anticipated due to the site's location on the edge of Ramsey Forty Foot. Capacity = 0.94 ha x 25 dph = **23 homes** (this number may include the conversion of the existing barns into five dwellings with 18 on the rest of the site, or a holistic development across the whole site of 23 dwellings)	Build out over 2 years

Updates after the Initial Assessment

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

Site reference	Ramsey 16
Site name	Forty Foot Field, North of Mill Lane, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Forty Foot Field, North of Mill Lane, Ramsey Forty Foot	Ramsey	1.47

Promoter's Intentions

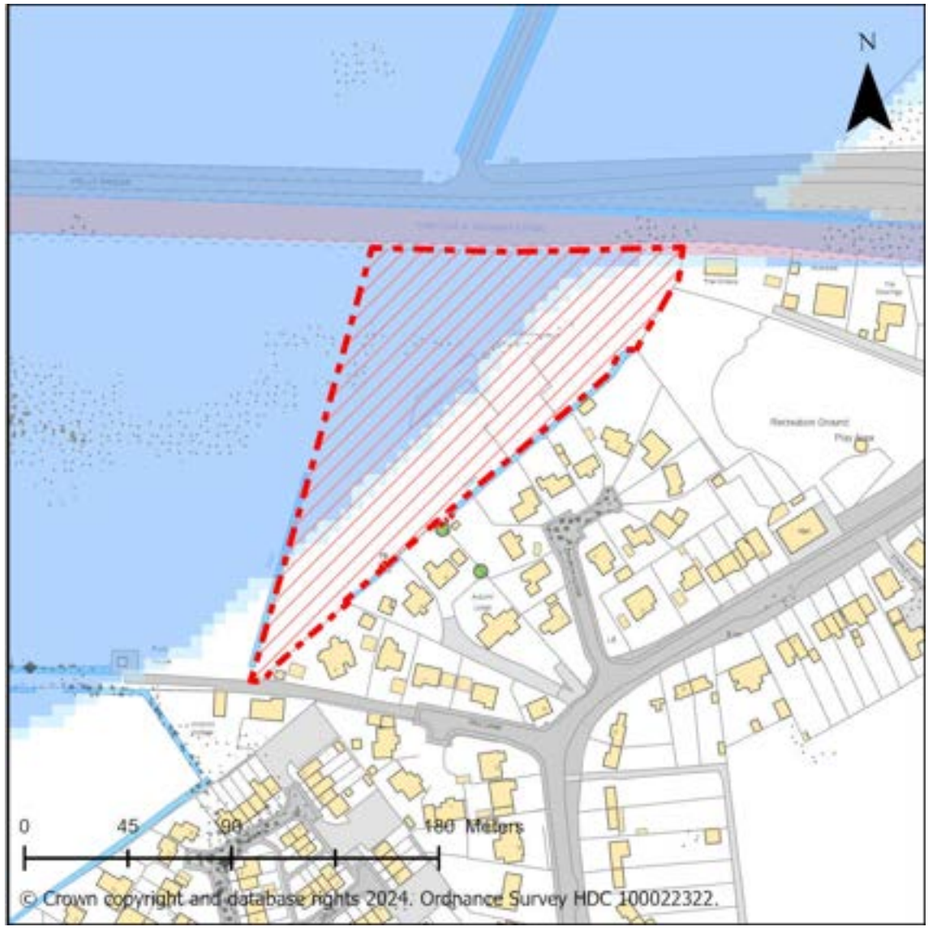
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	None provided	Available 2024 - 2028 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:251
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	0.5% of the site is within flood zone 3b, 46.2% in 3a and 7.2% in flood zone 2.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-

The site is heavily constrained by fluvial flood risk with some 0.5% of the site is within flood zone 3b, 46.2% in 3a and 7.2% in flood zone 2. The remainder of the site within flood zone 1 forms a strip of land along its eastern edge immediately adjoining the built form. There is also risk from surface water flooding. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. The site is wholly classified as grade 2 agricultural land. The site gently rises upwards from west to east with the western edge of the site being at 0m and the eastern edge being between 3 and 4m. To the north there is the Forty Foot Drain, to the east and south are residential properties and to to the west is the open countryside. The sloping land levels towards the west and the very open nature of the countryside and lack of established boundary features means that development is likely to be more prominent on the landscape. 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 or heritage designations on site. Access could potentially be achieved from Mill Lane. The site is mostly greenfield so its development will 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. Considering the very high flooding risk within the site and the more location of food zone 1 land being more challenging to develop as a result, the site is considered unsuitable for development.	
Availability The site is in the ownership of a single organisation with multiple control with legal agreement in place. Development is supported by all all owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and could take up to 3 years to complete.	+
Achievability The site promoter has identified that accessibility to all access and services are unknown and they are uncertain. There site is heavily constrained by fluvial flood risk with 54% of the site in flood zone 2, 3a and 3b. The site could be accessed from Mill Lane.	-
Deliverability / developability There are no existing structures to clear but there is very significant risk from flooding across 54% of the site and with the elements within flood zone 1 forming a narrow strip on the eastern/southern edge of the site makes it less practical to deliver good quality development on the land at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. An allocation status is sought for the site. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	-

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 zones 2, 3a and 3b and the proposed residential uses being classed as a more vulnerable use.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Site reference	Ramsey 17
Site name	Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

Site address	Parish(es)	Site area (ha)
Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey	Ramsey	1.34

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

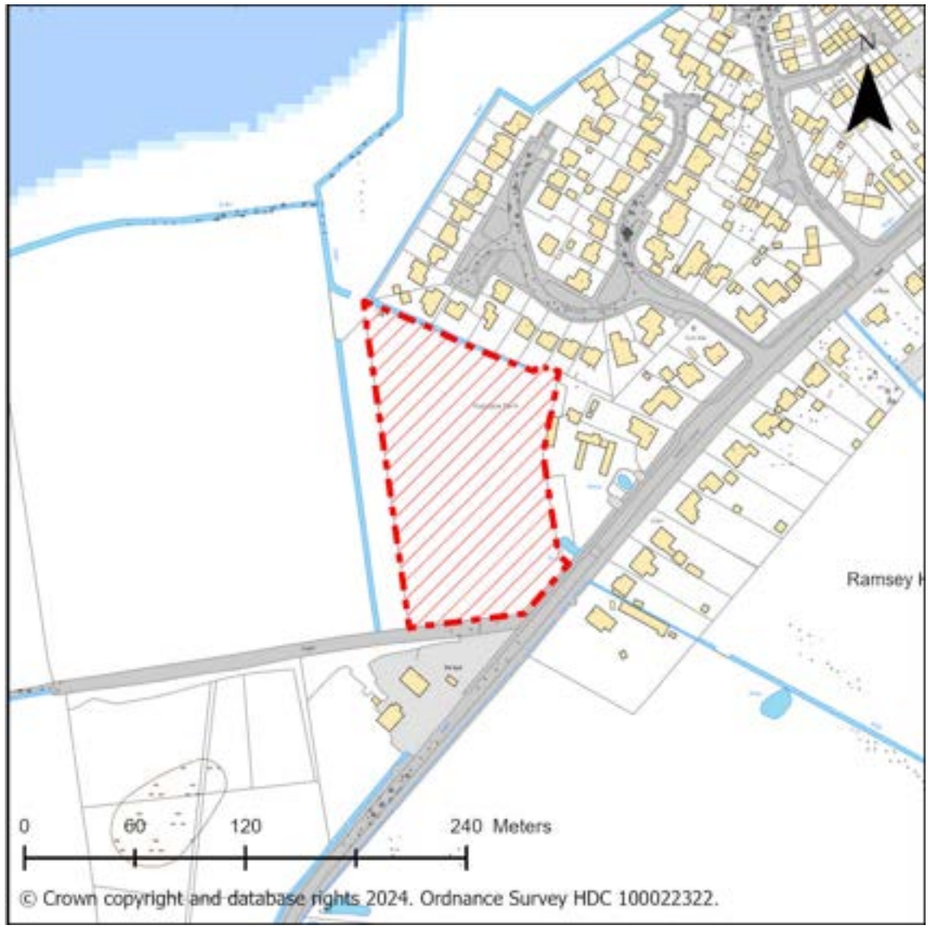
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:271
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being grade 2 agricultural land. The site is broadly level and in keeping with the elevation of the settlement itself but the surrounding topography gently falls away into the fenland landscape. The potential impact of built development on the edge of the settlement is softened by the presence of established trees and vegetation along its edges, most notably its western and southern edges. There are a few trees within the site near to its southern edge. To the north of the site, it adjoins residential development, to the east is a farm complex and to the south is a car dealership. To the west of the site is open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achieved from Ramsey Road (B1096). The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and 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 in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a sensitive location in landscape terms as the surrounding landscape gently falls and transitions into the fenland countryside but the existing established trees and vegetation provide screening already. These should largely be retained within the development to soften the impact of development. It is noted that some may need to be removed along the southern boundary of the site to enable access from Ramsey Road. The potential land uses proposed are compatible with surrounding development.	+
Deliverability / developability	~

The site is greenfield with no structures to clear. There are minimal constraints impacting the site, it is in a sensitive location in terms of landscape even though the site itself is broadly flat, the surrounding landscape gently falls away. This will require masterplanning to soften the impact of development and overcome this. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being 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:

- Is greenfield land classified as being grade 2 agricultural land
- Is not constrained by fluvial or surface water flood risk
- Has good access to services within Ramsey Forty Foot and also to shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space
- Not constrained by nature conservation or heritage designations
- Is located on the south western edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community

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

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and reflective of local character. The established tree belt on its western side can be utilised as part of a wider landscape and open space scheme within 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 is 1.34ha 80% net developable area to accommodate landscaping and open space uses 1.34 ha x standard proportion of 80% = **1ha**	Residential - market and/or affordable houses Low density of 25 dph anticipated due to the site's location on the edge of Ramsey Forty Foot. Capacity = 1 ha x 25 dph = **27 homes**	Available post 2028, subject to allocation status Build out over 2 years

Updates after the Initial Assessment

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. The site promoter wrote in support of this and promoted the site again during the consultation. No technical evidence was provided but the promoter wished to see the capacity increased from 25 dwellings to 42. Considering the LAA and SA assessment, the capacity has been modestly increased from 25 to 30 dwellings to reflect the landowner's aspirations while also enabling more landscaping to overcome landscape impacts and heritage considerations due to its proximity to a scheduled monument and for biodiversity net gain to be provided on site. Following a review of the responses received, the site will be an allocation in the pre-submission Local Plan.

Ramsey 18: One Acre Stables Middle Drove, Ramsey Heights

Site reference	Ramsey 18
Site name	One Acre Stables Middle Drove, Ramsey Heights

Site address	Parish(es)	Site area (ha)
One Acre Stables Middle Drove, Ramsey Heights	Ramsey	0.137

Promoter's Intentions

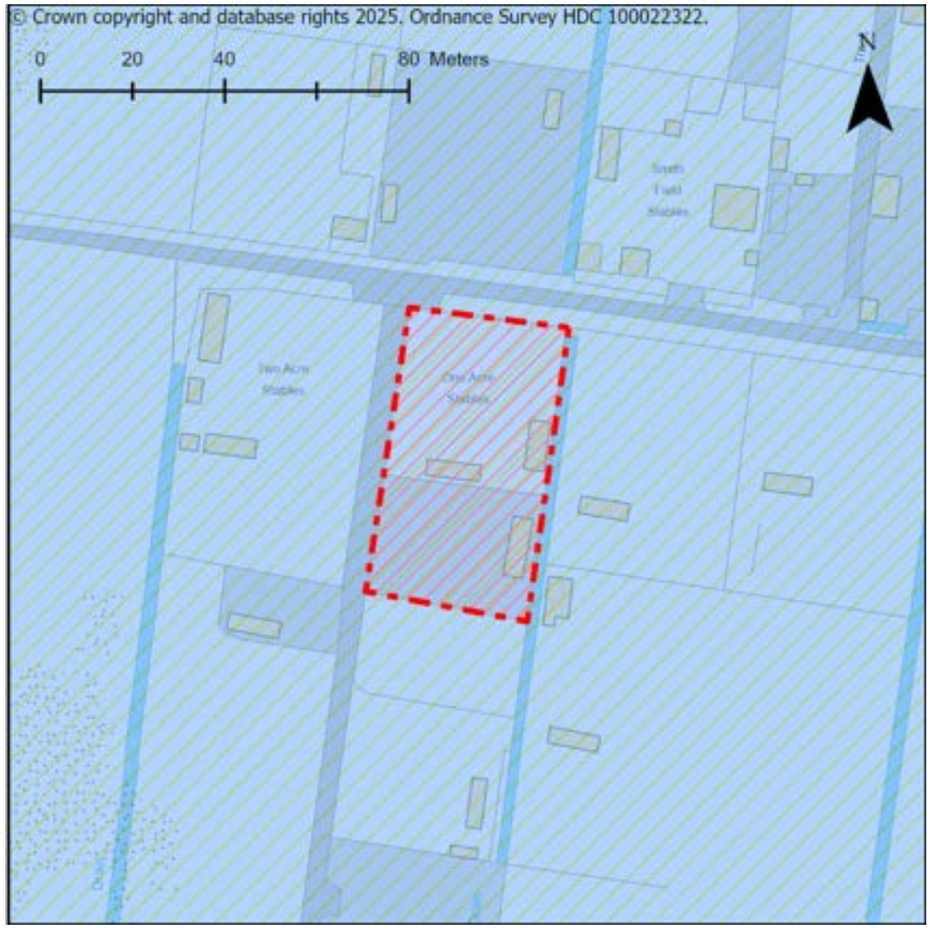
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Gypsy and Traveller pitches	2 pitches	Available 2024 - 2028 Pitches present - submission is to make the existing pitches permanent

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24251
Relevant planning history	• 16/02196/FUL approved for 5 year temporary permission for two pitches. This was approved in September 2017. • 22/01915/S73 submitted to vary/ remove conditions including the time limit of the pitches. At the time of writing this was awaiting determination.
Land type	Previously developed land
Current use of the site	Residential - gypsy and traveller pitches
Supporting information	• Proposed Block Plan (drawing ref: SH01, dated September 2022) • Site Specific Flood Risk Assessment (August 2022)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	All of the site is classified as being grade 1 agricultural land - although it is noted that the site is in use for gypsy and traveller pitches.	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a.	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	No	Fail



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

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.

Impact of the Sustainability Appraisal on the assessment

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

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

Site reference	Ramsey 19
Site name	Two Acre Stables, Middle Drove, Ramsey Heights

Site address	Parish(es)	Site area (ha)
Two Acre Stables, Middle Drove, Ramsey Heights	Ramsey	0.32

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Gypsy and Traveller pitches	2 pitches	Available 2024 - 2028 Pitches are already in place for a temporary 5 year period - seeking to make these permanent

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24252
Relevant planning history	• 16/01124/FUL for 5 year temporary permission for two pitches. This was refused in March 2017. • 17/00592/FUL for 5 year temporary permission for two pitches. This was approved in August 2017. • 22/01787/S73 submitted to vary/ remove conditions including the time limit of the pitches. At the time of writing this was awaiting determination.
Land type	Previously developed
Current use of the site	Residential - gypsy and traveller pitches
Supporting information	• Site Specific Flood Risk Assessment (August 2022)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	All of the site is classified as being grade 1 agricultural land - although it is noted that the site is in use for gypsy and traveller pitches.	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 3a. The site promoter has put the site forward for the permanent use of the land for residential uses (gypsy and traveller pitches) and also provide further pitches over the next 10 years. Residential uses are classed as being more vulnerable in the NPPF. The whole of the site is classified as being grade 1 agricultural land which is the highest quality. This would normally have failed the fundamental constraints, however, the site is currently in use for gypsy and traveller pitches and the site is being promoted to make these pitches permanent. The site is level with it being -1m below sea level. The site is clearly defined by fencing and vegetation which screen it form the wider flat landscape. To the east adjoining the site are two further gypsy and traveller pitches, to the south, north and west is the open fenland landscape. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's frontage on Middle Drove. There are no nature conservation designations on site but it is located within the visual and landscape setting of the Great Fen. There are no heritage designations on site or within its immediate vicinity. There is an existing access from Middle Drove. There are existing structures on site and it is intended to retain these permanently for residential use and provide additional pitches. The site is not situated in a mineral safeguarding area and is beyond 400m of a water recycling site.	~
Availability The site is in the ownership of a single individual who supports the existing pitches being made permanent and expanded. There are no known legal restrictions impacting the site. The site promoter states that the development will be delivered directly by the landowner and will be available between 2024 and 2028. The site promoter states that 'implementation of the extended site would happen over the next approximately ten years, according to the need of the individual members of the family'.	+
Achievability The site promoter has identified that mains water supply, electricity supply and digital and telecommunications infrastructure are accessible within the site. The public highway is accessible from the site's boundary whereas gas supply is unknown. The site is already in use for gypsy and traveller pitches with this submission seeking to make these pitches permanent and to provide potentially further associated development and further pitches over the next 10 years. The permitted pitches had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.	~
Deliverability / developability Making these pitches permanent and providing additional development over the next 10 years is dependent on the outcomes of the Council's updated GTAA which is being prepared to support the updated Local Plan. As the outcomes have not been published to date and it is intended to deliver further development over the next 10 years, the site for permanent use for gypsy and traveller pitches is categorised as being 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:

- It is wholly within flood zone 3a
- Classified as grade 1 agricultural land but is previously developed with gypsy and traveller pitches on site. Submission seeks to make these permeant and potentially extend to provide further development over the next 10 years depending on need.
- Remote from shops, culture and leisure facilities and green and active travel infrastructure highlighting it's unsustainable location
- Sufficiently remote from designated heritage assets
- Located in close proximity to several nature conservation sites including the Great Fen, Ramsey Heights Nature Reserve CWS and Holme Fen NNR - the scale of the development is unlikely to result in any impact as would making the pitches permanent
- Located in the countryside away form a main settlement, it forms part of an area where other gypsy and traveller pitches are located so retaining its use for the longer term would reinforce its sense of identity, place and community.
- Strong relationship with the countryside but the site is enclosed reducing the development impact.

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

- Could be appropriate for the continued use of the site for gypsy and traveller pitches but this is subject to outcomes of the updated GTAA which is being prepared to support the updated Local Plan.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Could be appropriate for the continued use of the site for gypsy and traveller pitches but this is subject to outcomes of the updated GTAA which is being prepared to support the updated Local Plan.	TBC	TBC

Updates after the Initial Assessment

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

Site reference	Ramsey 20
Site name	Land to the South of Oilmills Road, Ramsey Mereside

Site address	Parish(es)	Site area (ha)
Land to the South of Oilmills Road, Ramsey Mereside	Ramsey	0.65

Promoter's Intentions

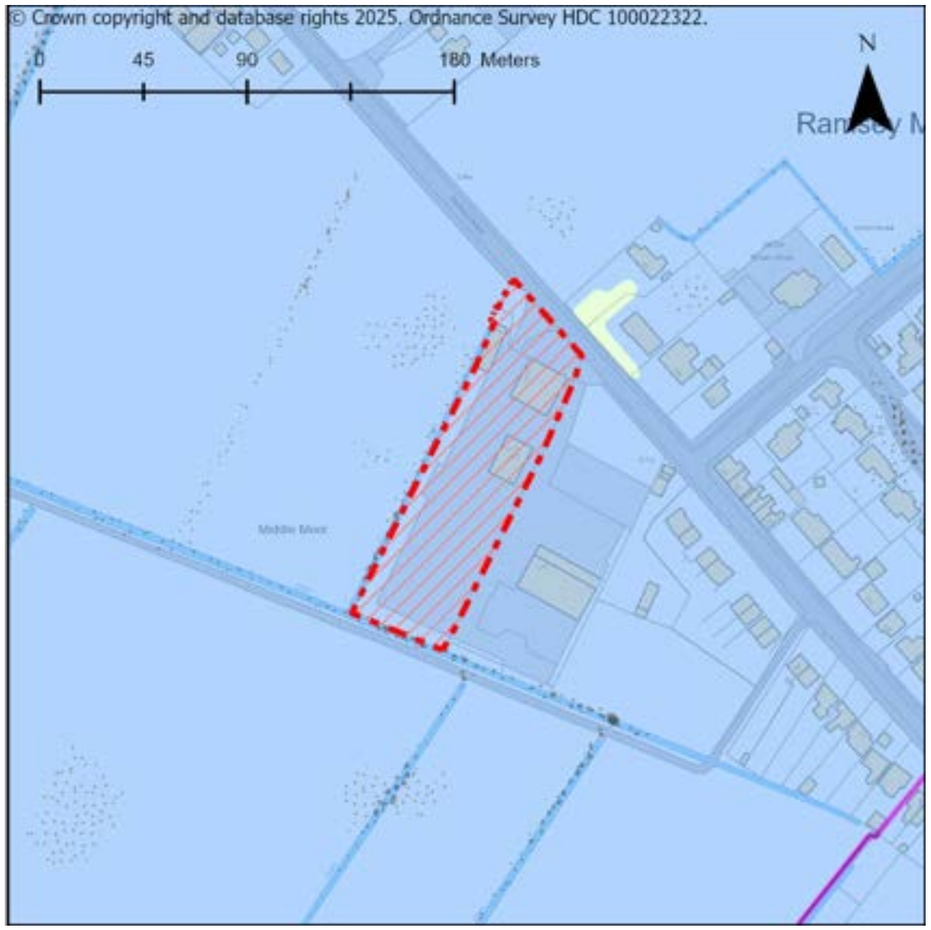
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	16 homes	Available 2024 - 2028 Build out over at least 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2428
Relevant planning history	None relevant on the site
Land type	Previously developed land
Current use of the site	Commercial/ industrial
Supporting information	• Supporting Statement (November 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	All of the site is classified as being grade 1 agricultural land	While the site is completely grade 1 agricultural land, the site is not in agricultural use and is previously developed.
Flood zone 3b	None but all of the site is within flood zone 3a.	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 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. It is also wholly classified as being grade 1 agricultural land. While the site is classified as being the highest grade agricultural land, it is previously developed and not in agricultural use. Hardstanding covers almost all of the site and the landowner states that there are two former industrial use buildings which are vacant and in a deteriorating condition. There are residential buildings to the north and north east of the site. Immediately to the east are commercial buildings. To the south and west is the open fenland landscape. Its western and southern boundaries run along a drain. There are a number of mature trees and hedgerows on the south and western boundary of the site and some other existing hedgerows and trees bordering Oilmills Road. The site is very flat with it largely being 0m above sea level and at its highest point on its southern edge only 1m above. There is no known contamination or pollution on site but this may require further investigation considering the current commercial use of the site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access can be achieved from Oilmills Road. The site is previously developed so its development will contribute to the reuse of previously developed land and regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	-
Availability The site has been submitted by the landowner and has identified that the site is owned by a single individual/ company and that development is supported by all landowners. There are no known legal restrictions impacting the site. The landowner states that the development will be delivered directly by themselves and that the site will be available between 2024 and 2028. It could take at least 2 years to complete.	+
Achievability The site promoter has identified that mains water supply, electricity supply and digital and telecommunications infrastructure are accessible within the site and that the public highway is accessible form the site boundary. Gas supply is not immediately accessible. There are buildings and hardstanding on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage but in their supporting statement the landowner has discussed the flood risk impacting the site identifying that taking into account flood defences the risk of flooding is low. The removal of hardstanding and incorporation of more permeable surfaces on the site could have benefits on drainage and flood risk. The site can be accessed from Oilmills Road where there is an existing access to the site.	-
Deliverability / developability There are existing structures and hardstanding to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A detailed flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage and the reuse of previously developed land has sustainability benefits. The landowner seeks to deliver the site directly by themselves and states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

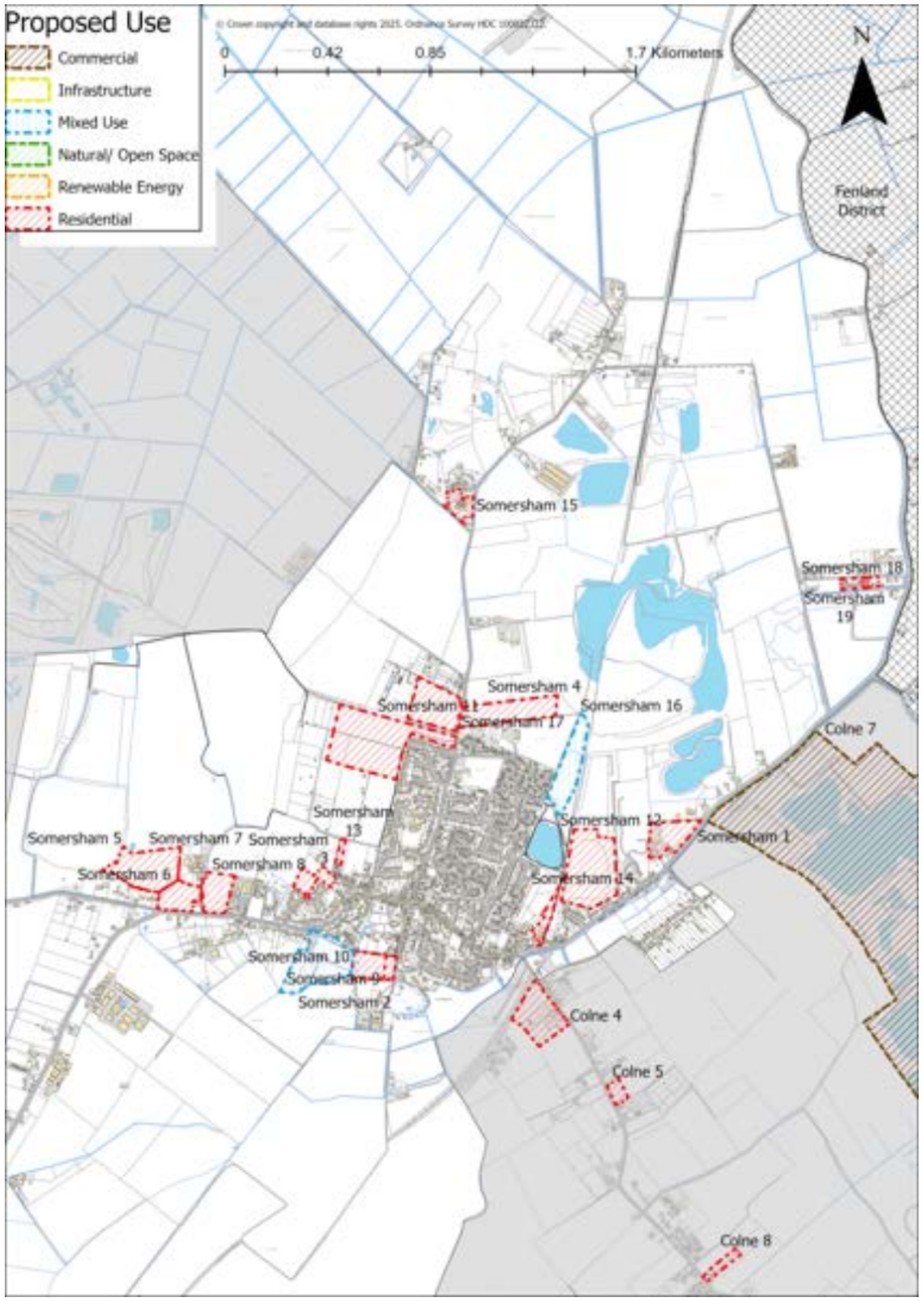
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

Updates after the Initial Assessment

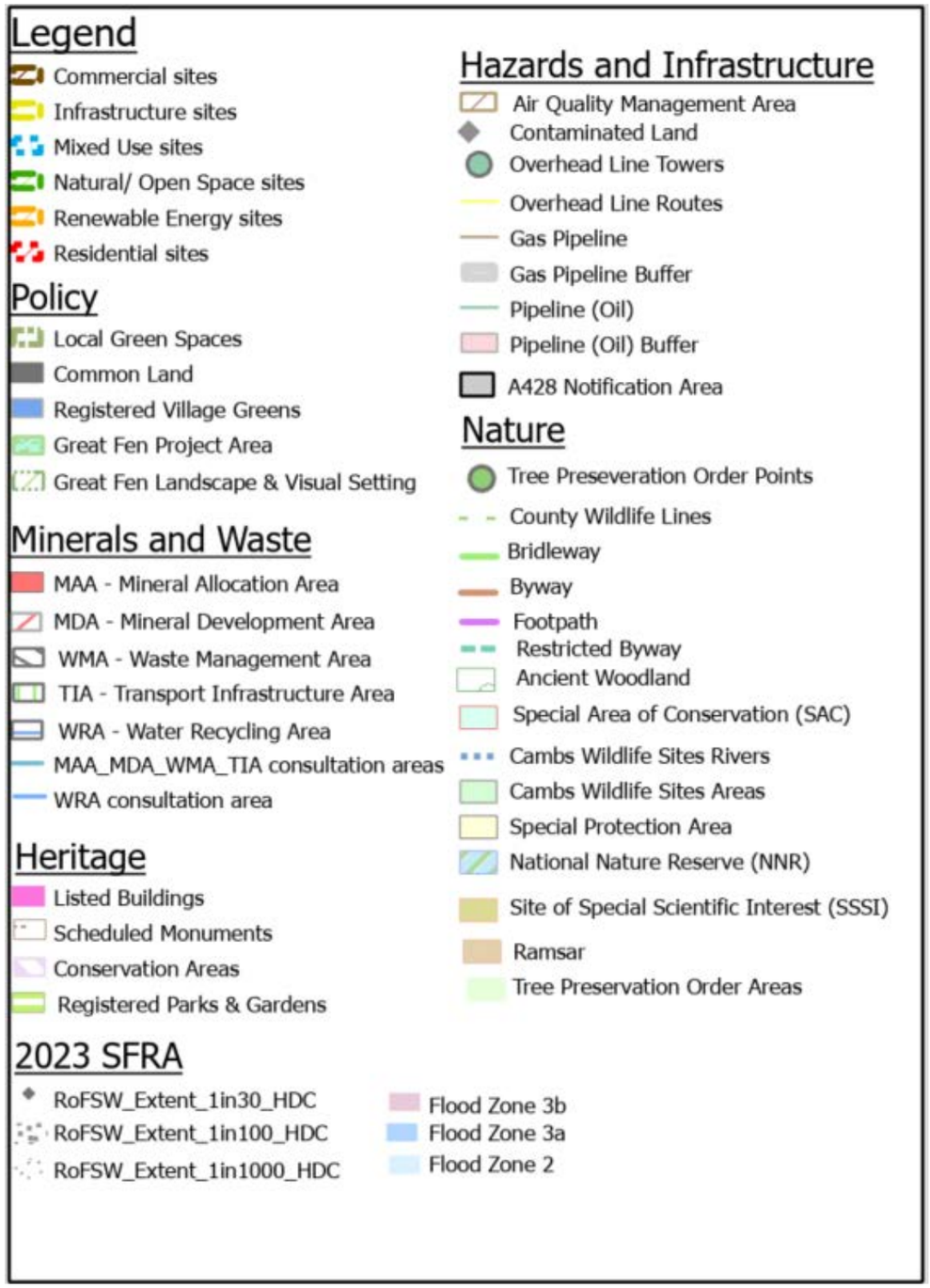
Somersham

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

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



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



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

Site reference	Somersham 1
Site name	Dews Bus and Coach Depot, Chatteris Road, Somersham

Site address	Parish(es)	Site area (ha)
Dews Bus and Coach Depot, Chatteris Road, Somersham	Somersham	2.15ha

Promoter's Intentions

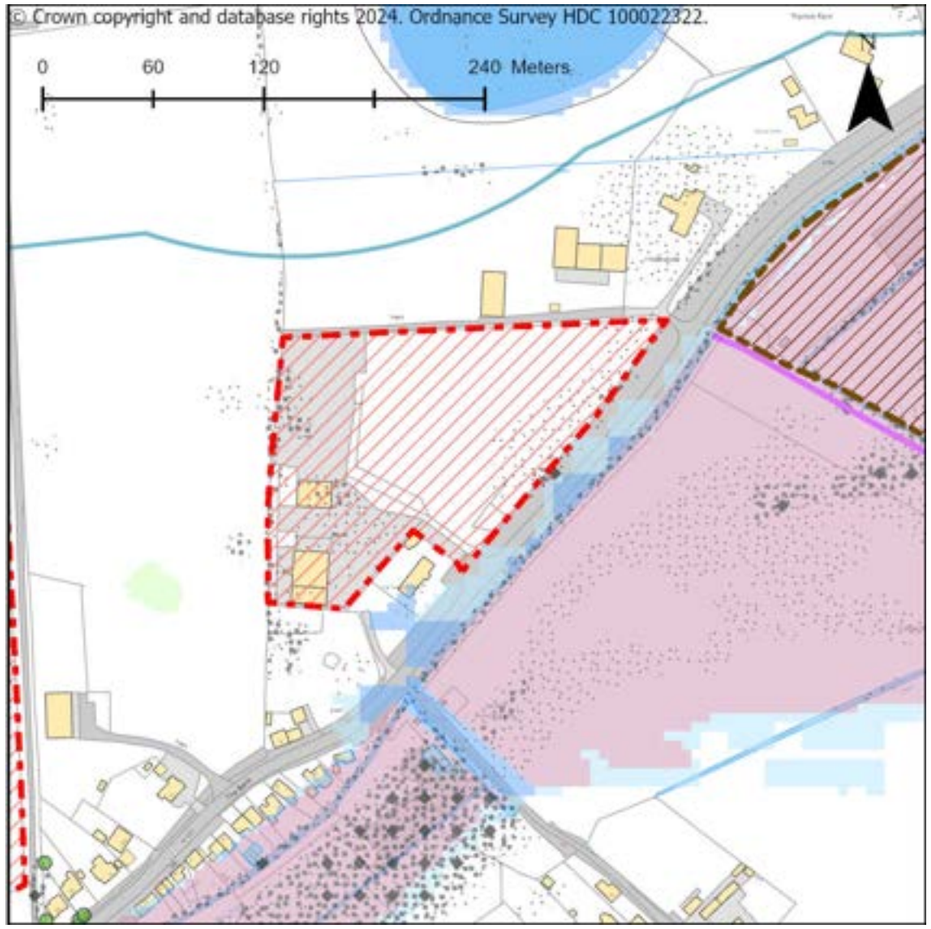
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2024 to 2028 Build out 2 years.

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 163
Relevant planning history	Application number: 19/00458/PIP Proposed development: Permission in Principle Application for erection of up to two dwellinghouses Outcome: Refused Application number: 16/01327/FUL Proposed development: Extension of existing offices Outcome: Approved Application number: 15/01444/HHFUL Proposed development: Garage and garden store Outcome: Approved Application number: 0901170FUL Proposed development: Erection of steel framed building Outcome: Approved Application number: 0800770OUT Proposed development: Erection of steel framed building Outcome: Approved Application number: 0401606FUL Proposed development: Extension to dwelling including provision of ancillary residential accommodation Outcome: Approved
Land type	Part previously developed land and part greenfield
Current use of the site	Commercial
Supporting information	Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is predominantly within flood zone 1 99.96%, flood zone 2 is present on less than 0.001ha of the site. The site is part previously developed land and part greenfield land and classified as grade 2 agricultural land. The land is flat and in keeping with the surrounding area. The site fronts Chatteris Road with existing access associated with the site's current use as a bus and coach depot. The southern boundary is mostly screened from Chatteris Road by trees and hedgerow, as is the western and northern boundaries. The site is well contained. Within the site, the western third is dominated by hardstanding and buildings in association with the operation of the	+
site. The eastern portion is greenfield. on the south western corner sits a residential building. The site is well screened and would have negligible impact on the surrounding countryside if trees and hedgerow were retained. The site would need to consider the integration of the existing residential building on the south west corner. currently used as a bus and coach depot. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is part previously developed and part greenfield land and therefore offers some opportunities to contribute to regeneration. The site is currently in use as a coach and bus depot and therefore there is the potential for contamination on site which may require resolution. The site is within a sand and gravel mineral safeguarding area, but not within or a water recycling area or buffer zone.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 years. The redevelopment of the site will requires the relocation of an existing depot, the landowners are actively working to secure a suitable replacement site and would be looking to relocate as soon as this land is secured.	~
Achievability Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Access to gas supply is unknown. Contamination has been identified as an issue which would require resolution. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. The landowner notes that the site is well managed, that there is no known significant contamination present and that contamination is not expected to be a significant constraint. A desk study ground investigation report and risk assessment would be prepared to support any planning application for residential development on the site assisting with investigation and remediation.	+
Deliverability / developability There are no known legal restrictions. There are minimal constraints. The site is available from 2024 to 2028, but would require relocation of the existing use which may delay development. The site is therefore 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:

- The majority of the site is not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site, with some surface water flood risk
- The site is wholly greenfield grade 2 agricultural land.
- The site has no immediate access to services, facilities, primary school or employment opportunities, although there is a primary school within the village.
- The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal.
- The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway.
- The proposed density of the development would be in keeping with the density approved for allocation SM5.
- No footpaths are present on the site frontage.

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

- Has potential to be integrated with the existing community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway
- Proposes 50 homes which would contribute to the housing needs of the district.
- Would require pedestrian footpaths to facilitate safe active travel routes into the centre of Somersham to access services and facilities.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Is part previously developed and part greenfield land and therefore offers some opportunities to contribute to regeneration.
- Will requires the relocation of an existing depot, before redevelopment could commence.
- Would require relocation of the existing use which may delay development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.15ha 70% net developable area to allow for retention of trees and hedgerow and flood mitigation. 2.15ha x 70% = 1.505ha	Net developable area of 1.505ha Residential - Market and/or affordable housing Low density of 35dph to reflect site's location within a larger village and the lower density context of the surrounding housing. Capacity = 1.505ha x 35dph = **53 homes**	Available post 2027 to allow for allocation of site and commencement of adjacent housing allocation SM5. Build out 2 to 3 years

Updates after the Initial Assessment

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

Site reference	Somersham 2
Site name	Somersham Town Football Club and land to the south of the Football Club, Somersham

Site address	Parish(es)	Site area (ha)
Somersham Town Football Club and land to the south of the Football Club, Somersham	Somersham	4.4

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	70 - 80 homes Two football pitches	Available 2024 - 2028 1 year to establish the new football pitch and 2 to 3 years to build out

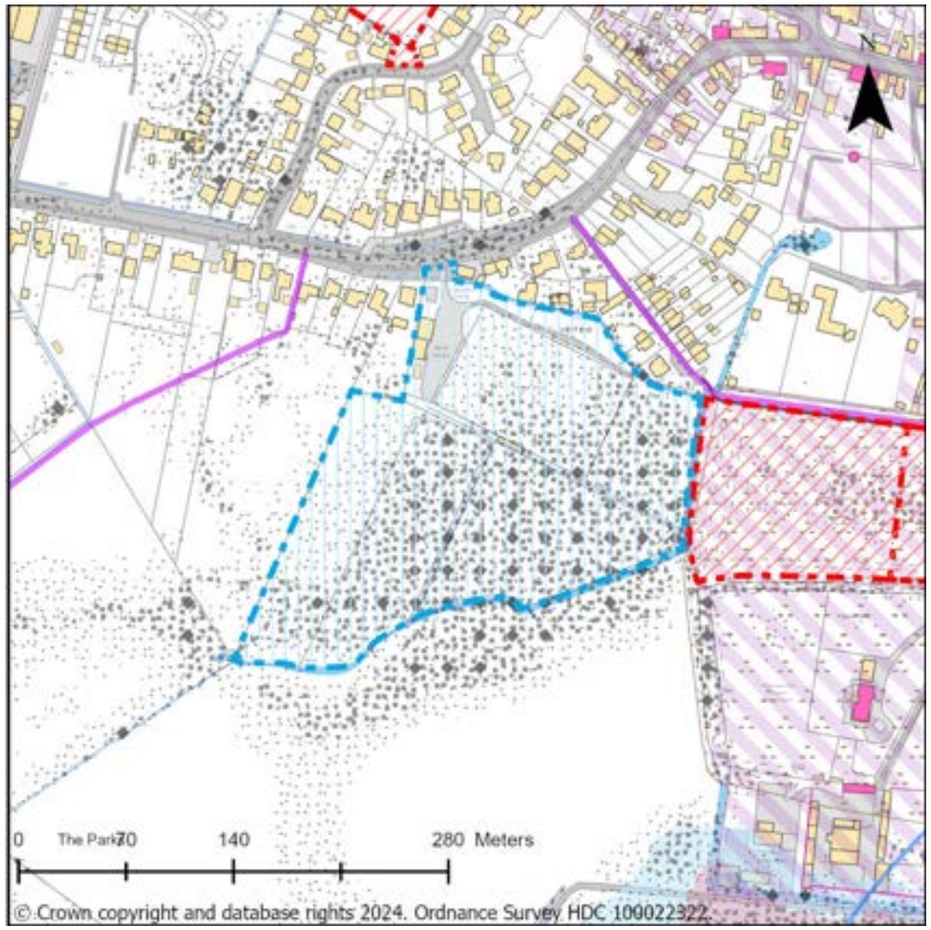
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:55
Relevant planning history	• None relevant • Part of the site was assessed in the HELAA (2017) (site reference: Somersham Town Football Ground). The site was taken forward as an allocation in the Huntingdonshire Local Plan to 2036 under policy SM4 and allocated for 45 homes.
Land type	Greenfield land
Current use of the site	Agricultural land and football pitch
Supporting information	• Planning 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 wholly located within flood zone 1 with substantial risk from surface water flood risk across the whole of the site. The whole of the site is classified as grade 3 agricultural land. The site is not considered to be previously developed land as it is in recreational use. It is broadly level with hedgerows and vegetation clearly defining its edges and enclosing	~
the site, there are also tree lines running through the site. Development on the site could have a significant impact on the landscape particularly long views from the south unless appropriately mitigated. To the north of the site is High Street and residential development, to the west of the site is an area of established dense trees providing a rural character to the area, to the east is Pond Closes and to the south is the open countryside. Several drains run through the site and also along its southern boundary. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph and electricity poles run through the site. There are no nature conservation designations on site. There are no heritage designations on site, it is however in a very sensitive location in terms of heritage assets as it is adjacent to the conservation area to the east and also adjacent to a scheduled monument Pond Closes, the site of the former residence of the Bishop of Ely's Palace with fishponds and a later moated site. Therefore, impact on these heritage assets is a development constraint but the existing established vegetation provides some mitigation to potential impact already which should be utilised in a future masterplan for the site. The site promoter has submitted within their planning statement an illustrative masterplan for the site which shows that the eastern edge of the site will be left undeveloped to address concerns regarding impact on heritage assets, it also shows that existing tree belts will be retained along the site's edges as well as within the site. There is an existing access into the site from High Street which serves the current football club. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the eastern edge of the site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.	
Availability The site is owned by multiple individuals, there is a legal agreement in place on the site though between these owners. The development of the site is supported by all land owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by a housebuilder who is now involved with the site. It is stated that the site will be available between 2024 and 2028 and it will take 1 year to establish the new football pitch and 2-3 year build.	+
Achievability The site promoter identifies that all access and services are accessible from the site boundary. They also identify that a gas main easement located along the northern site boundary. The site is in a sensitive location in terms of its relationship with the landscape setting and also regarding heritage assets. As highlighted, the site promoter has submitted an illustrative masterplan which seeks to address these constraints. Surface water flooding	~

is another key constraint which needs to be overcome, the outcomes of the level 2 SFRA and engagement with the LLFA will determine if this risk can successfully be overcome with the appropriate sustainable drainage solutions.	
Deliverability / developability Part of the site which contains the existing football club and grounds is allocated in the current Local Plan, the site promoter has highlighted that a constraint to the site's delivery has been the relocation of the football ground. This site submission includes additional land to the south of the football ground which is proposed as the relocation site for the football club as well as providing an second pitch. The site promoter anticipates this to overcome the relocation constraint to delivering the site and a housebuilder is now involved with the site. No planning application has yet been submitted. Considering these factors, the site is categorised as being 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:

- Is greenfield land consisting of grade 3 agricultural land but part of the site is in use as a football ground
- Constrained by flood risk form fluvial and surface water sources
- In walking distance to several local leisure and cultural facilities, a local shop and primary education
- Limited accessibility to a range of employment opportunities
- Proposal includes relocating the existing football pitch within the se and provision of an additional pitch alongside residential development
- Not constrained by nature conservation designations
- It is adjacent to the conservation area and scheduled monument
- Located on the western edge of Somersham accessible via a footpath connection into the village. The site does extend into the countryside to the south but it is largely enclosed by existing hedgrows and vegetation.
- The proposed uses are compatible with surrounding land uses

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

- Is potentially appropriate for a mixed use development of new homes alongside enhanced sports provision utilising the existing access into the site from High Street.

- Development will need to retain and incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting as well as minimise the sense of encroachment into the countryside.
- Masterplan may be impacted by the presence of overhead electricity cables.
- Incorporate appropriate sustainable drainage solutions to address surface water flood risk and ensure homes are resilient and resistant to flooding.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 4.4ha 50% net developable area to allow land for the football pitches, sufficient landscaping and sustainable drainage. 4.4 ha x standard proportion of 50% = **2.2 ha**	Residential - market and/or affordable houses Very low density of 35 dph anticipated in keeping with surrounding densities within the village. Capacity = 2.2 ha x 35 dph = **77 homes.**	Available post 2028, subject to allocation status Build out over 3 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Landscape and Visual Impact Assessment (November 2024) and Flood Risk Assessment (November 2024) in support of their proposal.

The SFRA mapping update has shown the site is now 82% in Flood Zone 3a it is therefore now considered **inappropriate for residential development.**

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

Site reference	Somersham 3
Site name	Land North of The Pasture and South of Rectory Lane, Somersham

Site address	Parish(es)	Site area (ha)
Land North of The Pasture and South of Rectory Lane, Somersham	Somersham	0.95

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	13 homes	Available 2023 Build out over 1 year

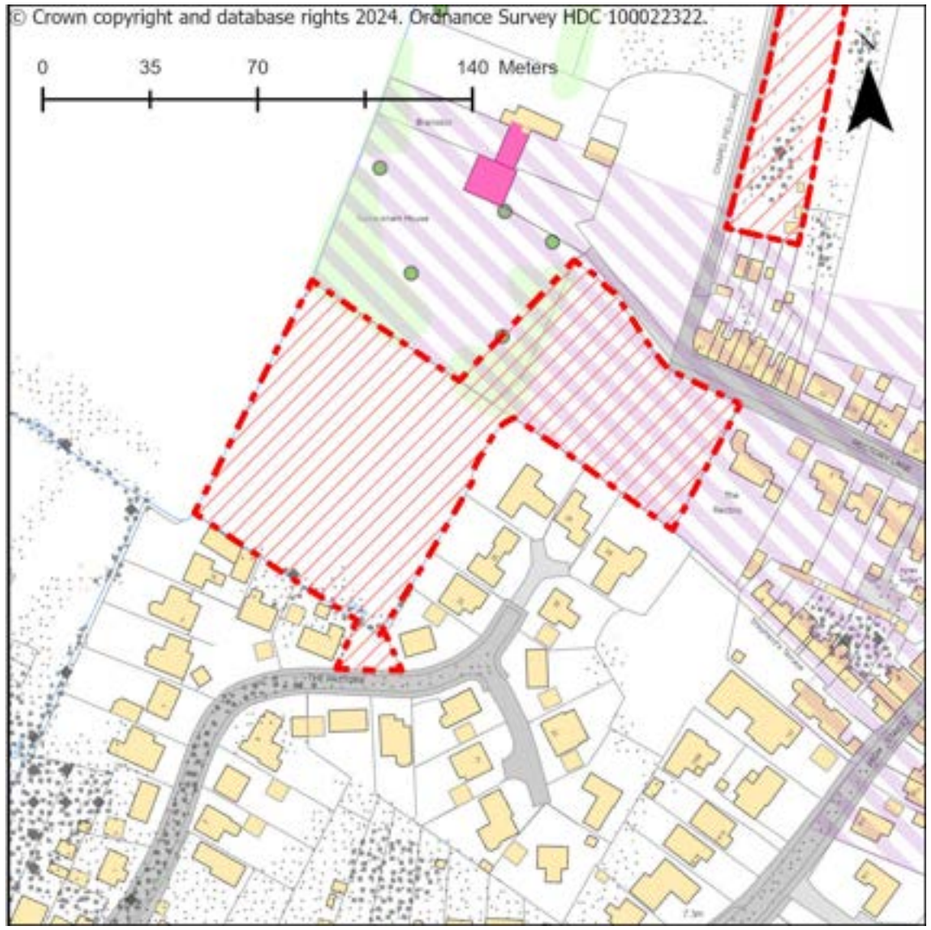
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:107
Relevant planning history	• 21/02111/OUT for outline planning permission for 11 dwellings and associated works (all matters reserved) was approved in December 2022. • The site was assessed in the HELAA (2017) (site reference: The Pasture). Part of the site was taken forward as an allocation in the Huntingdonshire Local Plan to 2036 under policy SM3 and allocated for 15 homes.
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 wholly located within flood zone 1 with some risk from surface water flooding along its southern edge near to The Pasture. It is wholly classified as grade 2 agricultural land. The site is broadly level but rises gently up towards the northern boundary by some 2m. There is existing established hedging along each boundary. Some of the trees on its	~
northern edge are protected by an area Tree Preservation Order, a Tree Preservation Area is also present where access may be required to connect the two sites. This has the potential to impact on biodiversity and ecology and prevent integration of the two parcels. To the south and east of the site are residential properties, to the north is Somersham House and its large grounds (some of the development site includes land within this building's curtilage), and to the west is open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph and electricity poles run through the site. There are no nature conservation designations on site. The eastern parcel of the site is within the conservation area. To the north is the grade II listed Somersham House, development could have a significant impact on heritage assets by, removing some of the historic setting of the house and by virtue of obstructing views through or physically detracting from the character of the conservation area. Access to the site may be achieved from The Pasture as demonstrated through the approved outline permission. However access to the eastern parcel is more challenging as Rectory Lane is a very narrow road and may require upgrading which would require further investigation. It is unclear if masterplanning could successfully integrate the parcels to provide a comprehensive development or provide access running through the site from western parcel to the eastern parcel. As previously mentioned impact on the tree preservation areas and setting of Somersham House could be significant. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within a mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site is owned by multiple individuals, there is a legal agreement in place on the site though between these owners. The development of the site is supported by all land owners. There are no known legal restrictions impacting 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. It is stated that the site is available now and will take 1 year to build.	+
Achievability The site promoter identifies that all access and services are accessible from the site boundary. The site is sensitively located in terms of heritage assets with the proposed site removing part of the historic setting of Somersham house a grade II listed building. The presence of protected trees is also a constraint, removal of which has the potential to impact on biodiversity and ecology and may prevent integration of the two parcels. Access from Rectory Lane may be a restriction due to its narrow nature and may require upgrading which would require further investigation. It is unclear whether masterplanning could	~

successfully integrate the parcels to provide a comprehensive development and may need to be developed in isolation. Further evidence would be required. There is also some surface water flood risk which would require mitigation.	
Deliverability / developability The site is greenfield with no structures to clear. The western parcel is already allocated in the current Local Plan for residential development and benefits from outline planning approval. The additional eastern parcel is not allocated and posses additional design challenges because of constraints relating to heritage impact, access and protected trees. The site is also in multiple ownership but there is a legal agreement in place. The site promoter intends to acquire planning permission and then sell the site to a third party for development. Considering these factors, and even though part of the site is allocated for development in the current Local Plan and for the whole of the site to be comprehensively masterplanned and brought forward beyond an outline planning approval, the site is categorised as being 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:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 with some risk from surface water flooding
- In walking distance to several local leisure and cultural facilities, a local shop and primary education
- Limited accessibility to a range of employment opportunities and natural greenspace
- Connection between the two parcels of land is impeded by impact on the setting of a listed building and tree preservation areas
- The eastern parcel is within the conservation area and within the setting of a listed building
- The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement.
- Located on the western edge of Somersham accessible via a footpath connection from The Pasture
- There are protected trees which will need to be retained
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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

- Is significantly constrained by the presence of protected trees which have the potential to impact on biodiversity and ecology and impact on the curtilage and setting of a grade II listed building preventing integration of the two parcels.
- Would require access from The Pasture and Rectory Lane for the respective parcels of land to prevent significant impact on hertiage assets and tree preservation orders.
- The western parcel is potentially appropriate for residential development subject to appropriate masterplanning to overcome heritage, landscaping, and tree constraints.
- The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement. This and would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building. Additional parking for residents on Rectory lane within the western parcel has the opportunity to alleviate some pressure on the Lane.
- Requires flood mitigation

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.95ha Development of the whole site as one parcel is not considered achievable due to the impact on tree preservation orders and listed building. The proposed site has been split as follows: • Western parcel - Gross site area 0.6ha • Eastern Parcel - Gross site area 0.35ha		Available post 2028, subject to allocation status Build out over 2 to 3 years
Western Parcel Gross site area 0.6ha 70% net developable area to allow land for mitigation on heritage, trees and flooding. 0.6 ha x 70% = **0.42 ha**	Net developable area of 0.42ha Residential - market and/or affordable houses Very low density of 25 dph anticipated in keeping with surrounding densities within	Available now - outline planning permission approved Build out over 2 to 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	the village and minimise impact on hertiage and protected trees. Capacity = 0.42 ha x 25 dph = **11 homes.**	
Eastern Parcel Gross site area 0.35ha Removal of 0.10ha to allow for provision of 5-6 parking spaces for residents of Rectory Lane to alleviate congestion (subject to confirmation) Remaining site area = 0.25ha 70% net developable area to allow land for mitigation on heritage, trees and flooding. 0.25 ha x 70% = **0.175 ha**	Net developable area of 0.175ha Residential - market and/or affordable houses Very low density of 25 dph anticipated in keeping with surrounding densities within the village and minimise impact on heritage and landscape. Capacity = 0.175 ha x 25 dph = **4 homes**	Available post 2028 Build out over 2 to 3 years However the site capacity is below 5 homes and therefore may not meet the criteria for allocation.

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again identifying the site site now benefits from planning permissions across the whole site: Planning permission has been secured on the western parcel of the site (21/02111/OUT) for 11 dwellings and associated works (all matters reserved) was approved in December 2022. There is a statement in Local Plan that existing planning permissions are included in the commitments and are still expected to be built out and the additional land permitted under the permission in principle application will also be accounted under the Council's housing commitments.

Somersham 4: Land East of Parkhall Road, Somersham

Site reference	Somersham 4
Site name	Land East of Parkhall Road, Somersham

Site address	Parish(es)	Site area (ha)
Land East of Parkhall Road, Somersham	Somersham	3.34

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	60 homes	Available 2023 Build out over 2 years

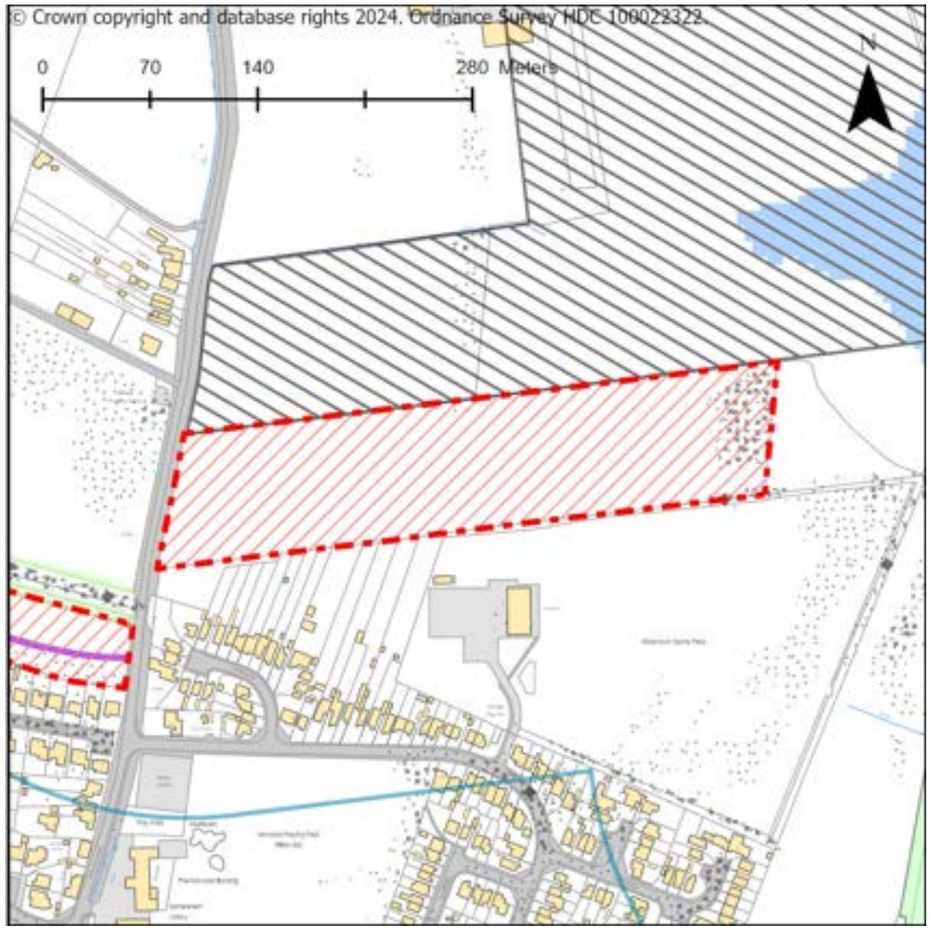
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:102
Relevant planning history	None relevant on site but various County Council planning history for the adjoining waste site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Access Appraisal (May 2023) • Constraints and Opportunities Plan (drawing number: SKO1, revision A) (May 2023) • Ecological Appraisal (June 2023) • Flood Risk and Drainage Scoping Report (April 2023) • Illustrative Masterplan (drawing number: SKO2, revision A) (May 2023) • Landscape and Visual Appraisal (June 2023) • Promotional Document (May 2023) • Topographical (drawing number: 23225-23-01) (April 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site adjoins a Waste Management Area. An assessment has been made by the site promoter of the suitability of the proposed development with the WMA and therefore passes the fundamental constraint and can progress to full assessment.	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, but there is some surface water flood risk present along the eastern edge of the site. The site is wholly greenfield and classified as grade 2 agricultural land. The site gently slopes from Parkhall Road to the east with the land levels dropping by some 3m from its western to eastern edges. The site is lined on all boundaries by trees and vegetation which provide screening. The site is located on the northern edge of the built form of Somersham with residential properties to the south and the Millennium Sports Field adjoining the site to the south. To the north and east is the former landfill site which is being restored. There is no known pollution or contamination on site. There are no nature conservation designations or heritage assets located within the site. Access to the site could be achieved from Parkhall Road but this would require the removal of vegetation. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a mineral safeguarding area for sand and gravel. It is beyond 400m of a water recycling area. It does adjoin a waste management area, Somersham Landfill is currently undergoing restoration, development of this site must not prejudice the existing or future use of the area and that development does not adversely affect the restoration and aftercare of the quarry.	+
Availability The site is in individual ownership and a developer company is involved with the site. Development of the site is supported by the landowner. There are no known legal restrictions. The site promoter states the site is available now and it is intended that planning permission is acquired and then the site will be sold to a third party for development. They state it will take two years to build out.	+
Achievability Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. The public highway is accessible form the site boundary. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. There is surface water flood risk in the eastern edge of the site and it is noted from the site promoter's illustrative masterplan that this quarter of the site is proposed to be open space and an attenuation basin. There are no known heritage assets or nature conservation assets within the site and it benefits form established vegetation along all boundaries providing screening to mitigate landscape impact. The masterplan shows these existing boundary vegetation will be retained.	~
Deliverability / developability There are no structures on site to clear and there are no known legal restrictions. There are no significant issues to overcome, however access to gas, mains water and electricity supply and digital telecommunications infrastructure would require resolution. The site is available now and build out is expected to take 2 years. It is intended that planning permission is acquired and then the land sold to a third party for development. The site is therefore classified as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- Is not constrained by fluvial flood risk, some surface water flood risk is present
- The site is wholly greenfield grade 2 agricultural land
- The site is well located with access to a number of services and facilities including a primary school and multiple convenience stores
- The site within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities
- The site is accessible to natural greenspace
- Not constrained by heritage assets
- Is within 150m of a County Wildlife Site on its eastern edge
- Development of the site would have limited landscape impact due to the trees and vegetation that run along its boundaries
- Physically adjoins the built area of Somersham, however integration may be challenging due to the lack of footpath connection along Parkhall Road and the orientation of existing properties

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

- Is potentially appropriate for residential development that would physically relate well to the existing place and community
- Should incorporate appropriate sustainable drainage to mitigate surface water flood risk and retain existing landscape features
- Investigate feasibility of footpath connections form the site to the village along Parkhall Road

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.34ha 50% net developable area to allow for sufficient landscaping and sustainable drainage and allow for open space. 3.34 ha x standard proportion of 50% = **1.67 ha**	Residential - market and/or affordable houses Very low density of 35 dph anticipated in keeping with surrounding densities within the village.	Available post 2028, subject to allocation status Build out over 2 years
	Capacity = 1.67 ha x 35 dph = **58 homes.**	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Waste Compatibility Assessment and Mineral Sterilisation Assessment assessing the site's suitability in regards to the Waste Management Area which is currently being restored. Now that this assessment has been provided, the site passes the fundamental constraints and a full LAA and SA of the site has been undertaken. It had previously failed due it being within the consultation area for a WMA and no assessment had been provided. The site is now considered potentially appropriate for development.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again. Sequentially more preferable sites have been selected over this site.

Somersham 5: Land to West of College Farm, Somersham

Site reference	Somersham 5
Site name	Land to the West College Farm, Somersham

Site address	Parish(es)	Site area (ha)
Land to the West College Farm, Somersham	Somersham	3.92ha

Promoter's Intentions

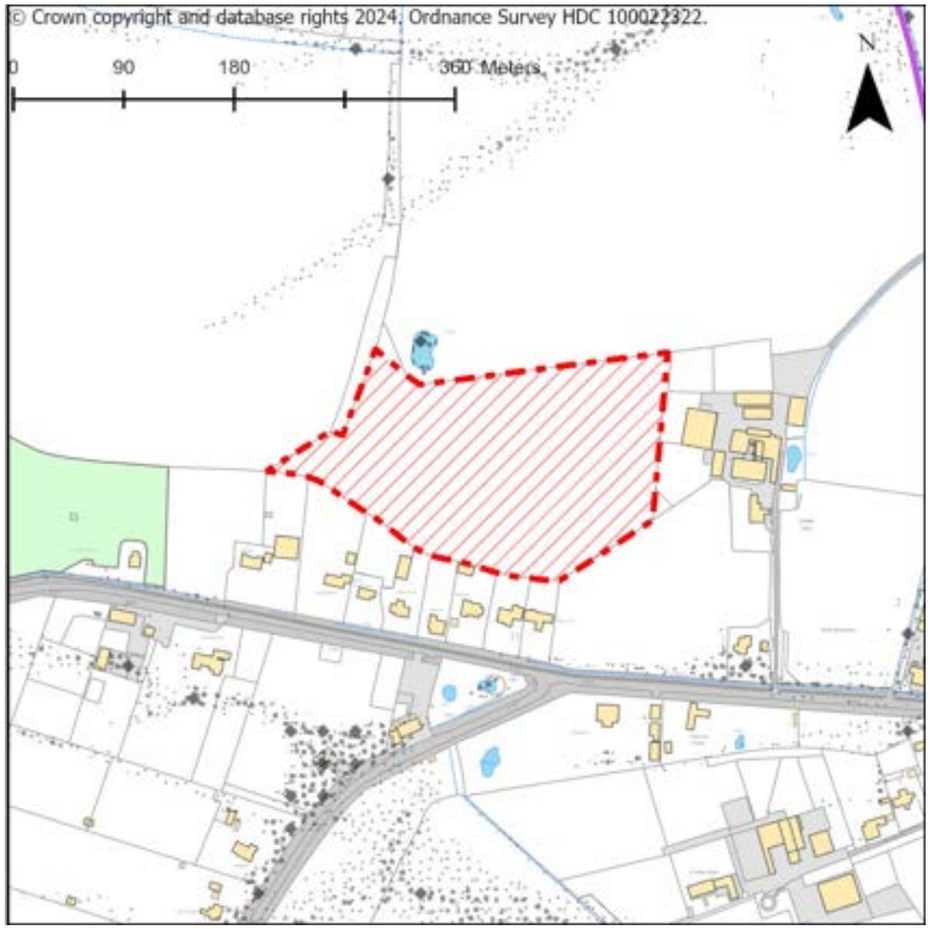
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	85 homes	Available 2024 to 2028 Build out 2 to 3 years

Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 57
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	-

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield grade 2 agricultural land. The site is flat agricultural land. The site is north of the B1089 and set back from the road with residential properties bounding the southern edge, employment uses the western edge and greenspace the south eastern corner. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. Development would be required to demonstrate how it can integrate with the surrounding uses. There is no access to the proposed site and it is detached from the B1089 by a field. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development.	+
Achievability Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. No access has been identified for the site. Access would be required through adjacent land which could cause issues with ransom strips and viability of the site, thus affecting delivery. The site is detached from the B1089 by a field. Further information would be required to establish the deliverability of the site. The site promoter notes that access from the nearest public highway (St. Ives Road) would be required to go through the adjacent parcel of land to the south-east. The aforementioned land has also been submitted for consideration as part of this Call for Sites consultation.	-
Deliverability / developability	-
There are no known legal restrictions. The site is available from 2024 to 2028, but would require relocation of the existing use which may delay development. Access is a significant constraint and would be required through adjacent land which could cause issues with ransom strips and viability of the site, thus affecting delivery, meaning further information would be required to establish the deliverability of the site. The site is classified as undeliverable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to constraints to the site regarding access and the detached nature of the site. An alternative development proposal including this site is set out in Somersham 7: Land to the West of College Farm (larger site), Somersham.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site was considered inappropriate for development due to due to constraints to the site regarding access and the detached nature of the site.	N/A	N/A

Updates after the Initial Assessment

Somersham 6: Land to South of College Farm, Somersham (smaller site)

Site reference	Somersham 6
Site name	Land to the South of College Farm, Somersham (smaller site)

Site address	Parish(es)	Site area (ha)
Land to the South of College Farm, Somersham	Somersham	1.70ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	42 homes	Available 2024 to 2028 Build out 2 to 3 years

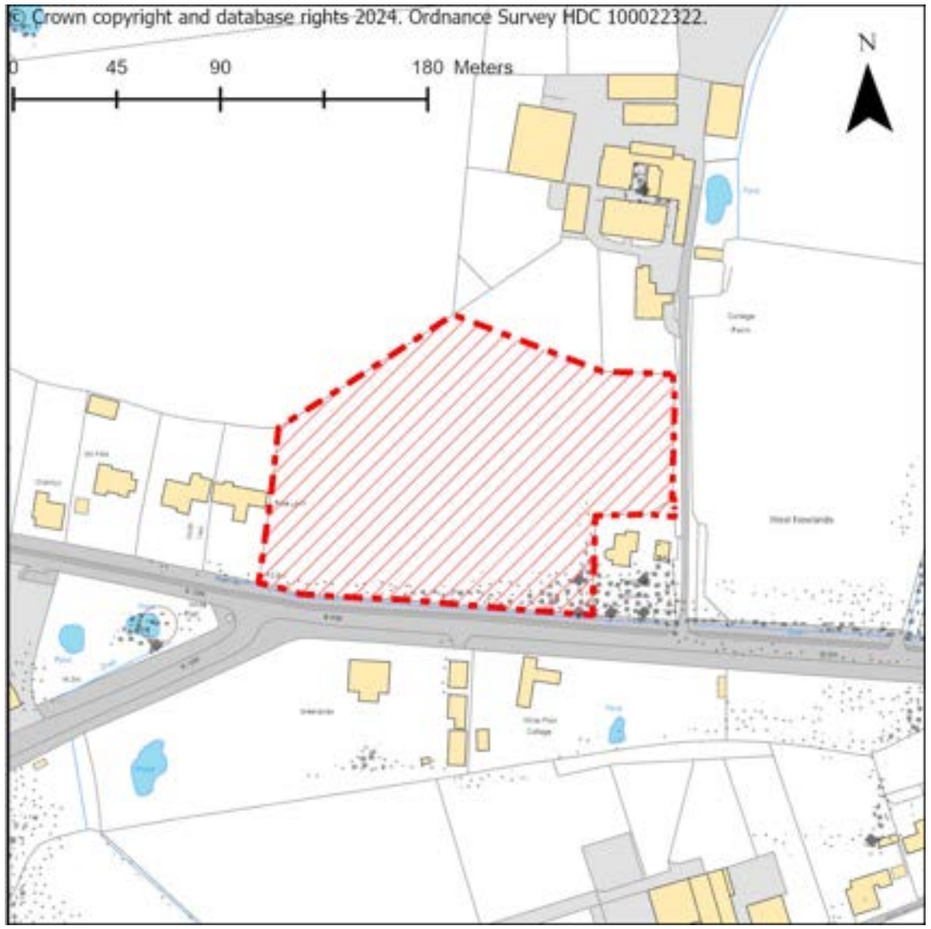
Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 233
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	+

The site is not constrained by fluvial flood risk, some surface water flood risk is present on the southern edge of the site. The site is wholly greenfield grade 2 agricultural land. The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. Residential properties bound the western edge of the site and the south eastern corner, a residential property sits outside the north eastern corner with employment uses to the north east. Low hedgerow and some trees bounds the southern edge and a footpath. Trees and hedgerow bound the north western edge with some tree planting within the site. Landscape impact may be minimal if hedgerow is to be retained, consideration of retention of existing trees should be considered. Development would be required to demonstrate how it can integrate with the surrounding uses. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site promoter notes that interest has been shown from a national house builder.	+
Achievability Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with the logistics of construction, access would be required from here. There are no known issues of significance to be resolved. The site promoter states that the site would be directly accessed off St Ives Road.	+
Deliverability / developability	~

There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site is therefore classified 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:

- Is not constrained by fluvial flood risk, some surface water flood risk is present
- The site is wholly greenfield grade 2 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities.
- A scheduled monument is within 40m of the site
- The location of the proposed site is somewhat remote and has no substantial community with which to integrate with.
- Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home.
- The site links to the village of Somersham via a footpath.
- Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained.

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

- Is well connected via active travel but currently remote from the main residential area of Somersham, which could present disadvantages when considering sustainable locations for development.
- Could contribute to the housing needs of the district.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.

- The proposed density is very low which would reflect the site's location.
- May require heritage impact assessment.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.70ha 70% net developable area to allow for retention of trees and hedgerow and flood mitigation. 1.70 x 70% = 1.19ha	Net developable area 1.19ha Residential - Market and/or affordable housing Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas. Capacity = 1.19ha x 35dph = **42 homes**	Available post 2027 to allow for allocation of site and build out of nearby housing allocation SM2. With reassessment of sustainability at this stage. Build out 2 to 3 years

Updates after the Initial Assessment

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

Site reference	Somersham 7
Site name	Land to the South of College Farm (larger site), Somersham

Site address	Parish(es)	Site area (ha)
Land to the South of College Farm (larger site), Somersham	Somersham	5.62ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	125 homes	Available 2024 to 2028 Build out 3 to 4 years

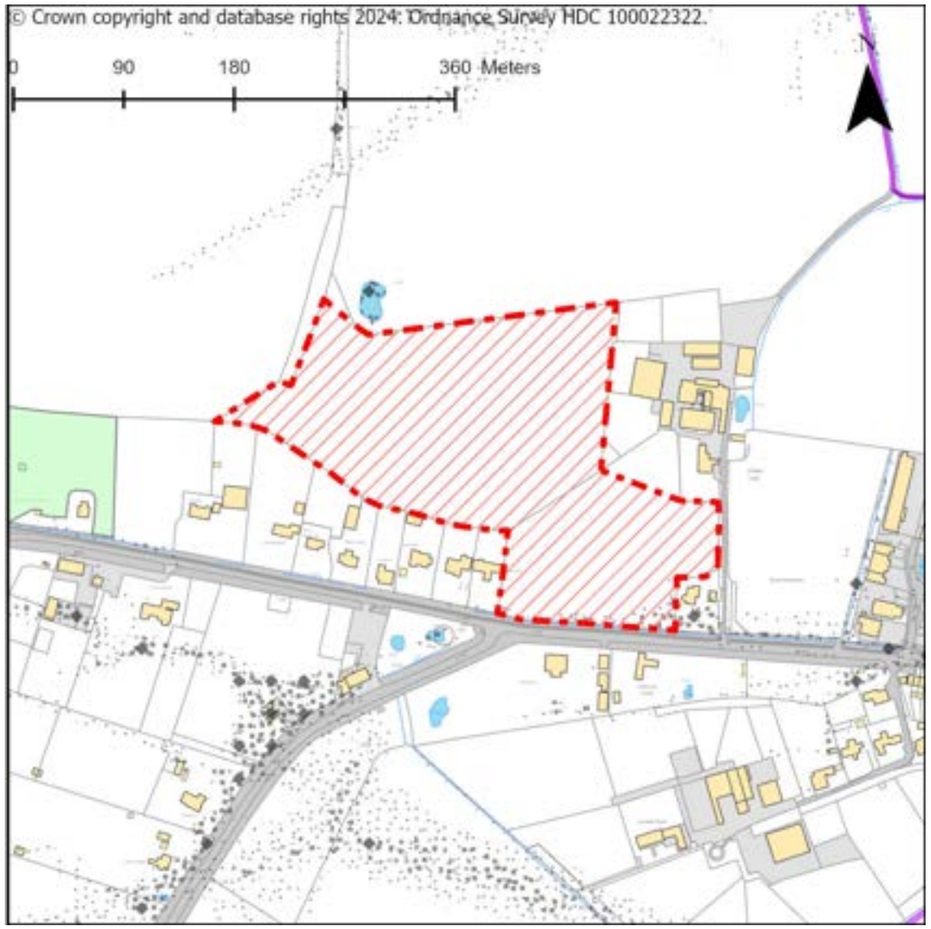
Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 213
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	+

The site is not constrained by fluvial flood risk, some surface water flood risk is present on the southern edge of the site. The site is wholly greenfield grade 2 agricultural land. The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. Residential properties bound the south western edge of the site and the south eastern corner, a residential property and employment uses sit outside the north eastern corner. Low hedgerow and some trees bound the southern edge and a footpath. Trees and hedgerow dissect the site with some tree planting within the southern half of the site. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. Consideration of retention of existing trees should be considered. Development would be required to demonstrate how it can integrate with the surrounding uses. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development.	+
Achievability Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with the logistics of construction, access would be required from here. There are no known issues of significance to be resolved.	+
Deliverability / developability There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site is therefore classified 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:

- Is not constrained by fluvial flood risk, some surface water flood risk is present
- The site is wholly greenfield grade 2 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities.
- A scheduled monument is within 40m of the site
- The location of the proposed site is somewhat remote and has no substantial community with which to integrate with.
- Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home.
- The site links to the village of Somersham via a footpath.
- The northern boundary of the site is exposed to the wider countryside.

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

- Is well connected via active travel but currently remote from the main residential area of Somersham, which could present disadvantages when considering sustainable locations for development.
- Is of a size which could include a wide range of types, sizes and tenures
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.
- The proposed density is very low which would reflect the site's location.
- May require mitigation measures to minimise the impact on the landscape.
- May require heritage impact assessment.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 5.62ha 70% net developable area to allow for retention of trees and hedgerow, landscape and flood mitigation. 5.62ha x 70% = 3.934ha	Net developable area 3.934ha Residential - Market and/or affordable housing Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas. Capacity = 3.934ha x 35dph = **138 homes**	Available post 2027 to allow for allocation of site and build out of nearby housing allocation SM2. With reassessment of sustainability at this stage. Build out 3 to 5 years

Updates after the Initial Assessment

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

Site reference	Somersham 8
Site name	College Farm, West of Newlands Industrial Estate, Somersham

Site address	Parish(es)	Site area (ha)
College Farm, West of Newlands Industrial Estate, Somersham	Somersham	1.80ha

Promoter's Intentions

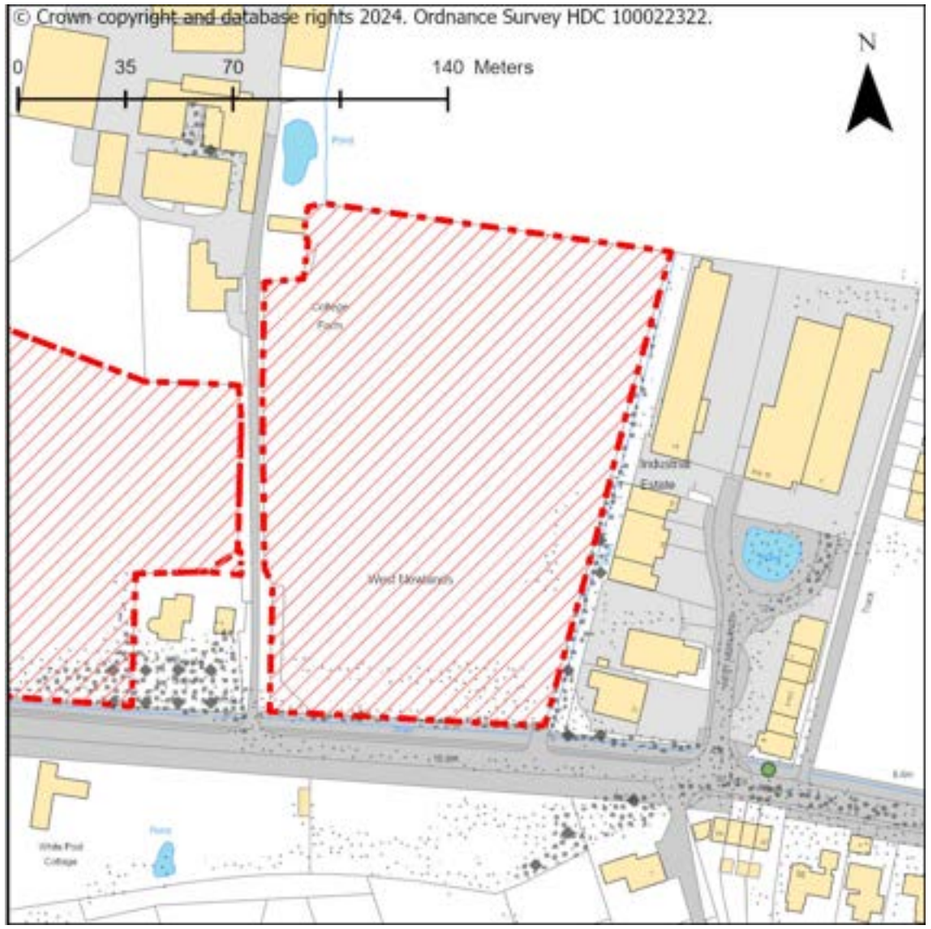
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 to 2028 Build out 2 to 3 years

Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 270
Relevant planning history	HLP2036 site allocation: SM1 College Farm, West of Newlands Industrial Estate HELAA (December 2017): College Farm, West of Newlands industrial estate, Somersham (171)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present in the southern and eastern extents of the site. The site is wholly greenfield grade 2 agricultural land. The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. A residential property sits outside the south western corner and residential property and employment uses outside the north western corner. Newlands Industrial Estate bounds the eastern edge. The southern boundary is interspersed with trees and some hedgerow line the northern boundary, however there are clear views into the open countryside to the north. The site can also been seen from a public footpath further north. Some trees line parts of the eastern and western boundaries. Some landscaping may be required to the north to minimise impact on the countryside, this could also be minimised through the retention of existing trees and hedgerow. Development is well related to the built area but would be required to demonstrate how it can integrate with the surrounding uses. Development would be required to demonstrate how it can integrate and be compatible with the surrounding uses, especially in relation to the industrial estate to the east. The impact on noise air and light pollution to potential future occupiers of the site as a result of the operational use of the industrial estate would require assessment. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	+
Availability The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. The site is allocated in the current local plan as housing allocation SM1 College Farm, West of Newlands Industrial Estate for 55 homes. It is intended that allocation status is acquired/retained before selling to a third party for obtaining planning permission and development.	+
Achievability Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with the logistics of construction, access would be required from here. There are no known issues of significance to be resolved and the site is currently allocated within the local plan meaning that upon the approval of planning permission, development could commence. The site promoter notes that although no planning application has been submitted on the site since its original allocation, the site is still available and deliverable. The landowners are currently negotiating with a national housebuilder for the purchase of the land to bring about its delivery. This submission of the land by the landowners is to demonstrate the continued intention to develop the site, justifying its continued allocation.	
Deliverability / developability There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. The site is currently allocated within the local plan meaning that upon the approval of planning permission, development could commence. The site is therefore classified as deliverable.	+

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:

- Is not constrained by fluvial flood risk, some surface water flood risk is present
- The site is wholly greenfield grade 2 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities.
- A scheduled monument is within 250m of the site
- The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution, but may be impacted by the adjacent industrial estate.
- The site links to the village of Somersham via a footpath.
- Clear views into the site from the open countryside and existing public rights of way

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

- Has the potential to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary.
- Would contribute to the housing needs of the district
- Requires flood mitigation.
- Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.
- The proposed density is very low which would reflect its relationship with the countryside to the north
- May require mitigation measures to minimise the impact on the landscape and transition to open countryside and consider retention of existing trees and hedgerow
- May require heritage impact assessment.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.80ha 70% net developable area to allow for retention of trees and hedgerow, landscape and flood mitigation and impact from industrial estate. 1.80ha x 70% = 1.44ha	Net developable area 1.26ha Residential - Market and/or affordable housing Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas. Capacity = 1.26ha x 35dph = **44 homes**	Available post 2027 to allow for allocation of site. Build out 2 to 3 years

Updates after the Initial Assessment

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

Site reference	Somersham 9
Site name	Land South of 35 Church Street (smaller site), Somersham

Site address	Parish(es)	Site area (ha)
Land South of 35 Church Street (smaller site), Somersham	Somersham	0.44

Promoter's Intentions

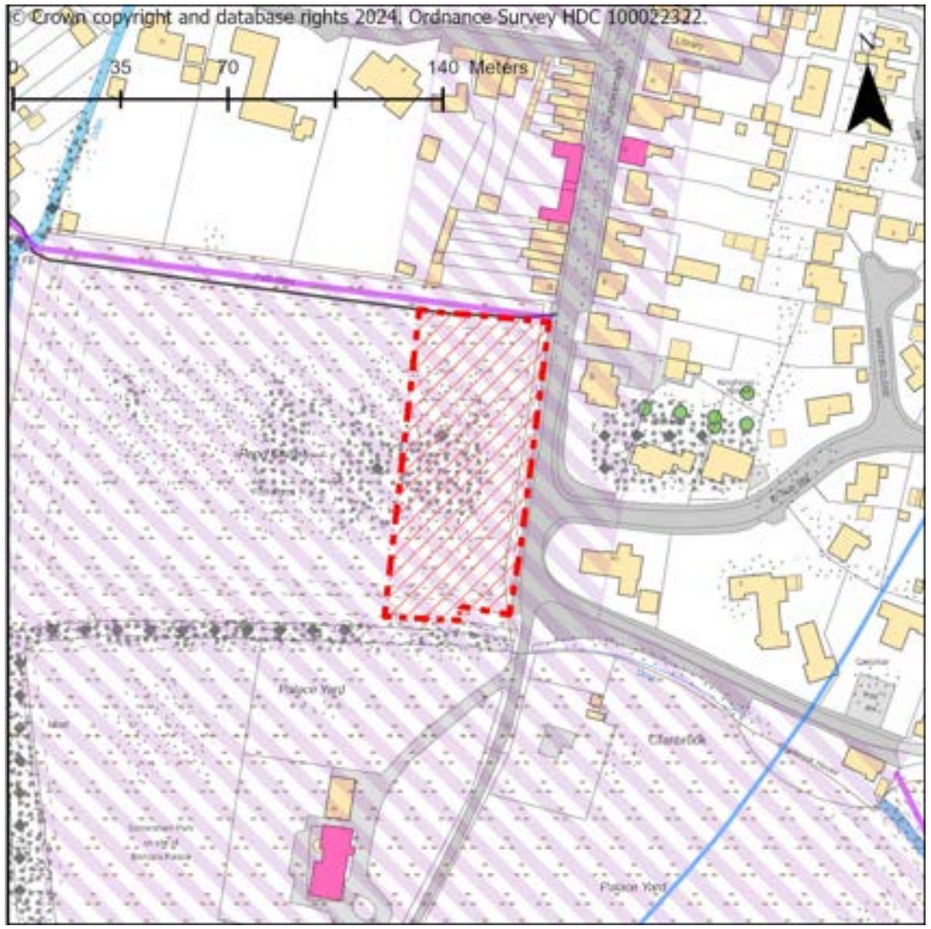
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	14 affordable/ starter homes	Available 2024 - 2028 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:173
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 has also been submitted as part of a larger development proposal assessed under Somersham 10 (CfS: 184). The site is wholly located within flood zone 1, there is risk from surface water flooding across the site with this risk being focused towards the centre of the site. It is wholly classified as grade 3 agricultural land. The site is broadly level with established hedging along all of the site's boundaries part form its western edge. This largely serves to enclose the site, retention of this vegetation would minimise the impact of built development. However considering the form of neighbouring development and the size of the site, a frontage style development could result in the loss of a large number of trees along its frontage which could disrupt the character of the area. To the north and east is residential development, to the south is Park Farm and to the west is the larger field parcel and beyond that the open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run across the site. There are no nature conservation designations on site. The site has a designated scheduled monument called Pond Closes within it (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained, however as highlighted this may not be possible if a frontage development is pursued. The site can be accessed from Church Street. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.	
Availability The site is in single ownership who supports development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. The site promoter anticipates that the site could take about 3 years to build.	+
Achievability The site promoter identifies that all access and servicing are accessible from the site's boundary. The site is constrained, most notably by heritage, landscaping and surface water flooding. Masterplanning and careful design as well as engagement with necessary specialists will be required to ensure these can be adequately overcome. As highlighted the proposed mix of uses could potentially assist in overcoming these constraints by locating built development in areas of the site less at risk.	~
Deliverability / developability The site is greenfield with some constraints to overcome. The site promoter identifies that it is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. Considering that no planning application has yet been received, the site is categorised as being 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:

- Is greenfield land consisting of grade 3 agricultural land
- Within flood zone 1 but there is risk from surface water flooding across the site
- In walking distance to several local leisure and cultural facilities, a local shop and primary education
- Limited accessibility to a range of employment opportunities
- Accessible to natural greenspace
- Not constrained by nature conservation designations
- It is within the conservation area, has a scheduled monument designation within the site and there are listed buildings to the north
- Located on the southern edge of Somersham accessible via a footpath connection into the village. The site has a more rural feel as the village transitions into the countryside to the south, it is largely enclosed by existing hedgerows and vegetation apart form its western edge.
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is not appropriate for development due to it being wholly covered with a scheduled monument designation.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

During the Autumn 2024 consultation on sites, comments were received from the Parish Council and Historic England expressing concern regarding impact on heritage assets. Following this, the site considered to be **inappropriate for development** due to impacts on heritage including the designated scheduled monument.

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

Site reference	Somersham 10
Site name	Land South of 35 Church Street (larger site), Somersham

Site address	Parish(es)	Site area (ha)
Land South of 35 Church Street (larger site), Somersham	Somersham	1.65

Promoter's Intentions

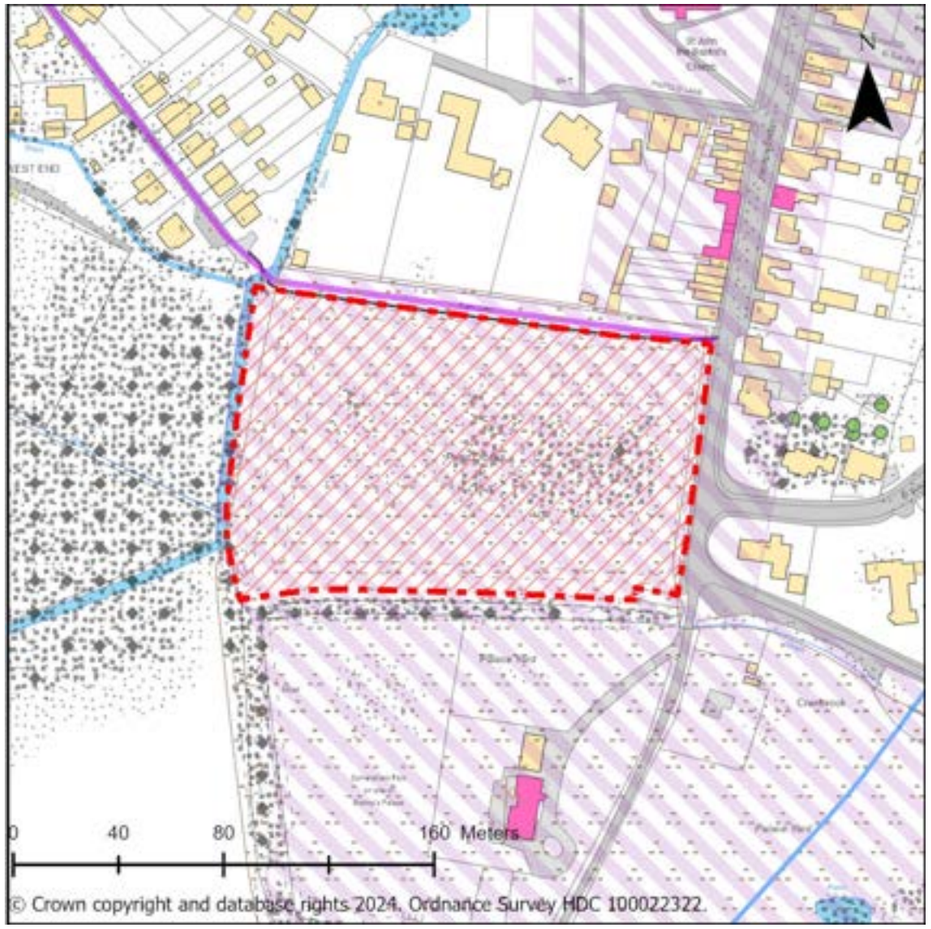
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses: • Natural green or open space uses • Biodiversity net gain opportunities	30+ starter/ affordable homes 0.8ha of the site to be used for public open space and biodiversity net gain	Available 2024 - 2028 Build out over 3 - 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:184
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 eastern edge of the site has also been submitted under Somersham 9 (CfS: 173). The site is wholly located within flood zone 1, there is risk from surface water flooding across the site with this risk being focused towards the centre of the site. It is wholly classified as grade 3 agricultural land. The site is broadly level with established hedging along each of the site's boundary which clearly enclose the site, retention of this vegetation would minimise the impact of built development. To the north and east is residential development, to the south is Park Farm and to the west is the open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run across the site. There are no nature conservation designations on site. There is a designated scheduled monument called Pond Closes within the site (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north east and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained. Additionally, the site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for it archaeological value. The site can be accessed from Church Street. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.	~
Availability The site is in single ownership who supports development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. The site promoter anticipates that the site could take between 3 and 4 years to build.	+
Achievability The site promoter identifies that gas supply and mains water supply are accessible within the site, whereas electricity supply, public highway and digital and telecommunications infrastructure are accessible from the site's boundary. The site is constrained, most notably by heritage, landscaping and surface water flooding. Masterplanning and careful design as well as engagement with necessary specialists will be required to ensure these can be adequately overcome. As highlighted the proposed mix of uses could potentially assist in overcoming these constraints by locating built development in areas of the site less at risk.	~
Deliverability / developability The site is greenfield with some constraints to overcome. The site promoter identifies that it is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. Considering that no planning application has yet been received, the site is categorised as being 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:

- Is greenfield land consisting of grade 3 agricultural land
- Within flood zone 1 but there is risk from surface water flooding across the site
- In walking distance to several local leisure and cultural facilities, a local shop and primary education
- Limited accessibility to a range of employment opportunities
- Accessible to natural greenspace
- Not constrained by nature conservation designations
- It is within the conservation area, and constrained by a scheduled monument and there are listed buildings to the north
- Located on the southern edge of Somersham accessible via a footpath connection into the village. The site has a more rural feel as the village transitions into the countryside to the south, it is largely enclosed by existing hedgrows and vegetation.

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

- Is not appropriate for development due to it being constrained by a scheduled monument designation.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

During the Autumn 2024 consultation on sites, comments were received from the Parish Council and Historic England expressing concern regarding impact on heritage assets. Following this, the site is still considered to be inappropriate for development due to impacts on heritage including the designated scheduled monument.

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

Site reference	Somersham 11
Site name	Land to the west of Parkhall Road, College Farm, Somersham

Site address	Parish(es)	Site area (ha)
Land to the west of Parkhall Road, College Farm, Somersham	Somersham	6.33ha

Promoter's Intentions

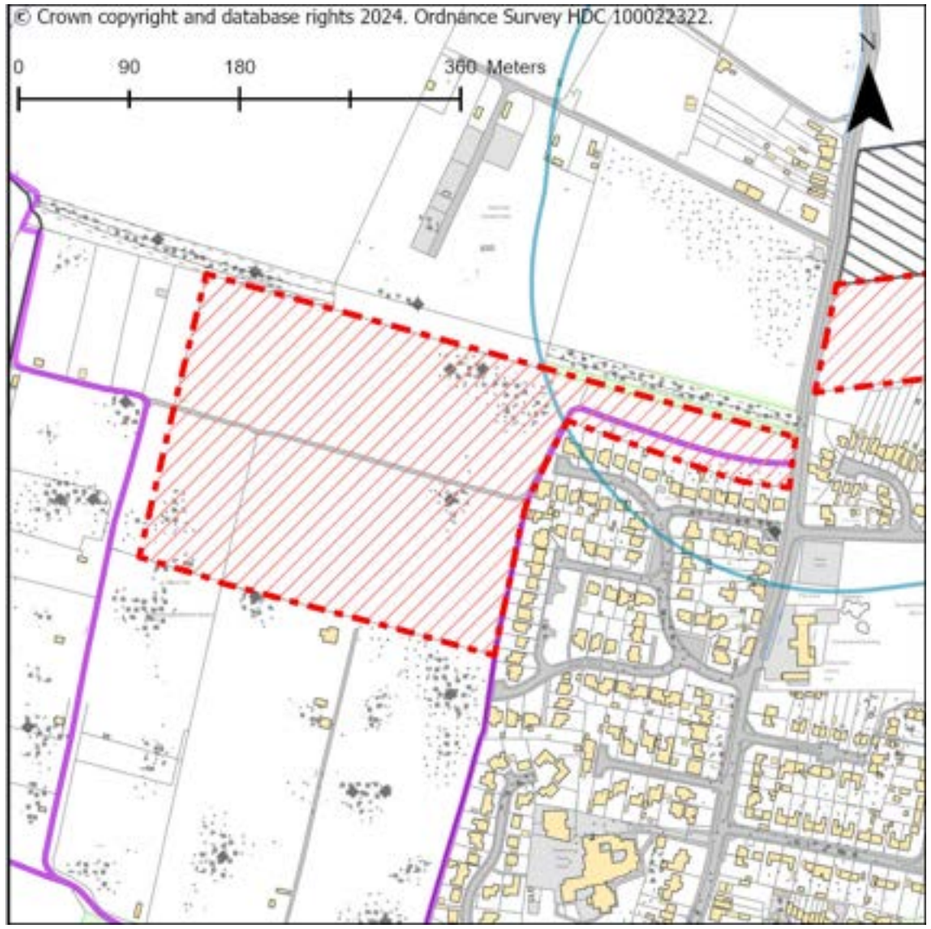
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces Biodiversity net gain opportunities	112 homes 2.93ha open spaces	Available 2024 to 2028 Build out 3 to 4 years

Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 339
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Concept Plan Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present within the site. The site is wholly greenfield grade 2 agricultural land. The site is relatively flat greenfield land. Access to the site is via Parkhall Road. The site is lined on the northern boundary by trees and a disused railway line, screening the site from the northern approach. Residential properties back onto the eastern boundary and the southern aspect of the entrance way. To the south is Somersham and District smallholdings and allotments which wrap around the site to the west. A public footpath runs from the entrance into the site before heading south along the eastern edge. A network of footpaths are present west of the site. A tree preservation order spans the north eastern boundary. Development of the site would have limited landscape impact but integration with residential properties and existing allotments and smallholdings should be considered. The entrance and main approach to the site may only be sufficient space for vehicle movements. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. Part of the eastern entrance of the site is within a sand and gravel mineral safeguarding area and water recycling area.	+
Availability The site is in individual organisational ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 3 to 4 years. It is intended that Planning permission is acquired and then the land sold to a third party for development	+
Achievability Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is located on Parkhall Road which could assist with the logistics of construction, a traffic impact assessment may be required to asses the impact of the development on the local road network. The site promoter proposes a new footpath to link up the site with the wider footpath network to the west, vehicle access from Parkhall Road, a LAP/LEAP facility, some attenuation ponds and open space. They note that Greater Cambridge Partnership has sustainable transport projects that are relevant to Somersham, the Making Connections/Future Bus Strategy Project proposes a bus corridor between Somersham and St Ives.	~
Deliverability / developability There are no known legal restrictions. There are no significant issues, however access to gas, mains water and electricity supply and digital telecommunications infrastructure would require resolution. The site is available from 2024 to 2028 and build out is expect to take 3 to 4 years. It is intended that planning permission is acquired and then the land sold to a third party for development. The site is therefore classified as developable	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- Is not constrained by fluvial flood risk, some surface water flood risk is present
- The site is wholly greenfield grade 2 agricultural land.
- The site is well located with access to a number of services and facilities including a primary school and multiple convenience stores.
- The site within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities.
- The site is within 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards. There are no heritage within or in the nearby vicinity of the site.
- Development of the site would have limited landscape impact, but a tree preservation order is located on the northern aspect of the site.
- Has no footpath to access the site, but includes public rights of way within it.
- To the south is Somersham and District smallholdings and allotments which wrap around the site to the west.

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

- Is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby.
- The site is located as such that it has the potential to be effectively masterplanned to become part of the existing community, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary.
- Is of a size that could include a wide range of types, sizes and tenures
- Requires flood mitigation.
- The entrance and main approach to the site may only be sufficient space for vehicle movements.
- Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.
- The density proposed is in keeping with the surrounding area.
- May require mitigation measures to minimise the impact tree preservation order.
- Provides opportunities exist to link to existing public rights of way to enhance active travel opportunities.
- Would require extension of the footpath link to the site to assist with safe pedestrian access to the proposed 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 6.33ha Removal of 0.70ha of land to be reserved for vehicular approach to main body of the site. 6.33ha - 0.70ha = Goss site area of 5.63ha 60% net developable area to allow for careful masterplanning to integrate existing uses with the site, retention of footpath, opportunities to link public rights of way and flood mitigation. 5.63ha x 60% = 3.378ha	Net developable area 3.378ha Residential - Market and/or affordable housing Low density of 35dph to reflect site's location within a larger village and the lower density context provided by nearby residential development. Capacity = 3.378ha x 35dph = **118 homes**	Available 2024 to 2028 Build out 3 to 5 years

Updates after the Initial Assessment

Somersham 12: Land North of Chatteris Road, Somersham

Site reference	Somersham 12
Site name	Land North of Chatteris Road, Somersham

Site address	Parish(es)	Site area (ha)
Land North of Chatteris Road, Somersham	Somersham	3.78ha

Promoter's Intentions

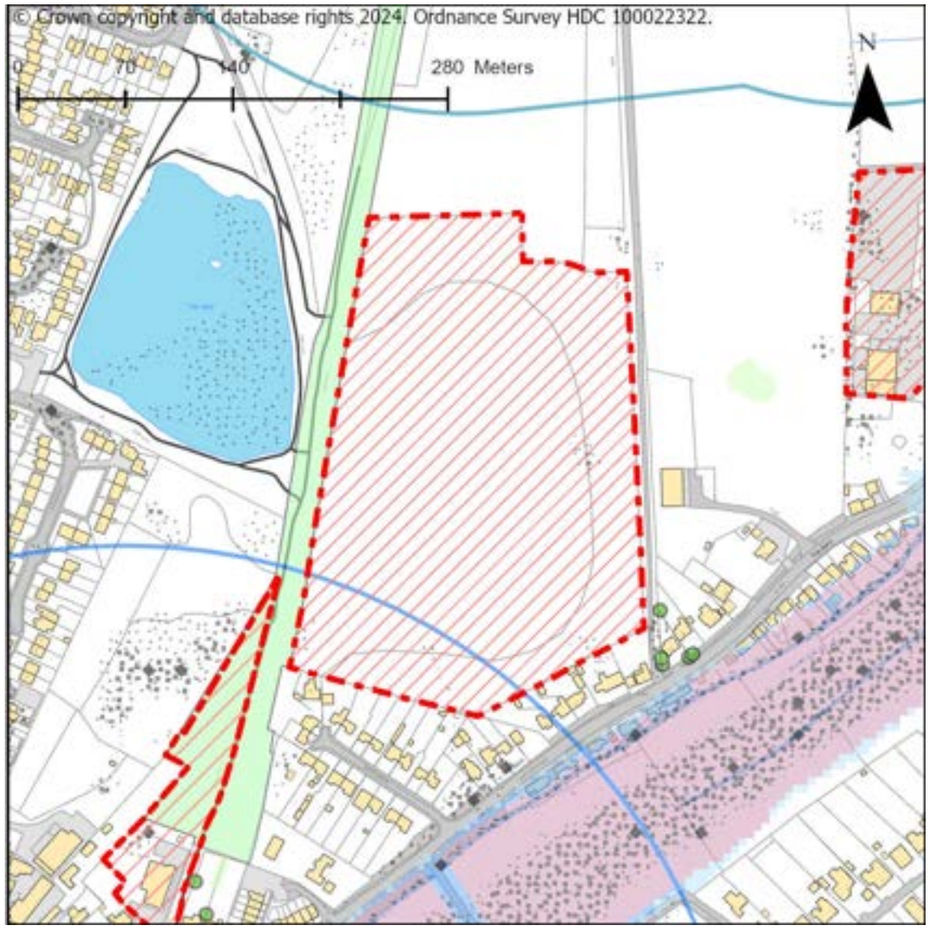
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces Biodiversity net gain	60 to 75 homes Open space to be decided	Available 2024 to 2028 Build out 3 years.

Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 350
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present, but this is minimal. The site is predominantly grade 2 agricultural land with an extremely small portion of site grade three in south. The site is relatively flat. The site is wholly greenfield and surrounded by mature trees. Residential properties and back gardens bound the southern edge. Residential housing allocation SM5 North of The Bank, Somersham sits east of the site with access proposed off Chatteris Road. To the immediate west sits Somersham Local Nature Reserve a species rich site which is also used for local recreation. St Ives - March Disused Railway (Somersham) County Wildlife Site also runs along the western boundary. Development in this area has the potential to significantly negatively impact the ecology and biodiversity of the area. The Bank (a narrow track) runs from Chatteris Road along the eastern edge of the site towards the Somersham Community Orchard and forms part of a wider network of active travel leisure routes connected to the Local Nature Reserve. Pedestrian access is provided to the Local Nature Reserve from Station Approach, with this route continuing along the western edge of the site. Potential access to the site has not been provided. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site, three tree preservation orders are located on the approach to the site on The Bank. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and the south western corner is within a water recycling area.	-
Availability The site is in individual organisational ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 3 years. It is intended that Planning permission is acquired and then the land sold to a third party for development	+
Achievability Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. Potential access to the site has not been provided. Access may be required through adjacent land or land not within ownership of the landowner which could cause issues with ransom strips and viability of the site, thus affecting delivery. The Bank (a narrow track) runs from Chatteris Road along the eastern edge of the site, however this is flanked by residential properties and tree preservation orders, meaning substantial access for motorised vehicles may prove unachievable. A traffic impact assessment may be required to asses the impact of the development on the access proposals and local road network. Alternative potential access could be from Station Approach, currently used as pedestrian access to Somersham Local Nature Reserve, vehicular access from this approach could have a significant detrimental impact on the ecology and biodiversity of the site. Both access options has the potential to restrict pedestrian movement and active travel opportunities within the locality and impact on the safety of users. No evidence has been provided to address this issue. Residential development and the potential removal of some trees surrounding the site also have the potential to detrimentally impact the ecology and biodiversity of the site and disturb the wider ecological corridor formed with the Local Nature Reserve. The site promoter notes that an ecological assessment would be carried out with relevant surveys undertaken to ensure there is no harm incurred upon the existing habitats and wildlife that may be present in the site, with any recommended mitigation measures to be undertaken if required. They note that Greater Cambridge Partnership has sustainable transport projects that are relevant to Somersham, the Making Connections/Future Bus Strategy Project proposes a bus corridor between Somersham and St Ives.	-
Deliverability / developability There are no known legal restrictions. Significant constraints include access to the site, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor. Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. The site is classified as not developable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to significant constraints including access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site was considered inappropriate for development due to significant constraints including access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications.	N/A	N/A

Updates after the Initial Assessment

Somersham 13: Land East of Chapel Field Lane, Somersham

Site reference	Somersham 13
Site name	Land East of Chapel Field Lane, Somersham

Site address	Parish(es)	Site area (ha)
Land East of Chapel Field Lane, Somersham	Somersham	0.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Between 2 and 8 homes	Available 2024 - 2028 Build out over 1 year

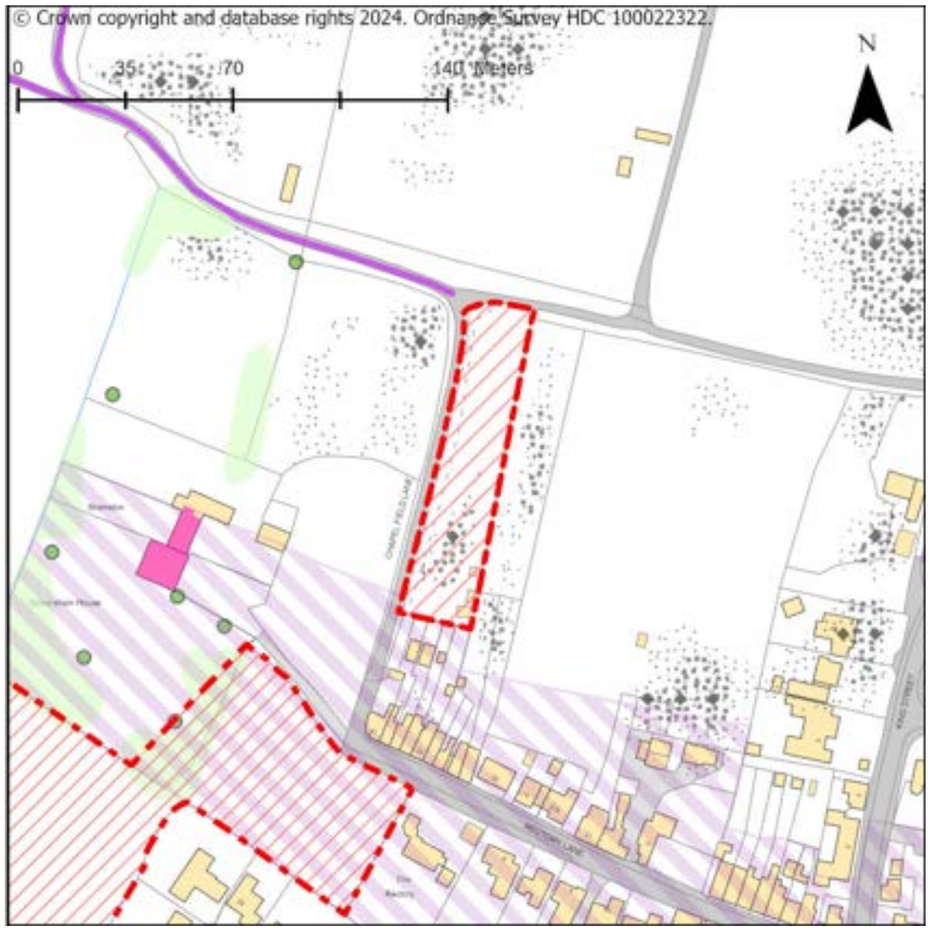
Core information

How was the site identified?	Ongoing Call for Sites 2023 submission - site reference - CfS:23-2417
Relevant planning history	• None relevant • Part of the site was assessed in the HELAA (2017) (site reference: 032 - East of Chapel Field Lane, Somersham). The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Garden 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	While the site is below 0.25ha, the site promoter states that between 2 and 8 homes could be accommodated on the site.	Pass



Assessment of Site Potential

Suitability and constraints The site is wholly located within flood zone 1 with some risk from surface water flooding in the southern part of the site. It is wholly classified as grade 2 agricultural land. The site is broadly level There is established hedging along each of the site's boundary which clearly enclose the site, retention of this vegetation would minimise the impact of built development. There are also trees within the site as well as some sheds. The site is located to the east of Chapel Field Lane on the western edge of Somersham. To the south is residential development and to the north is allotments. East of the site is a field, beyond which is residential development. To the west of the site is open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Its southern boundary does however adjoin the conservation area and it is some 70m east of the grade II listed Somersham House. While heritage is a constraint, given the enclosed nature of the site, development of the land is less less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained. The site can be accessed from Chapel Field Lane, however this is a narrow single lane route with no footpath connection. The site is greenfield with some existing sheds on site, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site has multiple owners being within the ownership of a family. Development of the site is supported by all landowners. There are no known legal restrictions impacting the site. The site promoter states that is intended to acquire planning permission and then sell the site to a third party for development. They state the site will be available between 2024 and 2028 and take about 1 year to build out.	+
Achievability The site promoter states that all access and services are accessible from the site boundary. As highlighted, constraints relating to heritage could largely be overcome by retaining the existing established vegetation on the site. Access is however a key constraint with Chapel Field Lane being a narrow lane. The site is also long and narrow which makes development in design terms more challenging.	~
Deliverability / developability	~

The site is greenfield with some constraints to overcome relating to heritage, landscaping and access. The site promoter states that is intended to acquire planning permission and then sell the site to a third party for development with the site being available for development between 2024 and 2028. The site is categorised as being 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:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 but there is some risk from surface water flooding
- In walking distance to several local leisure and cultural facilities, a local shop and primary education
- Limited accessibility to a range of employment opportunities and natural greenspace
- Not constrained by nature conservation designations
- It is adjacent to the conservation area and a listed building
- Located on the western edge of Somersham with very limited accessibility via suitable vehicle and pedestrian routes into the village. The site has a more rural feel as the village transitions into the countryside to the west, it is largely enclosed by existing hedgrows and vegetation. The site is narrow making designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement.
- Successful integration and and effective integration of built development into the existing place and community is challenging
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is considered not appropriate for development due to its potential harm to the character of the village and landscape.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Somersham 14: Somersham Telephone Exchange

Site reference	Somersham 14
Site name	Somersham Telephone Exchange

Site address	Parish(es)	Site area (ha)
Somersham Telephone Exchange, High Street, Somersham, PE28 2JD	Somersham	0.69

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2-29 - 2034 Build out over 1 - 2 years

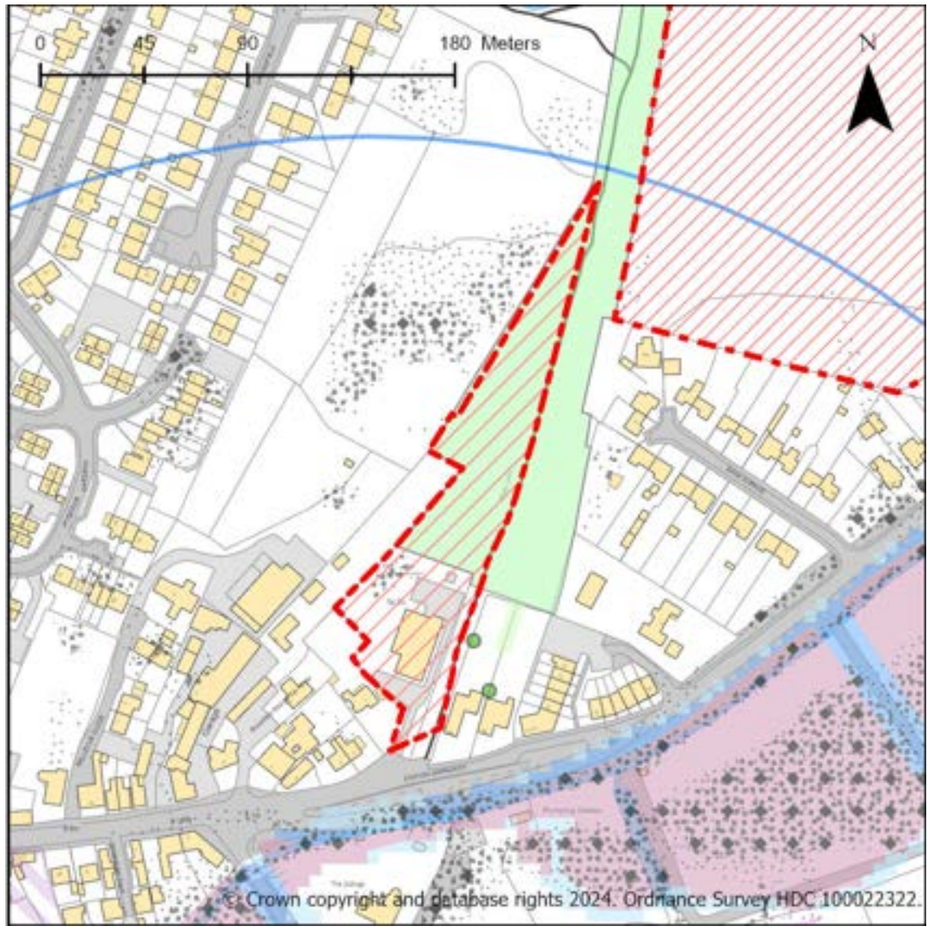
Core information

How was the site identified?	Ongoing Call for Sites 2023 submission - site reference - CfS:23-2418
Relevant planning history	None relevant
Land type	Partly previously developed and partly greenfield land
Current use of the site	Telephone Exchange and part CWS
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	Part of the site includes St Ives - March Disused Railway (Somersham) County Wildlife Sites.	Pass
Within mineral development area or water recycling area	All of the site is located within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is 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 amenity.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is located within 400m of a water recycling area. In addition, part of the site includes St Ives - March Disused Railway (Somersham) County Wildlife Sites.	N/A	N/A

Updates after the Initial Assessment

Somersham 15: Parkhall Nursery & Garden Centre, Somersham

Site reference	Somersham 15
Site name	Parkhall Nursery & Garden Centre, Somersham

Site address	Parish(es)	Site area (ha)
Parkhall Nursery & Garden Centre, Somersham	Somersham	1.01

Promoter's Intentions

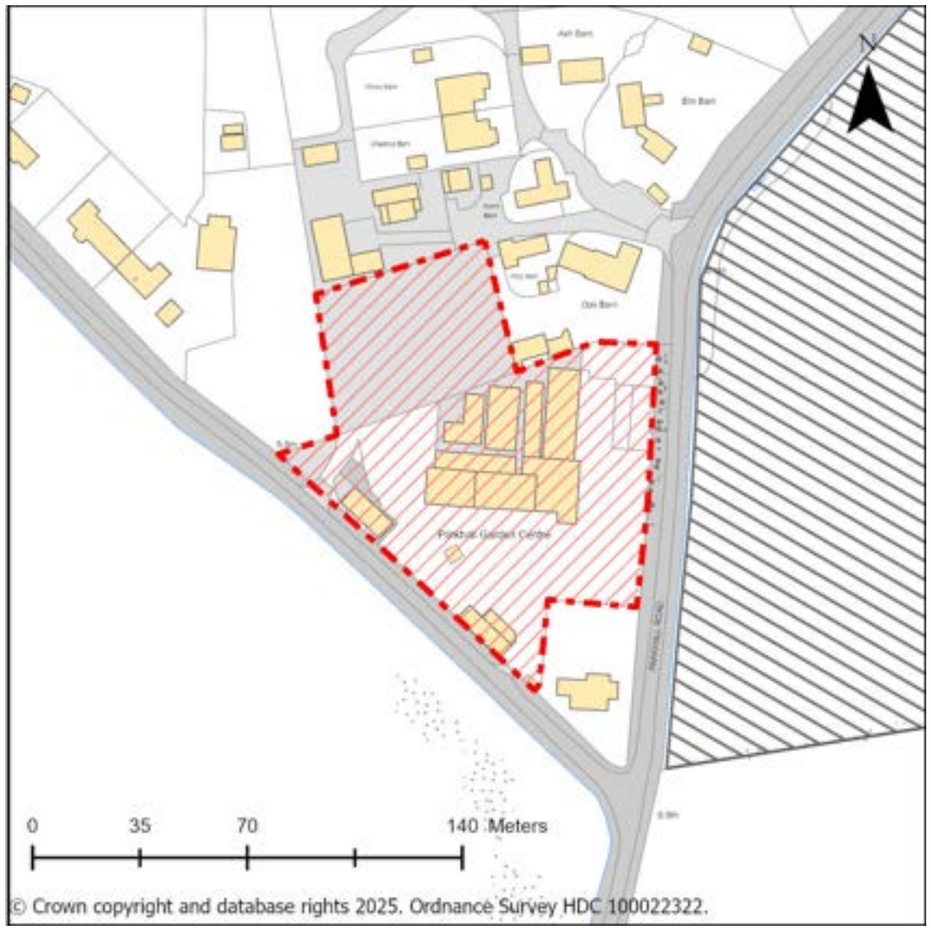
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Up to 20 - 30 homes	Available 2029 - 2034 Build out over 1 to 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24169
Relevant planning history	Various planning history related to the site's current use as a plant nursery and garden centre most recently: • 20/02407/FUL for the construction of a horticultural storage building which was approved in April 2021; • 21/02191/FUL for a single storey structure to form extension which was approved in November 2021; • 24/00426/FUL for the erection of horticultural storage building which was approved in June 2024; and • 24/01108/NMA for a non-Material Amendment to 24/00426/FUL to amend the block plan to retain access to the greenhouse. This was approved in August 2024.
Land type	Wholly previously developed land
Current use of the site	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	The site wholly lies within the buffer zone around the Somersham Waste Management Area. At its closest point, the site is within 20m of the WMA. No assessment has been provided at this stage on the potential impact of the development on the WMA or on the amenity impact of locating development in such close proximity to it.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within 20m of the Somersham Waste Management Area (WMA) and within the consultation area for the WMA.	N/A	N/A

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again highlighting it is previously developed and considers ecological concerns are untested. No substantive new evidence provided to overcome fundamental constraints and concerns remain regarding the site's sustainability due to its detachment of the site from Somersham.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of development on the MWA or on the amenity impact of locating development in such close proximity to it.

Somersham 16: Land off Robert Avenue, Somersham

Site reference	Somersham 16
Site name	Land off Robert Avenue, Somersham

Site address	Parish(es)	Site area (ha)
Land off Robert Avenue, Somersham	Somersham	2.86

Promoter's Intentions

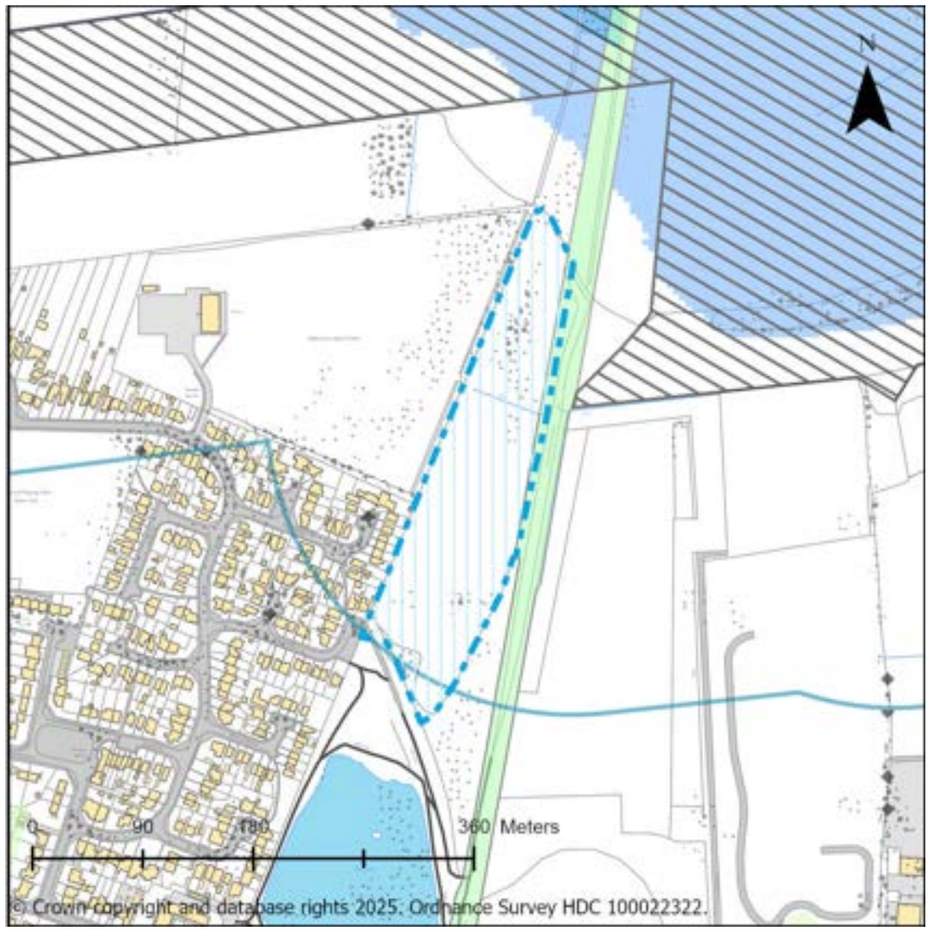
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open spaces: • Natural, green or open space • Biodiversity net gain opportunities	35 - 40 homes 1.61ha for natural, green or open space and biodiversity net gain opportunities	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:23-24209
Relevant planning history	The site was assessed in the HELAA (2017) (site reference: East of Robert Avenue, Somersham) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Indicative Site Layout Plan (drawing no. C.2925a) (November 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	The eastern edge of the site partially includes the East of Robert Avenue, Somersham County Wildlife Site.	Pass
Within mineral development area or water recycling area	The vast majority of the site is within the buffer zone around the Somersham Waste Management Area. At its closest point, the site is within 25m of the WMA. No assessment has been provided at this stage on the potential impact of the development on the WMA or on the amenity impact of locating development in such close proximity to it. However it is noted from the indicative site layout plan submitted that the northern half of the site will be for open space and BNG opportunities.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a waste management area and is currently greenfield land. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of development on the MWA or on the amenity impact of locating development in such close proximity to it.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within 25m of the Somersham Waste Management Area (WMA) and within the consultation area for the WMA.	N/A	N/A

Updates after the Initial Assessment

In response to the Spring 2025 consultation on additional sites the site promoter sought to address concerns regarding proximity to the WMA by reducing the site area of the site to 1.25ha to only include land for residential development:

They recognise the site remains within the consultation area of the WMA. No assessment on impact on the WMA or its restoration have been provided or the potential impact on residential amenity. As such the site still fails the fundamental constraints. Additionally, the Highways Authority commented that based on the red line boundary there appears to be insufficient access to serve the site. Access arrangements have not been detailed in the site promoter's comments and there appears to be a potential ransom strip between it and Robert Avenue.

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

Site reference	Somersham 17
Site name	Land on the West Side of Parkhall Road, Somersham

Site address	Parish(es)	Site area (ha)
Land on the West Side of Parkhall Road, Somersham	Somersham	2.91

Promoter's Intentions

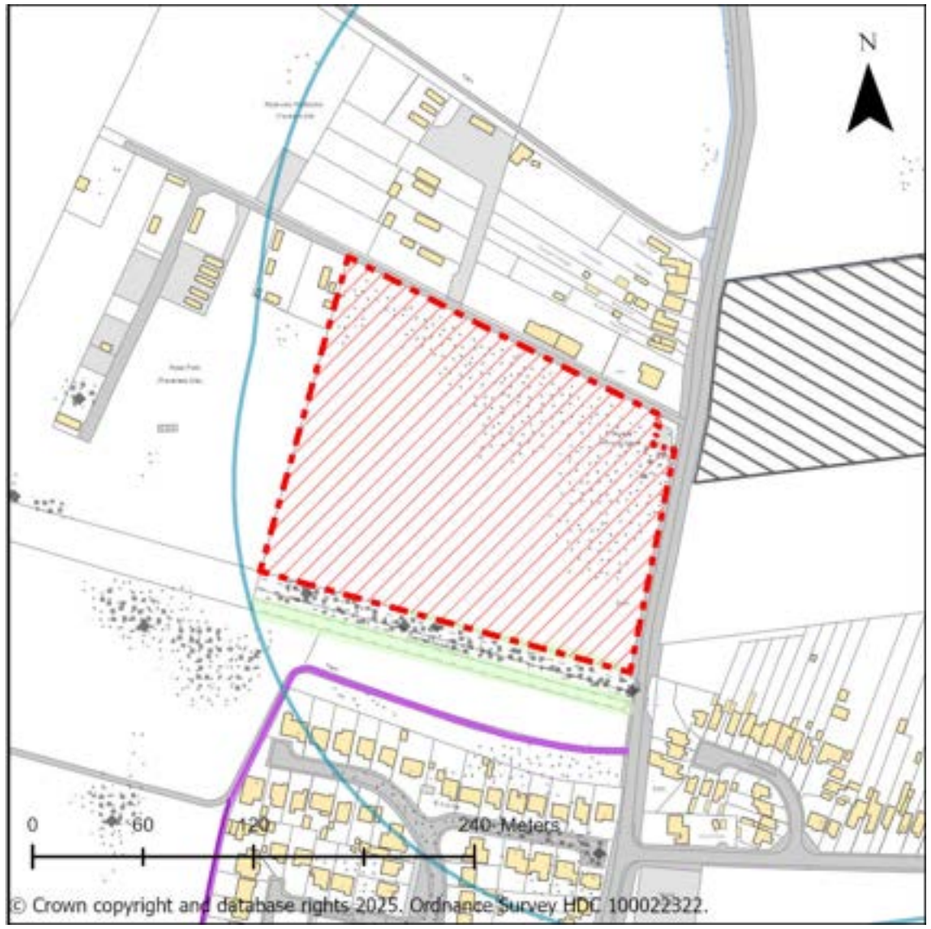
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	70 homes	Available 2024 - 2028 Build out over 2 to 3 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24247
Relevant planning history	The site was assessed in the HELAA (2017) (site reference: West of Parkhall Road, Somersham) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	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 wholly lies within the buffer zone around the Somersham Waste Management Area. At its closest point, the site is within 20m of the WMA. No assessment has been provided at this stage on the potential impact of the development on the WMA or on the amenity impact of locating development in such close proximity to it.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1, but there is some surface water flood risk present along the northern and eastern edges and towards the centre of the site which may impact the point of access into and out of the site. The site is wholly greenfield and classified as grade 2 agricultural land. The site is broadly level. It benefits from some established vegetation along its southern edge but is generally quite open on its remaining boundaries. The site is located on the northern edge of the built form of Somersham, it is separated by an open field and dense trees and vegetation along its southern edge which covers the dismantled railway. Some of these trees and vegetation is protected by a Tree preservation	~

Order. To the north are several residential properties in a linear form along Parkhall Road. To the east is open countryside and the former landfill site which is being restored. To the west is Rose Field Traveller Site. There is no known pollution or contamination on site but this may require further investigation considering the the pumping station on site. There are no nature conservation designations or heritage assets located within the site. Access to the site could be achieved from Parkhall Road. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a mineral safeguarding area for sand and gravel. It is beyond 400m of a water recycling area. It does adjoin a waste management area, Somersham Landfill is currently undergoing restoration, development of this site must not prejudice the existing or future use of the area and that development does not adversely affect the restoration and aftercare of the quarry.	
Availability The site is in the ownership of a single family and a developer is involved with the site but there is no legal agreement between the housebuilder and the landowner to date. Development of the site is supported by the landowner. There are no known legal restrictions. The site promoter states the site is available between now and 2028 and it is intended to deliver the site directly by a housebuilder. They state it will take two to three years to build out.	+
Achievability Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. The public highway is accessible form the site boundary. There is an Anglian Water pumping station located in the north eastern corner of the site. There is no known pollution or contamination on site but this may require further investigation due to the presence of the pumping station. There is surface water flood risk across the site which is most prevalent along the northern and eastern edges and towards the centre of the site which will require mitigation and further assessment. Additionally, the TPO located to the south will need to be retained and access will for the proposed development will require further scoping. Integration of the site with surrounding uses and the wider village will need to be explored further.	~
Deliverability / developability There is an Anglian Water pumping station on site which will require discussion with Anglian Water and will shape the masterplan for the site. There are no significant issues to overcome, however access to gas, mains water and electricity supply and digital telecommunications infrastructure would require resolution. The site is available between	~

now and 2028 and build out is expected to take 2 to 3 years. It is intended to deliver directly b a housebuilder who is involved with the site already but with no legal agreement. The site is therefore classified 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:

- Is not constrained by fluvial flood risk, some surface water flood risk is present
- The site is wholly greenfield grade 2 agricultural land
- The site is well located with access to a number of services and facilities including a primary school and multiple convenience stores
- The site within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities
- The site is accessible to natural greenspace
- Not constrained by heritage assets or by nature conservation designations
- Development of the site would require some enhanced landscaping and retention of TPO trees
- Could be planned to become part of the existing place and community but consideration on whether a footpath connection form the site to the village should be made and also consideration of how development can be effectively integrated with neighbouring development

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

- Is potentially appropriate for residential development that would physically relate well to the existing place and community but consideration on neighbouring uses must be considered within the landscaping and design process.
- Should incorporate appropriate sustainable drainage to mitigate surface water flood risk and retain and enhance landscape features
- Investigate feasibility of footpath connections form the site to the village along Parkhall Road

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.914ha	Residential - market and/or affordable houses	Available post 2028, subject to allocation status

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow for sufficient landscaping and sustainable drainage and allow for open space. 2.91 ha x standard proportion of 60% = **1.746 ha**	Very low density of 35 dph anticipated in keeping with surrounding densities within the village. Capacity = 1.746 ha x 35 dph = **61 homes.**	Build out over 2 years

Updates after the Initial Assessment

In response to the Spring 2025 consultation on additional sites, the site promoter submitted a Site Suitability Assessment which includes a review of air quality, odour, amenity and compatibility of the proposed use with the WMA which is currently being restored. Now that this assessment has been provided, the site passes the fundamental constraints and a full LAA and SA of the site has been undertaken. It had previously failed due it being within the consultation area for a WMA and no assessment had been provided. The site promoter also submitted a document setting out example street scenes and house types that could be used for this site. The site is now considered potentially appropriate for development.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again with information on highways and the waste management area. Sequentially more preferable sites have been selected over this site.

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

Site reference	Somersham 18
Site name	Pitches 5 - 8 Land of Chatteris Road Somersham (Legacy Park)

Site address	Parish(es)	Site area (ha)
Pitches 5 - 8 Land of Chatteris Road Somersham (Legacy Park)	Somersham	0.4

Promoter's Intentions

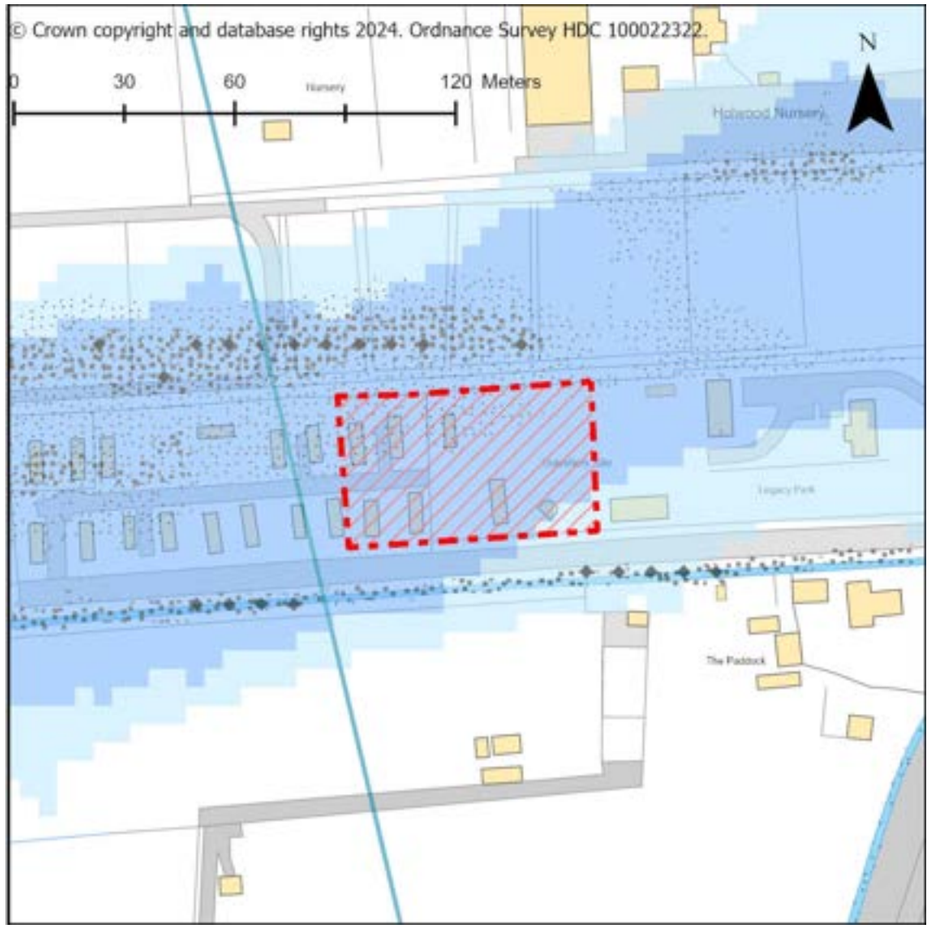
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Gypsy and Traveller pitches	4 pitches	Available 2024 - 2028 Pitches are already in place for a temporary 5 year period - seeking to make these permanent

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24248
Relevant planning history	• 18/00840/FUL permitted following an appeal in May 2024 granted permission for the Gypsy & Traveller residential use of pitches 5 -8 Legacy Park for a temporary period of 5 years
Land type	Previously developed land
Current use of the site	Residential - gypsy and traveller pitches
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but the majority of the site is within flood zone 3a with its south eastern corner being in flood zone 2.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located within Legacy Park, an established gypsy and traveller site. The site is almost wholly located within flood zone 3a apart form its south eastern corner which is in flood zone 2. The site promoter has put the site forward for the permanent use of the land for residential uses (gypsy and traveller pitches). Residential uses are classed as being more vulnerable in the NPPF. The whole of the site is classified as being grade 2 agricultural land. The site is broadly level and is clearly defined by fencing and vegetation which screen it form the wider flat landscape. To the north is Holwood Nursery, to the east and south is the open countryside. To the west are further pitches (see Somersham 19).	~
There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site or within its immediate vicinity. There is an existing access from Chatteris Road. There are existing structures on site and it is intended to retain these permanently for residential use. The site is situated in a mineral safeguarding area for sand and gravel and is beyond 400m of a water recycling site.	
Availability The site is in the ownership of a single individual who supports the existing pitches being made permanent. There are no known legal restrictions impacting the site. The site promoter states that the development will be delivered directly by the landowner and will be available between 2024 and 2028. The site promoter states that the 'site is already developed, all that is needed is to agree the removal of the conditions making the permissions temporary'.	+
Achievability The site promoter has identified that mains water supply, electricity supply and digital and telecommunications infrastructure are accessible within the site. The public highway is accessible from the site's boundary whereas gas supply is unknown. The site is already in use for gypsy and traveller pitches with this submission seeking to make these pitches permanent. They had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.	~
Deliverability / developability Making these pitches permanent is dependent on the outcomes of the Council's updated GTAA which is being prepared to support the updated Local Plan. As the outcomes have not been published to date, the site for permanent use for gypsy and traveller pitches is categorised as being developable. However, it is noted that once the outcomes are known that the site is currently in use and the pitches in place that these could be delivered immediately.	~

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:

- It is mostly within flood zone 3a
- Classified as grade 2 agricultural land but is previously developed with gypsy and traveller pitches on site. Submission seeks to make these permeant
- Remote from shops, culture and leisure facilities and green and active travel infrastructure highlighting it's unsustainable location
- Sufficiently remote from designated nature and heritage assets
- Located in the countryside away form a main settlement, it forms part of an existing gypsy and traveller site so retaining its use for the longer term would reinforce its sense of identity, place and community.
- Strong relationship with the countryside but the site is enclosed reducing the development impact.

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

- Could be appropriate for the continued use of the site for gypsy and traveller pitches but this is subject to outcomes of the updated GTAA which is being prepared to support the updated Local Plan.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Could be appropriate for the continued use of the site for gypsy and traveller pitches but this is subject to outcomes of the updated GTAA which is being prepared to support the updated Local Plan.	TBC	TBC

Updates after the Initial Assessment

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

Site reference	Somersham 19
Site name	Pitches 9 - 15 Land of Chatteris Road Somersham (Legacy Park)

Site address	Parish(es)	Site area (ha)
Pitches 9 - 15 Land of Chatteris Road Somersham (Legacy Park)	Somersham	0.25

Promoter's Intentions

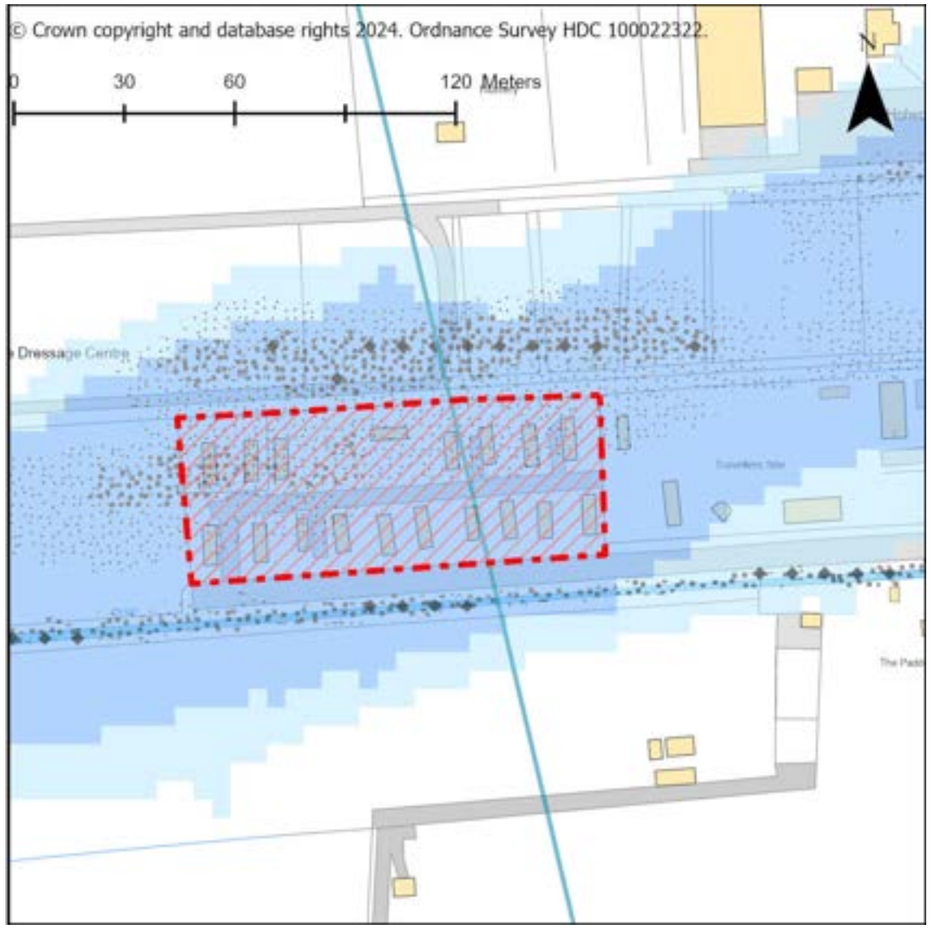
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Gypsy and Traveller pitches	7 pitches	Available 2024 - 2028 Pitches are already in place for a temporary 5 year period - seeking to make these permanent

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24246
Relevant planning history	• 23/02358/FUL grated permission in July 2024 for 9 -15 Legacy Park plus a children's play area for a temporary period of 5 years.
Land type	Previously developed land
Current use of the site	Residential - gypsy and traveller pitches
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is partially within the buffer zone of the Somersham Waste Management Area - the site shall progress to a detailed assessment as the pitches are already present on site.	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 Legacy Park, an established gypsy and traveller site. The site is wholly located within flood zone 3a. The site promoter has put the site forward for the permanent use of the land for residential uses (gypsy and traveller pitches). Residential uses are classed as being more vulnerable in the NPPF. The whole of the site is classified as being grade 2 agricultural land. The site is broadly level and is clearly defined by fencing and vegetation which screen it form the wider flat landscape. To the north is Holwood Nursery, to the west and south is the open countryside. To the east are further gypsy and traveller pitches (see Somersham 18).	~
There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site or within its immediate vicinity. There is an existing access from Chatteris Road. There are existing structures on site and it is intended to retain these permanently for residential use. The site is situated in a mineral safeguarding area for sand and gravel and is beyond 400m of a water recycling site. The site is partially within the buffer zone of the Somersham Waste Management Area - the site shall progress to a detailed assessment as the pitches are already present on site.	
Availability The site is in the ownership of a single individual who supports the existing pitches being made permanent. There are no known legal restrictions impacting the site. The site promoter states that the development will be delivered directly by the landowner and will be available between 2024 and 2028.	+
Achievability The site promoter has identified that mains water supply, electricity supply and digital and telecommunications infrastructure are accessible within the site. The public highway is accessible from the site's boundary whereas gas supply is unknown. The site is already in use for gypsy and traveller pitches with this submission seeking to make these pitches permanent. They had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.	~
Deliverability / developability Making these pitches permanent is dependent on the outcomes of the Council's updated GTAA which is being prepared to support the updated Local Plan. As the outcomes have not been published to date, the site for permanent use for gypsy and traveller pitches is categorised as being developable. However, it is noted that once the outcomes are known that the site is currently in use and the pitches in place that these could be delivered immediately.	~

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:

- It is wholly within flood zone 3a
- Classified as grade 2 agricultural land but is previously developed with permission for gypsy and traveller pitches on site. Submission seeks to make these permeant
- Remote from shops, culture and leisure facilities and green and active travel infrastructure highlighting it's unsustainable location
- Sufficiently remote from designated nature and heritage assets
- Located in the countryside away form a main settlement, it forms part of an existing gypsy and traveller site so retaining its use for the longer term would reinforce its sense of identity, place and community.
- Strong relationship with the countryside but the site is enclosed reducing the development impact.

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

- Could be appropriate for the continued use of the site for gypsy and traveller pitches but this is subject to outcomes of the updated GTAA which is being prepared to support the updated Local Plan.

HDC's Delivery Calculations

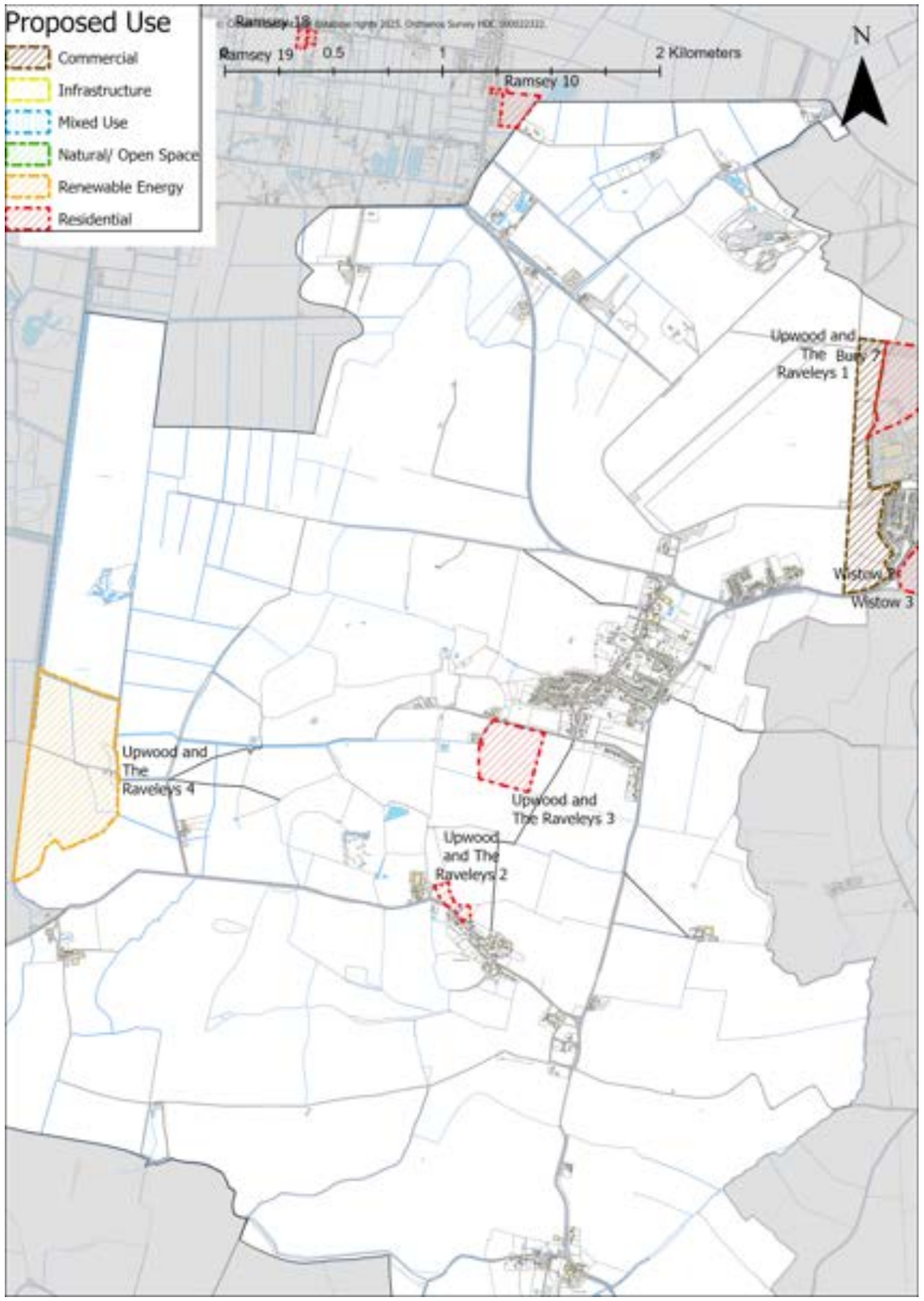
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Could be appropriate for the continued use of the site for gypsy and traveller pitches but this is subject to outcomes of the updated GTAA which is being prepared to support the updated Local Plan.	TBC	TBC

Updates after the Initial Assessment

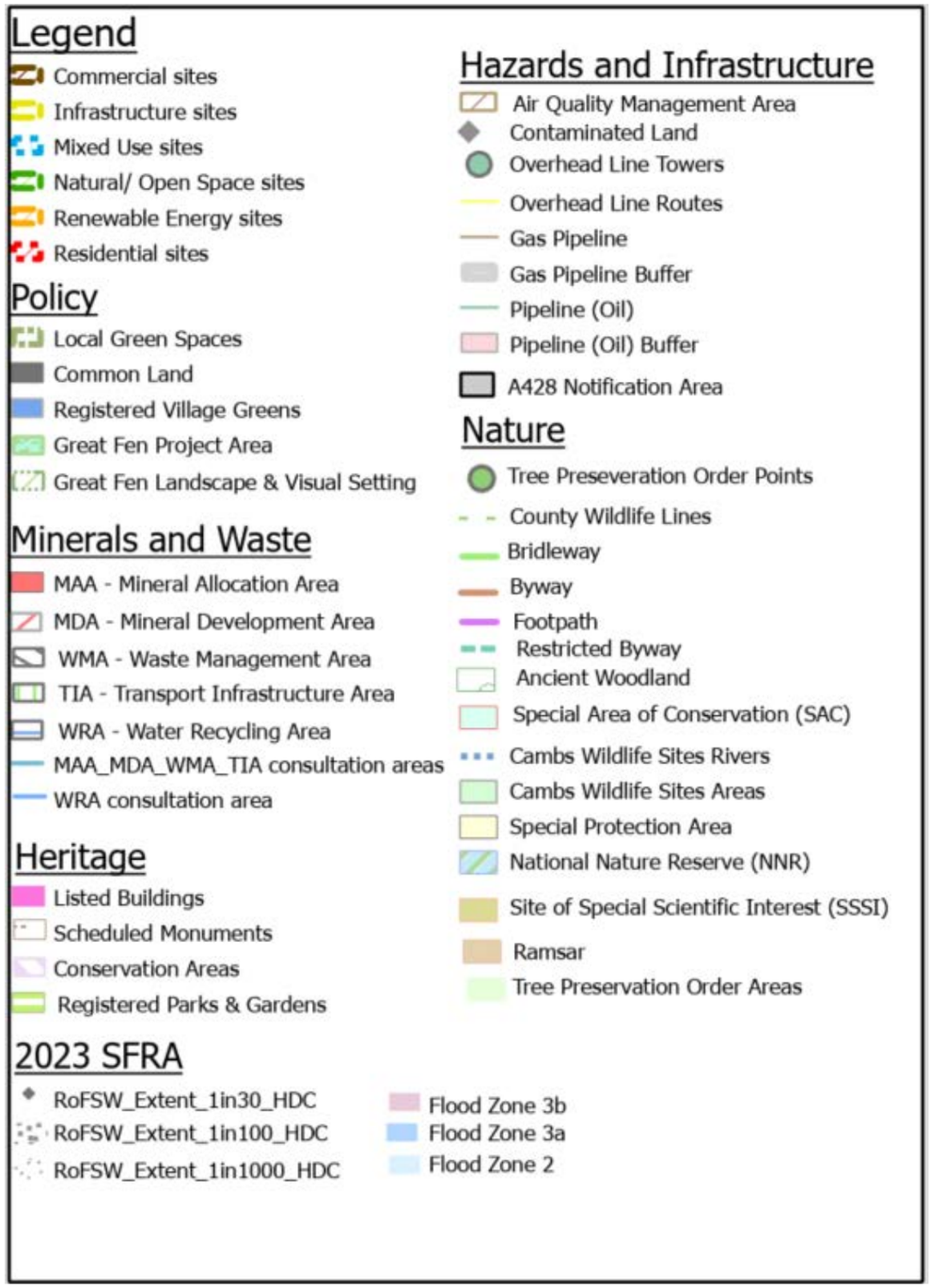
Upwood and The Raveleys

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

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



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



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

Site reference	Upwood and The Raveleys 1
Site name	RAF Upwood - Phase 4, Upwood

Site address	Parish(es)	Site area (ha)
RAF Upwood - Phase 4, Upwood	Upwood and The Raveleys	14

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment Open space uses: • Natural, green or open spaces The site promoter states that the site could also deliver residential development	Approximately 19,500 sqm 9.2ha of natural, green or open spaces	Available 2024 - 2028 Build out over 3 - 4 years

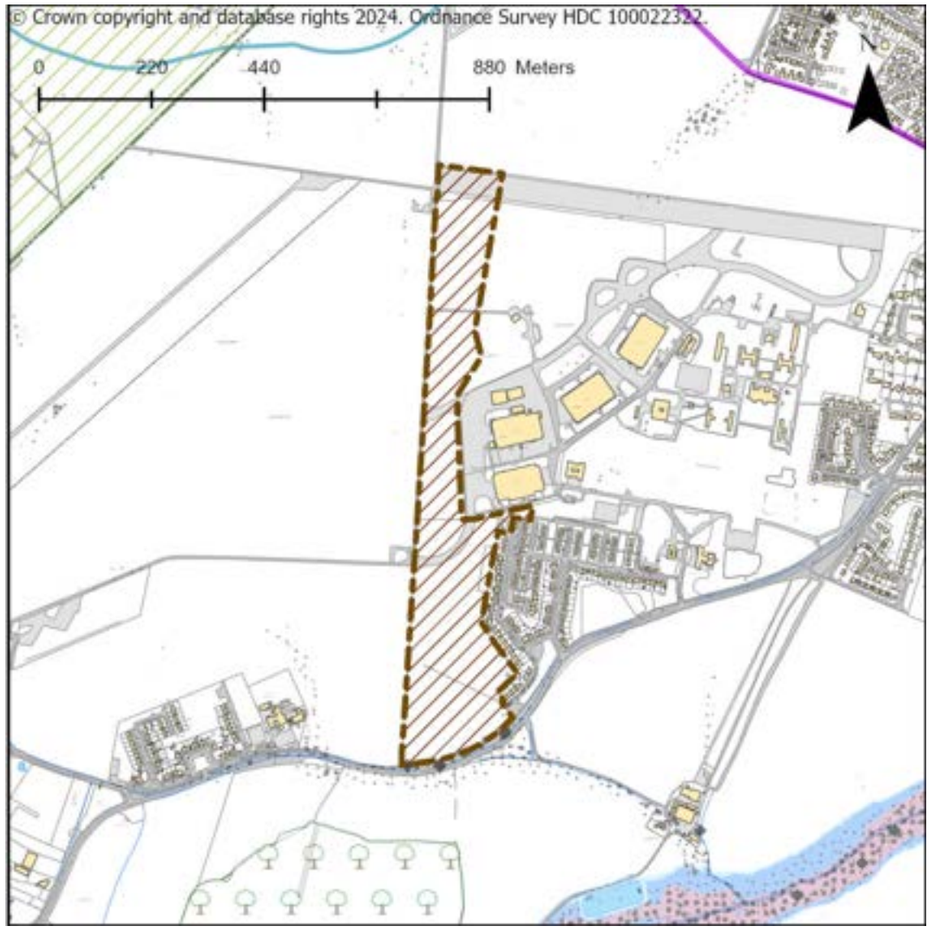
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 82
Relevant planning history	None relevant on the site but land adjoining the site has planning history: • Phase One - 20/00161/REM for the development of 160 new dwellings. This was approved in September 2020 • Phase Two - 21/00572/FUL for the demolition of existing redundant buildings and infrastructure, residential development of 317 dwellings, with associated highways, infrastructure and open space. As at June 2024, the application is pending consideration.
Land type	Wholly greenfield land
Current use of the site	Former RAF airbase
Supporting information	• Call for Sites Cover Letter (June 2023) • RAF Upwood Phase Four Vision Document • Proposed Access Arrangement Plan (drawing number: RU3-BWB-XX-XX-DR-TR-0002) (May 2023) • Transport Technical Note (document reference: RU3-BWB-GEN-XX-RP-TR-0001) (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 This site proposes a fourth phase to the current redevelopment of RAF Upwood. It is located to the west of Phases One and Two. A Phase Three site has also been submitted (see Bury 7 for the assessment of this site).	+
The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. It is wholly classified as non-agricultural land. The site forms the western edge of RAF Upwood and is fairly narrow north of Rose Lane which runs through the site and provides a vehicular connection to Upwood Air Park from Ramsey Road. Land levels within the site slope by some 10m from the highest points of the site in the north of the site to its lowest in the south along Ramsey Road. Development in the north of the site compared to the south would be much more visible in the landscape. There are existing trees and vegetation along the site's eastern edge and also a hedgerow that runs diagonally through the southern part of the site. There are intermittent trees along its southern edge on Ramsey Road as well as security fencing. The submitted Vision Document details how built development is not proposed in the north part of the site but will instead be concentrated to the south of Rose Street and that the existing vegetation will be retained. To the east of the site is Upwood Air Park an area of land in commercial use and which will remain so under the lease of the land, also east of the site is residential development. To the north and west is open countryside. To the south is Ramsey Road and beyond that further countryside. There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The Vision Document details that access to the site is proposed from Ramsey Road with the access via Rose Lane retained as this serves Upwood Air Park. The site promoter has submitted an access arrangements plan detailing the connection from Ramsey Road into the site. This plan is supported by a Transport Technical Note for Phases Three and Four. Engagement with Cambridgeshire County Council will be required to assess this further and ensure effective integration of the site. While the site forms part of the former airfield, it is greenfield itself, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single developer company who supports its development. There are no known legal restrictions impacting the site. The site promoter intends the site to be delivered by a master developer. The site is expected to be available between 2024 and 2028 and take 3 to 4 years to complete.	+
Achievability The site promoter identifies that all access and services are accessible from the site boundary apart from mains water supply which is unknown. The site has some topographical challenges to overcome but the submitted Vision Document shows how the site promoter	+

anticipates to overcome these. There are very few physical constraints to also overcome. The site promoter has submitted the site for a commercial use which would could be integrated to the Upwood Air Park utilising an existing access. It would also provide employment development that could be integrated with the wider redevelopment of the RAF site. However, the point of access is from Ramsey Road and it is not proposed to provide a link to the adjoining residential development to the east of the site. Opportunities to provide connections and therefore aid integration with the wider site should be explored further. It is noted that the site promoter also states that the site could provide residential development alongside employment development or instead of depending on 'the needs of the council'.	
Deliverability / developability The site is greenfield with no structures to clear and there are few major constraints to overcome. The site promoter seeks to deliver the site via a master developer and anticipates that the site will be available between 2024 and 2028. It adjoins an existing site allocation in the Huntingdonshire Local Plan to 2036. Considering that there is no live planning application on the site and the need for further technical work and engagement, the site is categorised as being 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:

- Is greenfield consisting of land classified as being non-agricultural land
- Is not constrained by flood risk
- In walking distance to services, shops and employment opportunities within Upwood, Bury and Ramsey
- Good accessibility to public transport via bus
- Not accessible to natural green space
- Not constrained by heritage designations but is about 200m from Rolts Wood CWS and about 1km from Upwood Meadows National Nature Reserve
- Could provide local employment opportunities and support the vitality of Upwood Air Park and provide complimentary employment to the adjoining redevelopment of former RAF Upwood which is residential led
- It can be effectively masterplanned to become part of the evolving place and community as part of the ongoing redevelopment and the growing community at the former RAF Upwood and is compatible with nearby uses.

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

- Is considered to be potentially appropriate for development. This is dependent on successful integration and physical connections being made with the wider site including Upwood Air Park.
- Development should be focused on its southern half with the site north of Rose Lane being used for green infrastructure and landscaping
- Has its own access from Ramsey Road meaning that development is not dependent on other phases of the wider ongoing redevelopment

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 14ha but 9.2ha of the site is proposed for natural green or open space. This leaves 4.8ha of the site for employment uses. 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 The site promoter has not specified the type of employment that could be delivered on the site, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity: 0.40 plot ratio x 4.8 ha = 1.92 ha of land for employment uses equating to **19,200 sqm**.	Available 2028, subject to allocation Build out over 3 - 4 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Vision document, transport note and landscape and visual impact assessment in support of the site and Phase 3 setting out how constraints will be overcome and the potential layout of development.

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

Site reference	Upwood and The Raveleys 2
Site name	Village Field, Raveley Road, Great Raveley

Site address	Parish(es)	Site area (ha)
Village Field, Raveley Road, Upwood	Upwood and The Raveleys	0.99

Promoter's Intentions

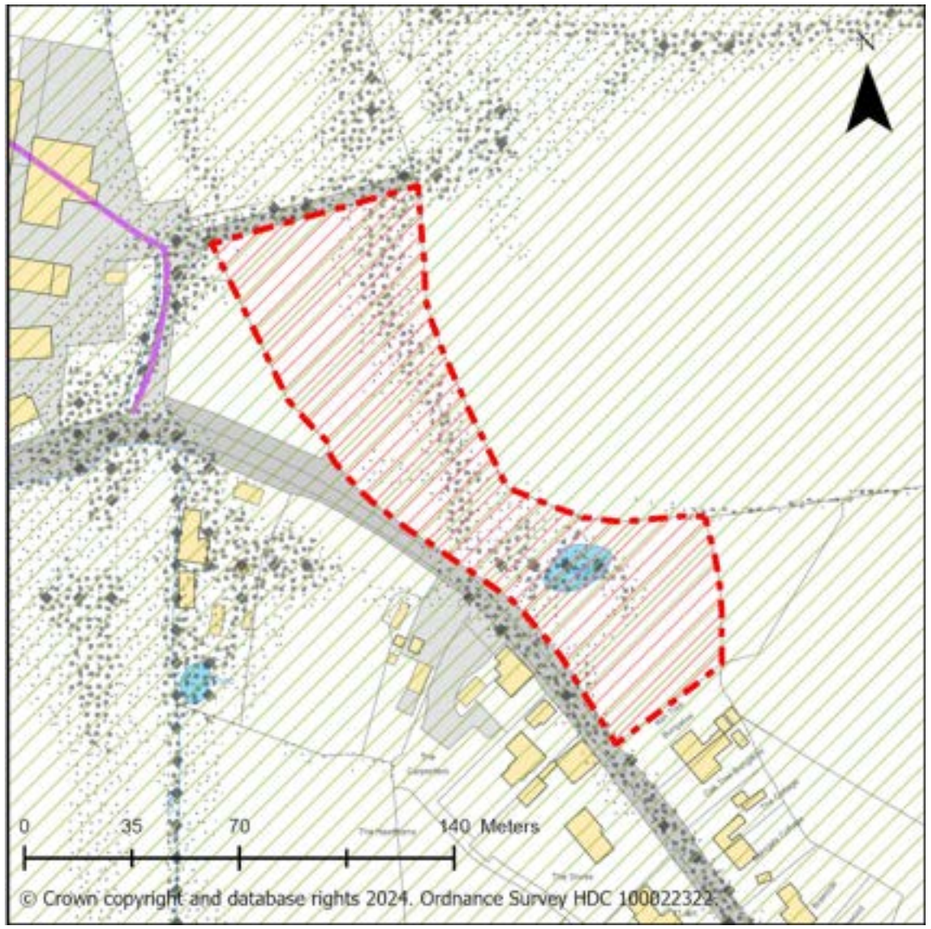
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	5 - 7 homes	Available 2023 Build out over 1 year

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:287
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 whole of the site is within flood zone 1, there is some surface water flood risk across the site. There is also a pond within the site. The site is wholly classified as grade 3 agricultural land. The site slopes gently down from its northern edge towards Raveley Road. The land slopes by approximately 5m across the site. It lowest point is its north western edge which is some 5m or so lower than its south eastern edge. A low hedgerow runs along its northern edge and also along its frontage on Raveley Road, these provide clear boundaries to the site but as they are low there are still longer landscape views. There is a cluster of trees to the west of the site which adds to the rural nature of the site and also provides some screening to the adjacent farm. There is loosely knit residential development to the south and east of the site with the open countryside to the north and west. There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles running along the site's frontage and also electricity poles running through the site. There are no nature conservation designations or heritage assets on site. It is however within the landscape and visual setting of the Great Fen. The site could be accessed from Raveley Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. The site promoter suggests the land is available now and take 1 year to build out.	+
Achievability The site promoter identifies that electricity supply, the public highway and digital and telecommunications infrastructure are accessible form the site boundary. They identify that mains water supply is accessible within the site but that gas supply unknown but considered to not be immediately accessible. There are telegraph poles running along the site's frontage and also electricity poles running through the site. This will impact the layout of development within the site but the site promoter states that the electricity supply could be put underground. It is unclear at this stage how viable this will be to do, engagement with utility providers will also be required on this aspect. There are some topographical considerations to consider relating to the slope of the land, relationship with the landscape and the Great Fen as well as surface water flood risk present. Masterplanning and careful design may be able to overcome these.	~
Deliverability / developability	~

The site is greenfield with no structures on site to clear however the presence of telegraph and electricity poles constrain development which may impact the viability of proposals to overcome. The site promoter seeks to planning permission for the site and then sell it to a third party for development. Even though the site promoter states the site is available now, the proposal being not a rural exceptions scheme is contrary to current policy so an allocation status would be required. Therefore, the site site is categorised as being 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:

- Is greenfield land consisting of grade 3 agricultural land
- Within flood zone 1 with some risk from surface water flooding
- Very limited accessibility to local leisure and cultural facilities, shops and employment opportunities
- Primary education is located within the neighbouring village of Upwood
- Accessible to natural green space
- Not constrained by heritage designations but it is about 1km from Upwood Meadows National Nature Reserve and is within the landscape and visual setting of the Great Fen
- Located on the northern edge of the linear built form of Great Raveley, development along the frontage would be of a scale that would retain the character of the area. In depth development on the part of the site that starts to extend into the countryside would result in greater impact. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development.
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate landscaping.
- There are telegraph poles running along the site's frontage and also electricity poles running through the site. This will impact the layout of development within the site but the site promoter states that the electricity supply could be put underground. It is will need to be further scoped if this is possible and viable to do.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.99ha 50% net developable area to focus development along the frontage of Raveley Road and to allow sufficient landscaping and accommodating the pond and utilities within the site. 0.99 ha x standard proportion of 75% = **0.495 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.74 ha x 25 dph = 12 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 **7 homes**.	Available post 2028, subject to allocation status Build out over 1 year

Updates after the Initial Assessment

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

Site reference	Upwood and The Raveleys 3
Site name	Upwood Field, Meadow Lane, Upwood

Site address	Parish(es)	Site area (ha)
Upwood Field, Meadow Lane, Upwood	Upwood and The Raveleys	7.2

Promoter's Intentions

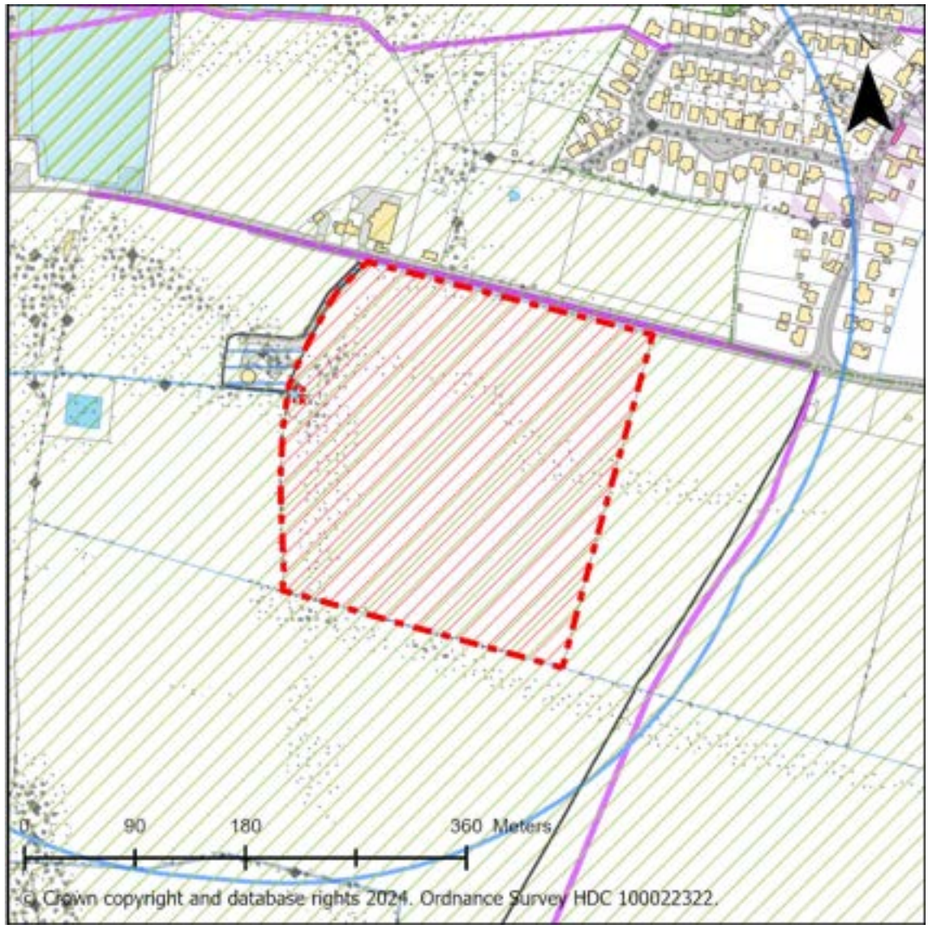
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 1 -3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:288
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 is adjacent to a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is adjacent to 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 amenity.

Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is adjacent to a water recycling area.	N/A	N/A

Updates after the Initial Assessment

Following the Autumn 2024 consultation, the name of the site was amended to be Meadow Lane rather than Road.

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

Site reference	Upwood and The Raveleys 4
Site name	Finlays Bridge, Northwest of Great Raveley

Site address	Parish(es)	Site area (ha)
Finlays Bridge, Northwest of Great Raveley	Upwood and The Raveleys	30.28

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: • Renewable energy	30.28ha solar farm	Available 2024 - 2028 Build out over 9 - 12 months

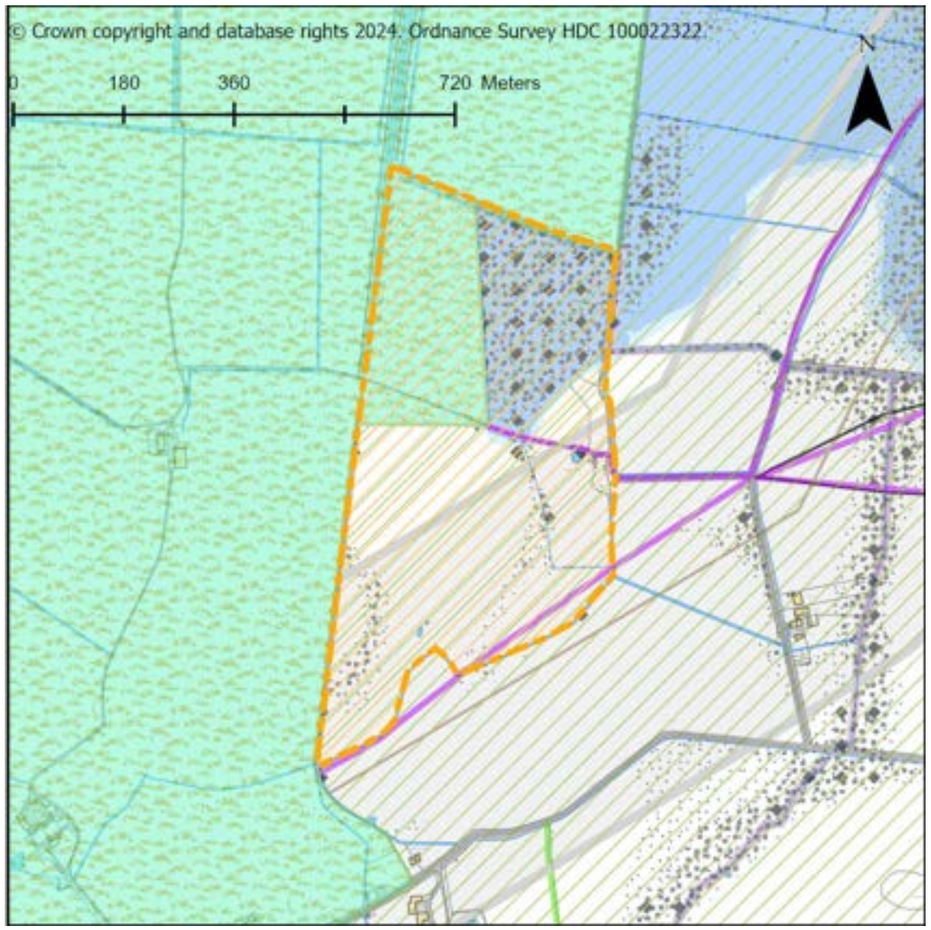
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24290
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 but the northern half of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None but the north western corner of the site is within the Great Fen.	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 Almost all of the northern half of the site is located within flood zones 2 and 3a. In this half of the site there is also substantial risk from surface water flooding. Two thirds of the site is classified as being grade 3 agricultural land whereas the northern third is classified as grade 2. The site is fairly flat with land levels sloping some 2m or so from its southern edge to northern edge. It is also fairly open with minimal vegetation along its boundaries. A public right of way runs through the site providing links across the countryside. There are some farm buildings located centrally on the site's eastern edge. There is no known contamination on site, there are are no oil pipelines but a the buffer zone for a gas pipeline does run through the southern third of the site. There are no heritage assets on site or within its immediate vicinity. The site is sensitively located in terms of nature conservation designations and projects as the Great Fen partially falls within the site. It is also within 650m of Woodwalton Fen National Nature Reserve and Site of Special Scientific Interest. The site is is likely to support similar species to those present in these protected sites and development on the site could impact the nature conservation objectives of the Great Fen. Solar panels on the site may result in less significant landscape impact depending on their height from the ground, development would likely need to be focused on the southern half of the site where it is within flood zone 1. The impact of installing and maintaining infrastructure on the site on nature conservation designations will require investigation as would the impact of potential flooding. The site could be accessed from Raveley Road Fen. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single individual/company who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. Exclusivity agreed and Option to lease in progress between landowner and developer. It is intended to acquire planning permission and then sell to a third party for development. The site promoter suggests the land is available now and could take between 9 and 12 months to complete. They anticipate that the site would be delivered between 2026-2032 to align with the Clean Power 2030 Action Plan which sets out the Government's view of the pathway to achieve clean power by 2030 and the steps needed to get there.	+
Achievability	~
The site promoter has identified that the public highway and electricity supply accessible from the site boundary, whereas as digital and telecommunications infrastructure, gas supply and mains water supply are not immediately accessible. The site can be accessed via Raveley Road Fen. The potential impact on Woodwalton Fen and the Great Fen needs further scoping, solar panels will likely impact their visual setting but its impact on the quality of the SSSI/NNR will require further investigation as would the potential impact on the Great Fen and the combability of solar panels on the site with its nature conservation objectives. There is a public right of way that runs across the centre of the site which would need to be factored into any future masterplanning of the site. The substantial risk from fluvial and surface water flooding in the northern half of the site may also substantially constrain where solar panels can be located. The site promoter has stated that there is the potential for biodiversity and habitat enhancements to be integrated into proposals. The Council's Climate Change evidence document E Renewable Energy Assessment suggests that the site has no technical suitability for renewable energy.	
Deliverability / developability There are no structures on site to clear apart form potentially some farm buildings. As highlighted there are nature conservation constraints to overcome particularly the potential impact on the Great Fen, NNR/SSSI as well as the impact on the surrounding countryside. Flood risk and the public right of way are other factors to overcome. It is intended to acquire planning permission on site and then sell it to a third party for development. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, the site is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- Is wholly greenfield land with two thirds of the site being grade 3 and the remaining being grade 2 agricultural land
- Some of the northern part of the site is constrained by fluvial flood risk
- Solar farm will assist in the generation of renewable energy
- Great Fen falls within the north western part of the site and Woodwalton Fen NNR/SSSI is some 650m from the site
- There may be some impact on the setting of the surrounding landscape including the Great Fen, this is likely to be minimal considering that development will be ground mounted solar

panels but this will require scoping further taking into account the flat nature of the site and importance of the conservation objectives of the Great Fen.

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

- Is not appropriate for a solar farm development due to the impact on nationally significant nature conservation and the levels of flood risk on the site. Additionally, the Council's Climate Change evidence document E Renewable Energy Assessment suggests that the site has no technical suitability for renewable energy.

HDC's Delivery Calculations

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

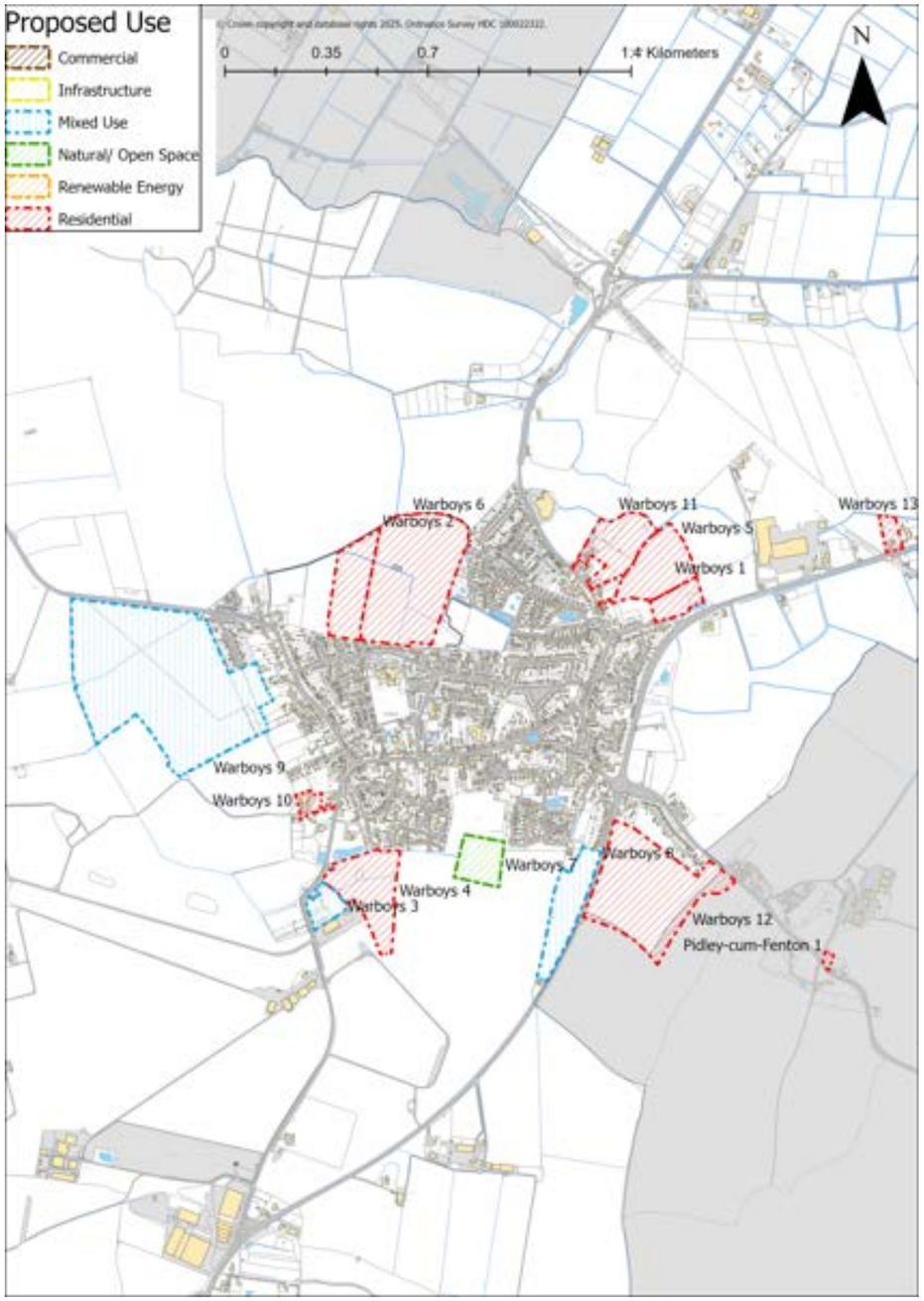
Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, the site promoter submitted an additional supporting document and plans in support of their proposal. The Councils' Renewable Energy Assessment has identified the land as having no technical suitability for renewable energy. This assessment used a series of primary constraints relating to physical features and environmental/heritage protection, sites that were constrained by these were removed as not having any technical potential. As highlighted in the LAA the site is in very close proximity to internationally significant nature conservation sites including the Great Fen and is also at risk from flooding. It is noted form the site promoter's supporting document and proposed site plan that solar panels are proposed on land within flood zone 3a. It is therefore still considered inappropriate for development.

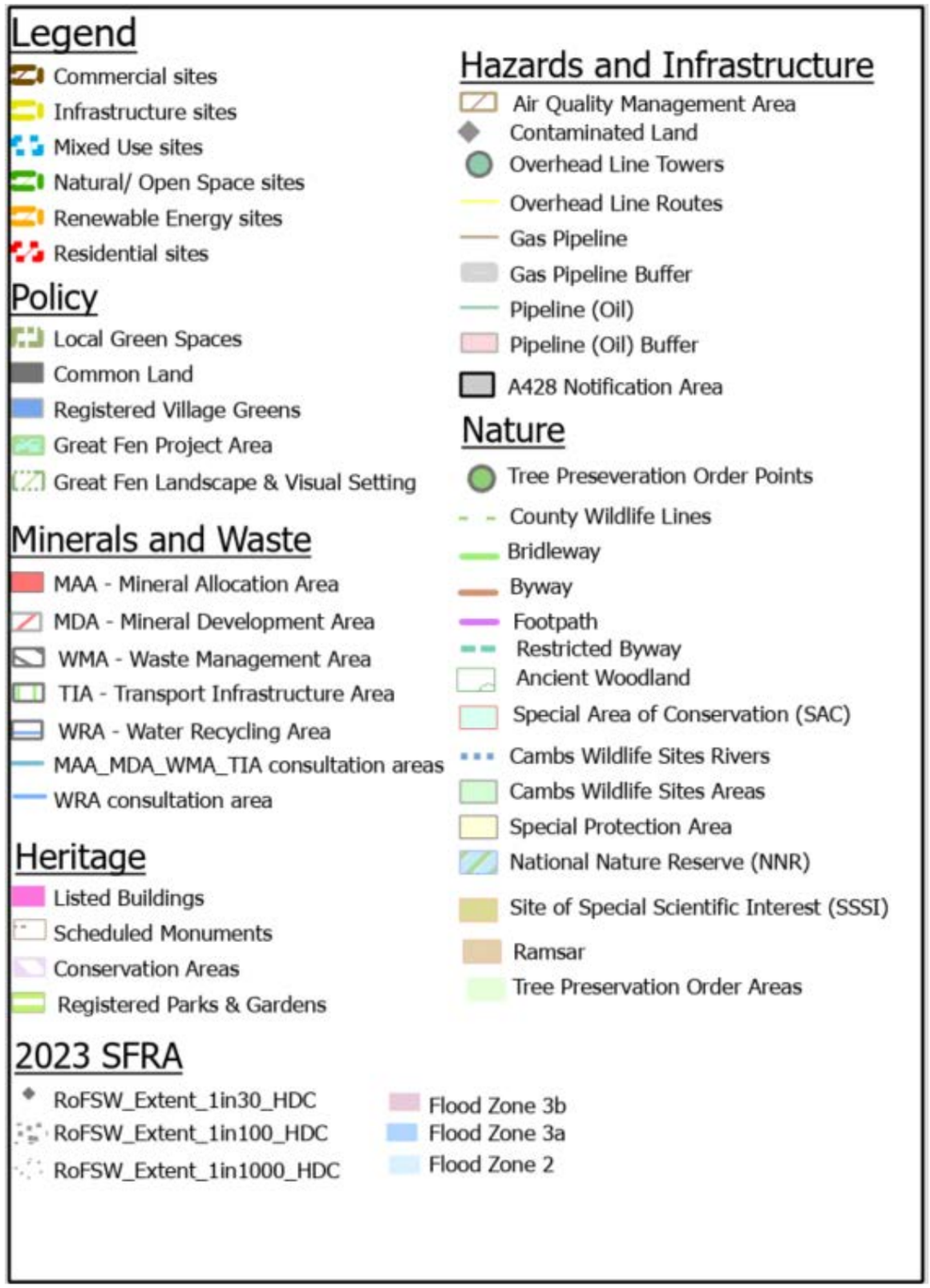
Warboys

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

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



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



Warboys 1: Land on Heath Road, Warboys

Site reference	Warboys 1
Site name	Land on Heath Road, Warboys

Site address	Parish(es)	Site area (ha)
Land on Heath Road, Warboys PE28 2TQ	Warboys	1.5 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	18-20 homes	Available from 2023 Build out 2-3 years

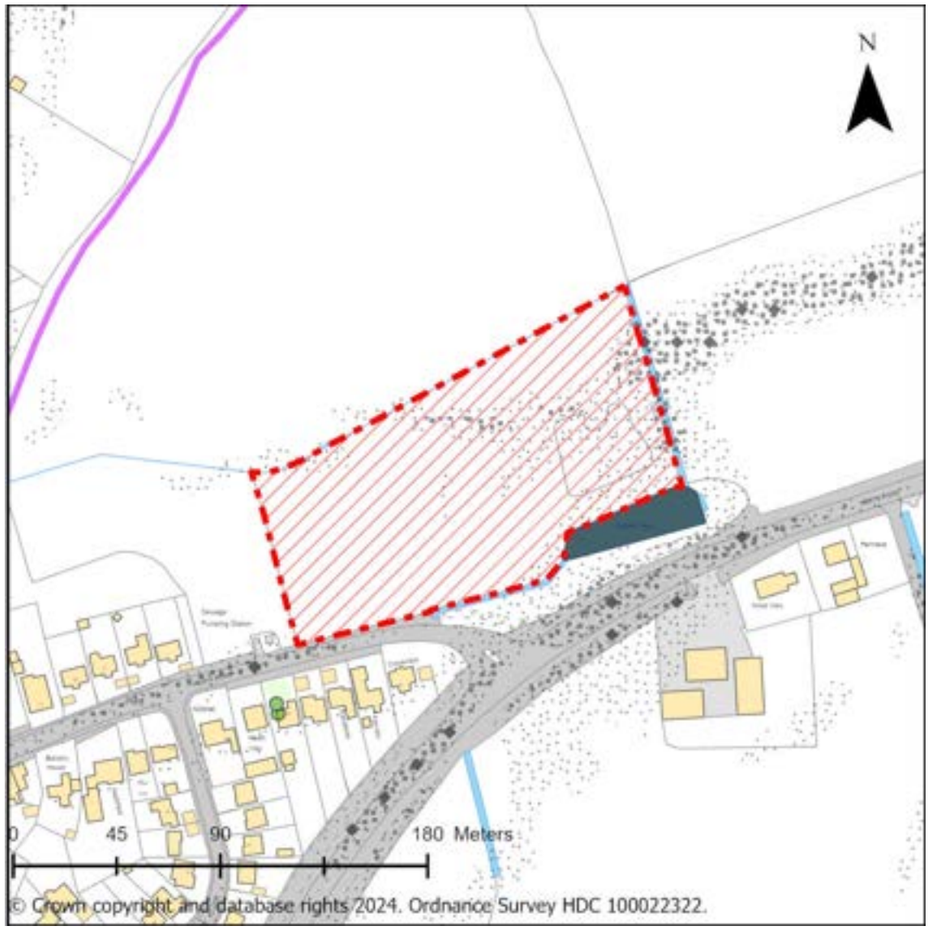
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 79
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 wholly classified as grade 3 agricultural land. The site is wholly flood zone 1 with some risk of surface water flooding.	~

The site is located in the north-eastern edge of Warboys, with greenfield land immediately to the north and east, Heath Road along the southern boundary and a residential area in Warboys to the south west. Moving from west to east the land slopes down by approximately 6 metres and this decline continues beyond the eastern boundary. The western and southern boundary comprises of well-established trees and hedgerow but the northern boundary is completely open meaning the site would be clearly visible from the north, from multiple fields of arable farmland with a traversing public right of way. There is a dense patch of trees on the eastern side of the site partially filtering views into the site from the east. Therefore, considering the topography of the land and public vantage points, significant landscaping could be required particularly on the northern boundary to mitigate adverse landscape impact. The site is not impacted by oil/ gas pipelines but it is adjacent to the A141 meaning noise and air pollution could be an issue. There are no designated heritage or nature assets within the site. Highway access could be achieved from Heath Road, consultation with Cambridgeshire County Council will be required to ascertain the most feasible and safest access point. Neighbouring the site immediately to the south east is a dense patch of trees and a pond, which may be home to protected species and require assessment. In addition, there is a sewage pumping station adjoining the eastern boundary. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.	
Availability The site is owned by a single company who support the proposal and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development.	+
Achievability The site promoter identifies that mains water supply, electricity and digital and telecommunications is available from the site boundary. Access to gas supply is unknown. A transport assessment will be required to demonstrate safe and appropriate access to the site could be achieved from Heath Road. The topography of the land could constrain development sloping downwards by 6 metres from western to eastern boundary potentially affecting the layout and capacity. An ecological survey should be undertake to avoid disrupting and mitigating the impact on habitats on the eastern side of the site. Retention of the woodland may impact the layout of the site which could be resolved through the design process. The location and topography of the site would cause significant landscape impact which would need to be mitigated through appropriate landscaping/ screening.	~

Deliverability / developability The site is wholly greenfield with no built structures to clear. The site promoter has stated the site was available from 2023, would take 2-3 years to build and will be built directly by the landowner. There are constraints to overcome prior to development.	~

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:

- Wholly classified as grade agricultural land.
- In flood zone with some, but low, risk of surface water flooding.
- Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site.
- It is sufficiently remote from all of the designated nature and heritage assets.
- The location of the site could arise difficulties with place and community integration.
- It has some relationship with the built form but it has a close relationship with the countryside
- Capacity would translate to a low density development but is in line with surrounding built form.
- Substantial landscape buffering along the northern boundary would contribute to preserving the character of the wider landscape.

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

- Is not appropriate for development as it would be out of context with the settlement/ built form.
- There may be difficulties in terms of highway safety in a village location being a adjacent to a significant junction onto the A141 and with achievability given the sloping topography of the land within the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The LAA and SA indicate that the site is not appropriate for development and therefore a capacity calculation has not been undertaken.	N/A	N/A

Updates after the Initial Assessment

In response to the consultation on sites in the Autumn of 2024, the site promoter stated that 'suitable access can be achieved with visibility splays in both directions of at least 90m, and this takes into account the topography of the site.'

No plans or details of this arrangement or landscape mitigations have been provided to evidence this. Therefore the outcome of the LAA assessment remain unchanged and the site remains inappropriate for development.

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

Site reference	Warboys 2
Site name	Land adjacent to Second and Third Avenue, Warboys

Site address	Parish(es)	Site area (ha)
Site is located directly north of First, Second and Third avenues in Warboys	Warboys	4.036

Promoter's Intentions

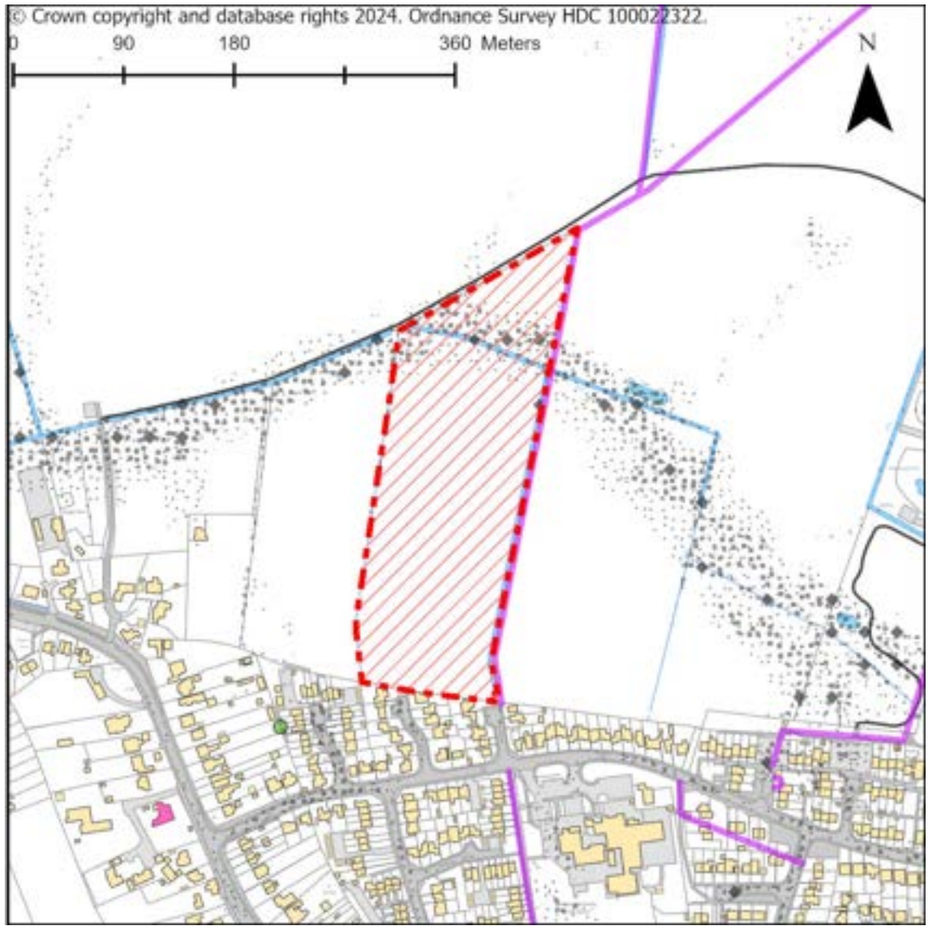
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	160 homes	Available from 2023 4-5 years

Core information

How was the site identified?	Call for Sites 2023 submission: site reference - CfS: 104
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
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 classified as grade 2 agricultural land. The site is in flood zone 1 with some risk of surface water flooding. The site is located in the north of Warboys surrounded by agricultural fields to the north, east and west but adjoins a built up area to the south. The topography of this area of Warboys is broadly level, the land within the site sloping gently down from south to north. There would be adverse landscape impact due to the flat nature of the land and boundaries of the site being predominantly open meaning the development would be visible from the north for long distances and from public right of ways to the east and north east, particularly from a path which runs along the eastern boundary. Mitigation to screen the development and reduce adverse landscape impact will likely be required. The site is not impacted by oil/ gas pipelines. There are no designated nature or heritage assets within the site. The site fronts onto Second and Third Avenue which could provide potential road access to the site but achievability is unclear due to a strip of land between the site boundary and the road potentially constraining development. Consultation with Cambridgeshire County Council will be required to understand whether highway access is achievable to the site. The site is wholly greenfield and therefore offers no opportunities for the regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.	
Availability The site is owned by a single company who support it's development and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development. How the site will be delivered is unknown but will take 4-5 years to build out.	+
Achievability The site promoter has identified that utilities, digital infrastructure and highway access to the site are all accessible from the site boundary. However, as identified, there is a strip of land in between the site boundary and road access for both of the potential access points on Second and Third Avenue which may form a ransom strip and significantly constrain the achievability of access. In addition, Second and Third Avenue are small residential closes and which would require upgrading to accommodate the scale of development and it is uncertain if this is achievable. The land to the east of the site has been submitted by the same promoter and therefore the site may have potential to come forward as a cohesive scheme. The flat nature of the land would unlikely constrain the physical development of the proposal but there could be significant adverse landscape impact due to the existing boundaries adjoining agricultural fields being completely open, enhanced by existing public right of ways. Therefore, significant screening may be required to ensure mitigation and should be incorporated into the early stages of the design process.	-
Deliverability / developability	~

The site is wholly greenfield with no built structures to clear. There are constraints to overcome relating to access and landscape impact which would need to be resolved. As stated by the site promoter, how the site will be delivered is unknown but the build out is expected to take 4-5 years. The proposal may be incorporated as a joint scheme with the land neighbouring the site to the east which may involve phased development over a longer period. As a result, the site is considered to be 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:

- Within flood zone 1 with minimal recorded risk of surface water flooding
- Classified as grade 2 agricultural land
- Limited access to natural green space
- Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets
- Within 800m of a primary school, local convenience store and a regular bus service and is in close proximity to employment opportunities.
- The location of development would be completely out of context with the existing built form and has a very close relationship with the countryside with completely open boundaries and therefore there could be significant adverse landscape impact.
- It would be difficult to integrate the site with the existing place and community
- A capacity of 160 homes could provide a range of types, tenures and sizes.

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

- Is deemed inappropriate for development due to the location of the site being out of context with the existing built form, potential for significant adverse landscape impact and highway access to the site being potentially unachievable as a result of the presence of ransom strips and ability of Second and Third Avenue to accommodate the scale of development.
- However, it must be noted, in conjunction with the site submission to the east which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation was not undertaken as the site was considered inappropriate for development due to significant access constraints.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter commented stating that this site and Warboys 6 should now be considered as a single site and are being promoted for comprehensive development. Although the promoter has stated that they are carrying out additional technical work and feasibility assessments for access at the moment it cannot be demonstrated that access can be achieved. Therefore the site is not currently considered deliverable and so inappropriate for development.

Warboys 3: Land rear of 51 Church Road, Warboys

Site reference	Warboys 3
Site name	Land rear of 51 Church Road, Warboys

Site address	Parish(es)	Site area (ha)
51 Church Road Warboys PE28 2RL	Warboys	1.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/ or affordable housing • Custom and self-build housing • Nursing and care homes Commercial: • Employment • Commercial leisure • Logistics, distribution Infrastructure: • Health uses	Not stated	Land available 2023 Build out 2-3 years

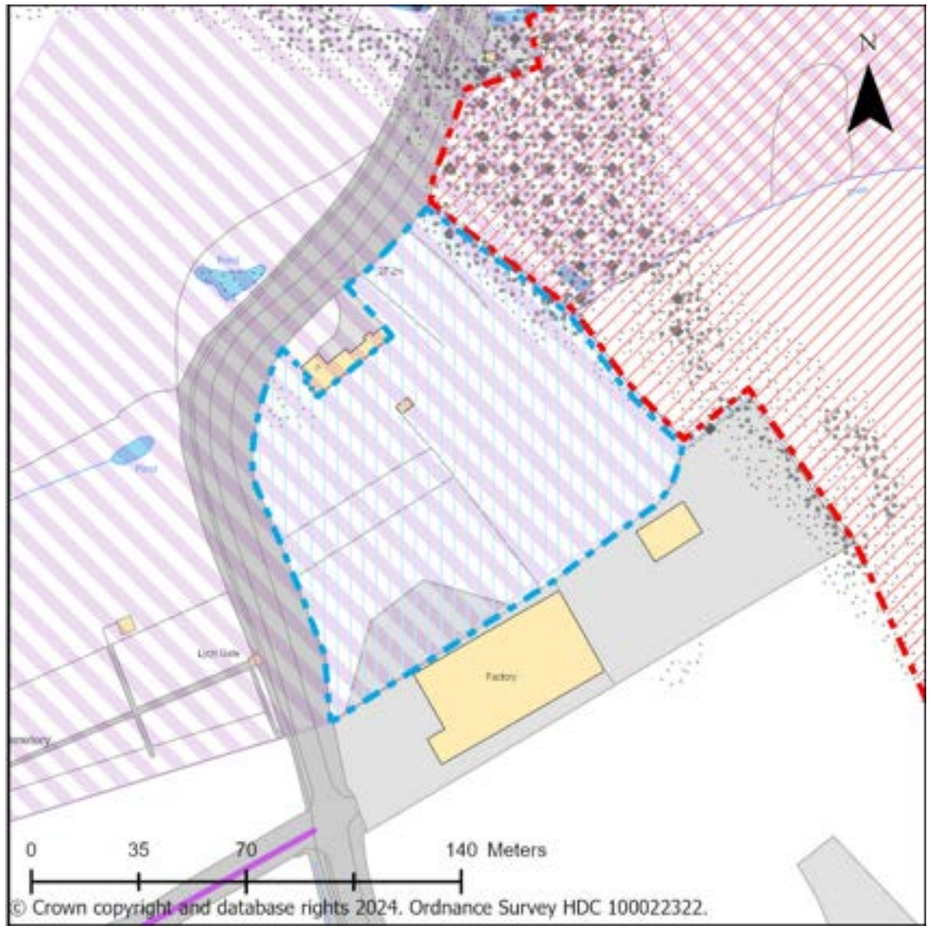
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 133
Relevant planning history	Reference: 22/02423/FUL Proposal: Change of use of hardstanding to open storage and alterations to access Outcome: Withdrawn HELAA December (2017): 51 Church Road, Warboys (033)
Land type	Part previously developed and part greenfield land
Current use of the site	Residential and Garden Land
Supporting information	• Call for Sites Supporting Statement May 2023

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	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 classified as grade 3 agricultural land. It is in flood zone 1 with minimal risk of surface water flooding.	~
The site is located in the south west of Warboys with Church road parallel to/ along the western boundary. The topography of the land within the site and further to the east is broadly flat whilst the land slopes gently down beyond the western boundary. The land is currently associated with the residential property adjoining the north western boundary, consisting of a high population of mature trees which is particularly dense on the western side. Adjoining the site to the south is an employment site. There would unlikely be adverse landscape impact due to the site being wholly screened by heavily vegetated boundaries, reinforced by hedging immediately opposite the site along Church Road and relatively large buildings for business use to the south. Oil/ gas pipeline buffer zones do not impact the site. The adjoining transport business would be less compatible with the proposed residential use due to potentially imposing noise and air pollution and therefore could negatively impact residential amenity. Therefore, the site may be more appropriate for employment use. There are no designated nature assets within the site. The site is wholly located within Warboys Conservation Area and therefore the development should be sensitive to it's character and form. The removal of mature trees within the site could negatively impact the rural/ vegetated feel to the south western edge of Warboys and the conservation area. The site could be accessed from Church Road but may require the removal or damage to protected trees in Warboys Coservation Area. There is a small area in the south of the site which is previously developed, offering some opportunity for the recycling of materials. The site is outside a mineral safeguarding area and water recycling buffer zone.	
Availability The site is owned by a single family who support the proposal. There are no legal restrictions or issues to resolve prior to development. The site has been available for development since 2023 and it's anticipated the build out phase will last 2-3 years. How the development will be delivered is unknown.	+
Achievability Mains water and electricity supply is available within the site and so is digital infrastructure. Gas supply is available from the site boundary. There are no topographical challenges to overcome that would hinder development on the site. There would be minimal landscape impact due to substantial screening along the boundaries and from adjoining uses, limiting the views into the site from surrounding land. There are a number of access points along Church Road that could be used to enter the site, Cambridgeshire County Council will need to be consulted to understand which one would be most appropriate. In order for the site to be developed and highway access to be achieved mature trees which are in Warboys Conservation Area will likely need to be removed. Assessment to understand the severity	~

of the negative impact upon the CA and existing habitats will be required prior to development. The site promoter intention with the site is unclear as a range of uses have been put with no clarification on their scale and nature.	
Deliverability / developability A significant number of trees will likely need to be cleared prior to development. There are constraints to overcome relating to preserving the character and form of Warboys Conservation Area and habitats. How the site will be delivered is unknown but it is expected to build out over 2-3 years. As a result, the site is considered to be 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:

- Is within flood zone 1 with minimal recorded risk of surface flooding
- Classified as grade 3 agricultural land
- In close proximity to shops, culture and leisure facilities, a regular bus service and a primary school.
- Within 1.5km of an Established Employment Area (EEA)
- Potential to significant harm to Warboys Conservation Area due to the likely removal of established trees to accommodate the development.
- Difficult to integrate all of the proposed uses with the existing place and community

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

- Is not appropriate for development for all of the proposed uses due to the site being wholly within Warboys Conservation Area and the potential for significant adverse impact to this designated heritage asset due the removal of established trees situated within the site to accommodate the development.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Warboys 4: Land East of Church Road, Warboys

Site reference	Warboys 4
Site name	Land at Church Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the east of Church Road, Warboys	Warboys	4.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 homes	Available from 2023 1-2 years

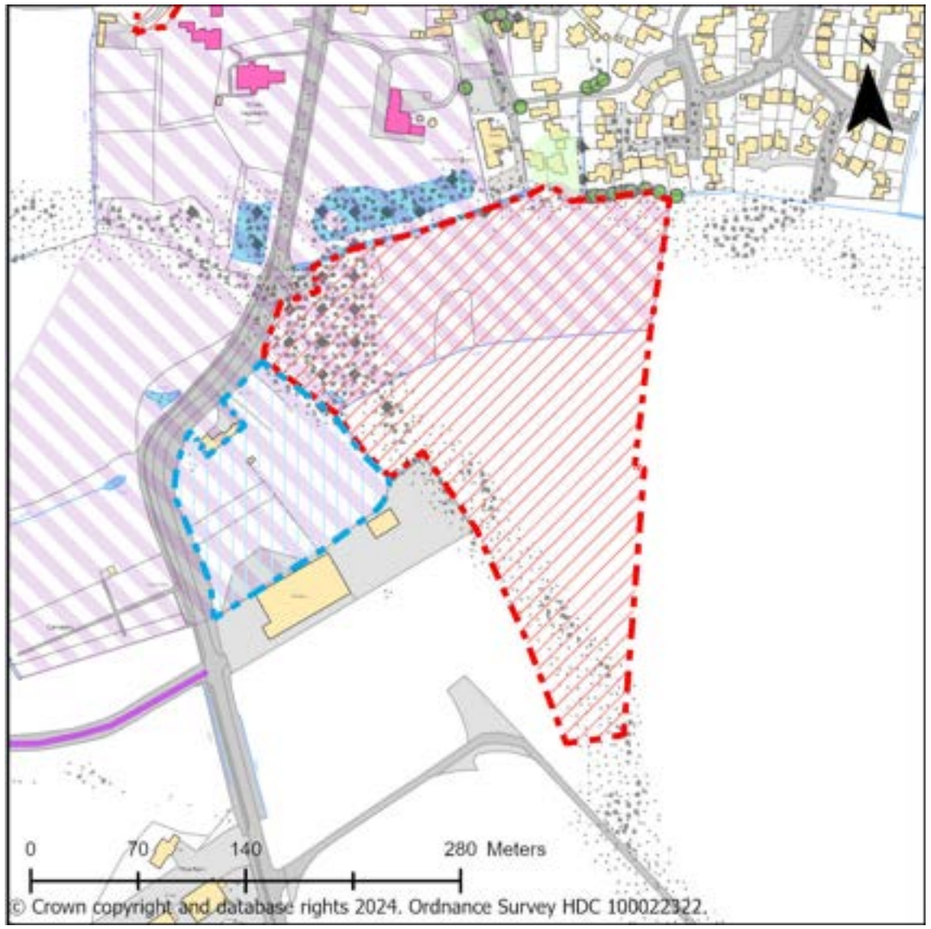
Core information

How was the site identified?	Call for sites submission CfS 172
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	~

The site is wholly classified as grade 2 agricultural land. The site is wholly within flood zone 1 with some risk of surface water flooding. The site is located on the south western edge of Warboys, east of Church Road (B1040). The topography within and immediately surrounding the site is broadly level, with agricultural fields wholly adjoining the southern, eastern and partly the western boundary and the built up area in the south west of Warboys to the north. The remaining part of the western boundary adjoins to the land owned by a residential property and also a transport business. The northern part of the site is screened from surrounding viewpoints due to being wholly bound by established vegetation which includes a hedgerow that traverses the middle of the site (from west to east) acting as a separator between the northern and southern part of the site. The southern portion of the site would be visible for long distances due the boundaries being completely open. If the existing hedgerow within the middle of the site is cleared the whole of the site would be visible from the east and south and need to mitigated through appropriate landscaping. There are no designated nature assets within the site. However, approximately half of the site is within Warboys Conservation Area; the development would need to be sensitive to it's character, setting and form and conserve/ mitigate impact on trees situated within the site. There is also a listed building to the north but this is heavily screened by dense vegetation along the northern boundary minimising adverse impact. There are multiple TPO trees immediately outside the north eastern boundary associated with residential properties which would need to be conserved. Highway access could be achieved from Church Road. The site is not impacted by oil/gas pipelines but it does neighbour a business within the transport sector and therefore it may be subject to noise and air pollution. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and a water recycling buffer zone.	
Availability The site is owned by a single company who support it's development. There are no legal restrictions and issues to resolve prior to development. The promoter has stated the site is available development now and is intended to be sold to a third party once allocation status has been acquired.	+
Achievability The site promoter has identified that water mains, electricity and broadband infrastructure is available from the site boundary, accessibility to gas supply is unknown. Highway access could be achieved from Church road but could involve the removal of protected trees within Warboys Conservation Area. There are multiple constraints to overcome relating landscape and heritage but could be overcome through effective and sensitive design and landscaping. The land within and surrounding the site is broadly level meaning there are no topographical constraints to overcome that would limit the achievability of the proposal.	~
Deliverability / developability The site is wholly greenfield with no built structures to clear. However, there are significant constraints to overcome. As stated, the site promoter seeks allocation status to sell the site to a third party for development. Therefore, the site is considered 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 the site:

- The site is in flood zone 1 with some risk of surface water flooding
- Is wholly classified as grade 3 agricultural land
- In within 800m of multiple culture and leisure facilities, a local convenience store and a regular bus service
- In close proximity to employment opportunities and education facilities
- Pavement available immediately opposite the frontage
- Sufficiently remote from all of the designated nature assets.
- Part of the site is within Warboys Conservation Area
- Close relationship with the built form and countryside; development to the north would improve integration with landscape and townscape.
- Preservation of TPOs along the northern boundary, Warboys CA and the listed building to the north is essential in determining the success of the scheme.

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

- Is potentially appropriate for development subject to effective masterplanning to ensure effective integration with the built form and preservation of Warboys Conservation Area, the landscape, TPOs and listed building to the north of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.8 ha 40% net developable area to allow for sustainable drainage, landscaping and retention of protected trees. 4.8 ha x 30% = **1.44 ha**	Residential - Market/ affordable housing 25 dph to reflect the edge of village location in a large village. 25dph x 1.44 ha = **36 homes**	Allocation status required Build out over 2 years

Updates after the Initial Assessment

Warboys 5: Little End, Station Road, Warboys

Site reference	Warboys 5
Site name	Little End, Station Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the east of Station Road and north of Heath Road, Warboys	Warboys	4.6

Promoter's Intentions

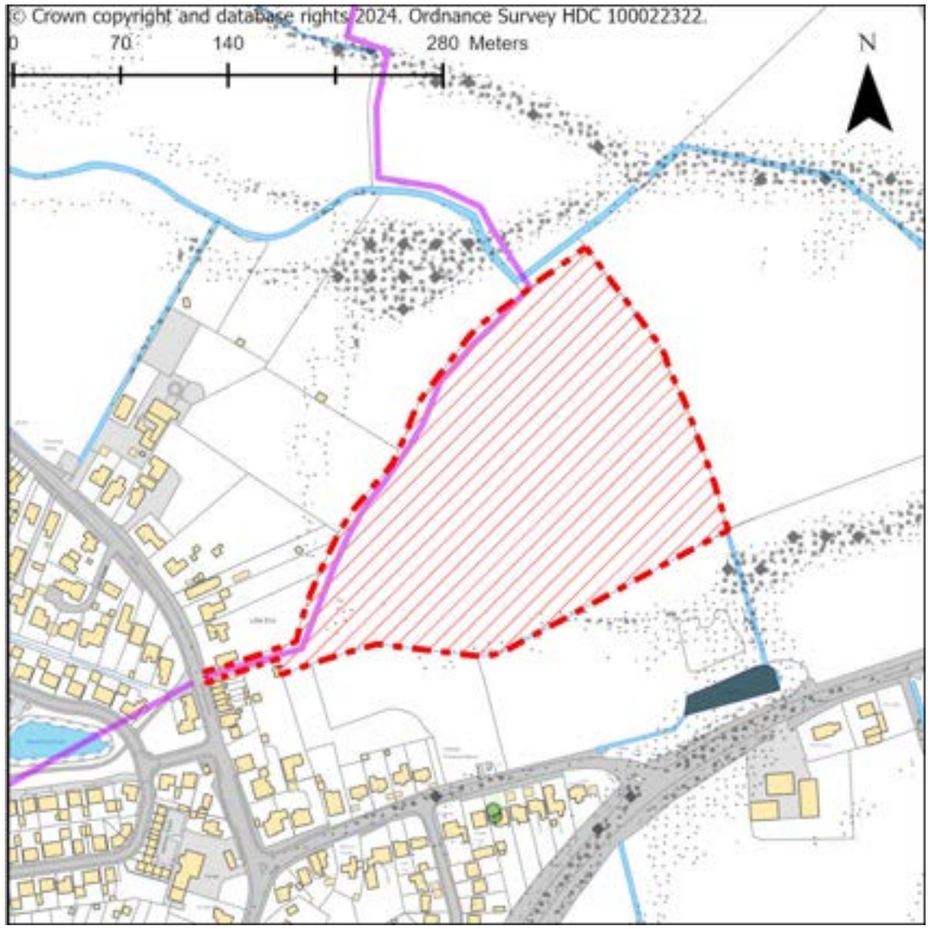
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150-200 homes	Available from 2023 Build out approximately 4 years

Core information

How was the site identified?	Call for Sites 2023 Submission CfS 145
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
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 predominantly grade 3 agricultural land, the remaining portion being grade 2. The site is wholly in flood zone 1 with no recorded risk of surface water flooding. The site is located on the north-eastern edge of Warboys behind residential houses and associated curtilages along Station Road. Moving from west to east, the site slopes downwards by approximately 12m and this decline continues beyond the eastern boundary. The site is triangular in shape, broadly consisting of three, relatively long boundaries of which the eastern and southern boundary are very open meaning the site would be visible from agricultural fields. However, the landscape impact looking into the site is made smaller due to some hedging along the northern boundary and large warehouse development approximately 200m east of the site and substantial screening along Heath road to the south. There is a public right of way running along the northern boundary and therefore the development could negatively impact the public view from the path. The site is not impacted by oil/ gas pipelines or pollution. There are no designated heritage or nature assets within the site. There is a very thin strip of land/ track within the site boundary joining Station road potentially allowing highway access to the site, consultation with Cambridgeshire County Council will be required to understand whether this could accommodate the development. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land and is outside a mineral safeguarding area and water recycling buffer zone.	
Availability The site is owned by a single family who support the proposal and has been available for development since 2023. The site promoter has stated there are no legal restrictions or issues to resolve prior to development.	+
Achievability The site promoter has identified that all utilities and digital infrastructure is available from the site boundary. Highway access could be achieved from Station Road, the narrow track connecting to Station Road within the site will need to be assessed to understand if it could support the development. The combination of the narrow track alongside limited potentially for expansion with residential properties either side could make access to the the site difficult. The relatively steep topography of the land could impact the layout and achievability of the capacity as well as potentially enhancing adverse landscape impact by being visible from surrounding land. There could be also be significant adverse landscape due to the scale and location of the site which would require mitigation via appropriate landscaping/ screening.	~
Deliverability / developability	~

The site is greenfield with no structures to clear. There are significant barriers to the site relating to highway access and landscape impact that would need to be overcome. The land has been available for development since 2023 and is expected to be delivered within 4 years. How the site will be delivered is unknown. Consequently, it 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:

- Wholly classified as grade agricultural land.
- In flood zone with some, but low, risk of surface water flooding.
- Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site.
- It is remote from all of the designated nature except a SSSI to the north and heritage assets.
- The location and scale of the site could cause difficulties with place and community integration.
- The proposed capacity is too high given it's context.
- The development would be highly prominent in the countryside despite some association with built form.

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

- Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form, the steep topography of the land and intrusion into the countryside.
- Would have highway access difficulties given the existing track and limited scope to upgrade.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to the site being deemed inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

In response to the consultation on sites in the Autumn of 2024, the site promoter stated that 'access can be achieved through the adjoining site to the south which is also controlled by the landowners.'

No plans or details of this arrangement or how this site and any other adjoining sites can be sustainably integrated with Warboys and mitigate landscape impact have been provided therefore the outcome of the LAA assessment remain unchanged and the site remains inappropriate for development.

Warboys 6: Land North of Humberdale Way, Warboys

Site reference	Warboys 6
Site name	Land North of Humberdale Way, Warboys

Site address	Parish(es)	Site area (ha)
Land north of Humberdale Way, adjacent to First, Second and Third Avenue Accessed off Humberdale Way, Warboys	Warboys	12.3

Promoter's Intentions

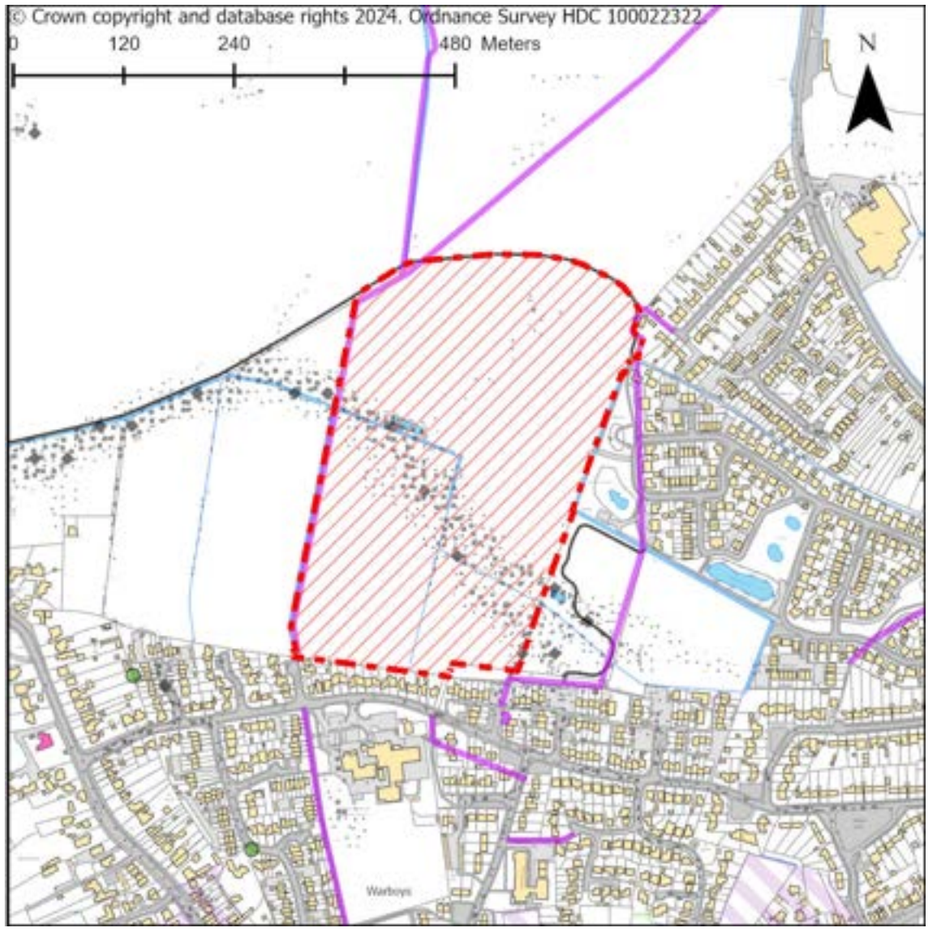
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing	500 homes	Available from 2023 4-5 years

Core information

How was the site identified?	Call for Sites Submission 2023 CfS 148
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
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 predominantly classified as grade 3 agricultural land, the remaining being grade 2. The site is within flood zone 1 with some risk of surface water flooding. The site is located in the north of Warboys, adjoining agricultural arable farmland to the north and west and the built up residential area to the south. The upper part of the eastern boundary is adjacent to a relatively large area of residential properties in the North East of Warboys which includes an allocation in the existing Local Plan. The lower part of this boundary adjoins to greenfield land. The topography of the site is broadly level, sloping gently down into the middle of the site and then back up to the northern boundary, reflecting the flat nature of this area of Warboys. The western and northern boundaries are completely open meaning the development would be clearly visible from long distances looking into the site from the north particularly due to multiple public right ways along the western boundary and to the north of the site. Mitigation could be achieved through landscaping buffers to help screen the development. The site is not impacted oil/ gas pipelines. There are no designated nature or heritage assets within the site. Potential highway access may be achieved from Third Avenue which comes off Humberdale Way but achievability would be constrained by a strip of land that is located in between between the site boundary and the road. The promoter has identified that access could be achieved from Humberdale Way via First, Second or Third Avenues but First and Second Avenue are quite far removed from the site significantly reducing achievability. Consultation with Cambridgeshire County Council will be required to understand whether highway access can be achieved to accommodate the development. There are is a electricity line that runs through the middle of the site (south to north) and then east to the eastern boundary which, as stated by the site promoter, will be diverted. / redirected. The site is wholly greenfield land and therefore offers no opportunities for the regeneration or reuse of previously developed land. The site outside a mineral safeguarding area.	
Availability The site is owned by a single company who support it's development and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development. How the site will be delivered is unknown but will take approximately 4-5 years to build out.	+
Achievability The site promoter has identified that utilities, digital infrastructure and highway access to the site are all accessible from the site boundary. However, as identified, there is a strip of land in between the site boundary and Third Avenue which may form a ransom strip and significantly constrain the achievability of access. In addition, Third Avenue is a small residential close and therefore will likely need upgrading to accommodate the scale of development. The flat nature of the land would unlikely constrain the physical development of the proposal but there could be significant adverse landscape impact enhanced by the boundaries adjoining the agricultural fields being completely open with public right of ways. Therefore, as part of the masterplan for the proposal significant screening may be required to ensure mitigation. There are electricity lines within the site that would need to be redirected, impacting viability by raising costs to the developer.	-
Deliverability / developability The site is wholly greenfield land with no built structures to clear prior to development. There are a few constraints to overcome and there is a pond in the middle of the site which will need to be incorporated into the design process. As stated by the site promoter, how the site will be delivered is unknown but the build out is expected to take 4-5 years. Therefore, the site considered to be 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:

- Within flood zone 1 with minimal recorded risk of surface water flooding
- Classified as grade 2 agricultural land
- Limited access to natural green space
- Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets
- Within 800m of a primary school, local convenience store and a regular bus service and is in close proximity to employment opportunities.
- A capacity of 500 homes could provide a range of types, tenures and sizes.
- The site has a close relationship with the built form situated relatively central in Warboys and is adjacent to two large residential areas to the east and south
- Sufficient landscaping is essential to ensure any adverse landscape impact is mitigated
- It could be effectively masterplanned to integrate with the place and community but issues over highway access could limit integration

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

- Is potentially appropriate for development subject to effective masterplanning to ensure integration with the townscape, place and community and mitigate adverse landscape impact.

- However, achievability of highway access is uncertain cannot be demonstrated due to the presence of ransom strips between the site boundary and Third Avenue and the narrow nature of the residential closes north of Humberdale way. This is a key development constraint and would need to resolved prior to development. This makes the proposed scheme unachievable at present.
- The presence of electricity lines may also limit the viability of the site.
- It must be noted, in conjunction with the site submission to the east (CfS 104) which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.
- 500 could provide a significant housing growth opportunity

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation was not undertaken as the site was considered inappropriate for development due to significant access constraints.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter commented stating that this site and Warboys 2 should now be considered as a single site and are being promoted for comprehensive development. Although the promoter has stated that they are carrying out additional technical work and feasibility assessments for access at the moment it cannot be demonstrated that access can be achieved. Therefore the site is not currently considered deliverable and so inappropriate for development.

Warboys 7: Land South of Warboys Sports Field, Warboys

Site reference	Warboys 7
Site name	Land South of Warboys Sports Field, Warboys

Site address	Parish(es)	Site area (ha)
Farmland south of Warboys Sports Field	Warboys	2.30

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open Space Uses: Natural, green or open spaces	Unknown	Available 2024-2028 Within 5 years

Core information

How was the site identified?	Call for Sites 2023 Submission CfS 136
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
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 classified as grade 2 agricultural land. The site is within flood zone 1 with no known risk of surface water flooding. The site is located to the south of Warboys surrounded by greenfield land except to the north east where there is an allocated site in the existing Local Plan for residential development which has been completed. There is also an allocated site to the west but a planning application has not been submitted and therefore is unimplemented. The northern boundary and part of the western boundary adjoins to a playing field whilst to the south there is arable farmland. The topography within and immediately surrounding the site is broadly level and the landscape impact will likely be negligible to the proposal being solely for natural, green or open spaces. The site is not impacted oil/ gas pipelines. There are no designated nature or heritage assets within the site. As stated by the site promoter, the site is intended to support the expansion of Warboys Sports and Social Club and therefore access to the site could be achieved through the existing playing field. The site is wholly greenfield land and therefore offers no opportunities for the regeneration and reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.	
Availability The site has been submitted by a third party who does not own the own the land. They identify the site is owned by a single family who do not intend to sell the land for the proposed use/ extension of the sports field/ natural, green or open spaces at less than housing value which makes the purchase of the land currently unaffordable to the site promoter. Therefore, this shows the proposal unavailable for development The promoter suggests the land would be available 2024-2028 and the landowner seeks to obtain an allocation before selling the site to a third party for development.	-
Achievability The site promoter has identified that access to gas, mains and electricity supply is unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. They have also stated that highway access to the site could be achieved from the site boundary, if the land is acquired by the site promoter the site will become part of Warboys Sports and Social Club which has car parking/ road access. There are no topographical challenges to overcome. The achievability of the site is dependent on the landowners willingness to sell the land to the site promoter for the intended use. Through the Call for Sites Submission of the site, the site promoter identifies that through a designation/ allocation in the new Local Plan the land may become a more affordable value. Given the site has been put forward by a third party and the landowner does not support the proposal, it is considered unachievable.	-

Deliverability / developability As identified there are constraints to overcome relating to the landowners willingness to sell the land to the site promoter for the intended use and therefore the proposal is considered to be unachievable and cannot be delivered.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, as the site is unavailable for development.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal as the site is unavailable for development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
significant constraints including access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications.		

Updates after the Initial Assessment

Warboys 8: Land at New Road, Warboys

Site reference	Warboys 8
Site name	Land at New Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the west of New Road, Warboys	Warboys	3.28ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing Infrastructure: Supporting infrastructure	40 dwellings Community and education facilities	Available 2024-2028 Build out 2 years

Core information

How was the site identified?	Call for Sites Submission CfS 166
Relevant planning history	19/00356/PIP - Permission in principle for up to 6 dwellings (approved 26/04/2019 - expired) 20/00671/OUT - The construction of up to 8 dwellings with all matters reserved other than access (approved 14/05/2021 - expired) 24/00874/REM - Reserved Matters application for Access, Appearance, Landscaping, Layout and Scale following Outline Approval of 20/00671/OUT (invalid - received one day late) HELAA 2017: West of New Road
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 classified as grade 2 agricultural land. The site is within flood zone 1 with no recorded risk of surface water flooding. The site is situated in the south east of Warboys and is a relatively long and thin strip of land extending to southwards in a linear fashion, adjoining a row of houses to the north along New Road and a Water Tower to the south. Understanding of the compatibility of the site with the adjoining Water Tower may be required. The whole of the eastern boundary fronts onto New Road whilst beyond the western border there is predominantly arable farmland except to the north west where there is a larger residential development which is an existing allocation in the Local Plan to 2036. The land within and beyond the eastern boundary is broadly level but the land to the west of the site slopes downwards and then up Church Road. The boundaries of the site predominantly comprise of established vegetation screening the site to some extent from surrounding land. There would likely be significant adverse landscape impact due to the site's context/ edge of village location and shape. The site is not impacted by oil and gas pipelines. There are no designated nature or heritage assets within the site. The site fronts onto New Road (A141) which could provide access to the site. The national speed limit of 70mph applies to this road meaning safe access to the site could be an issue. The site is wholly greenfield land and therefore offers no opportunity for the reuse or regeneration of previously developed land. The site is not impacted by an oil/ gas pipeline and is outside a mineral safeguarding area and water recycling buffer zone.	~
Availability The site is owned by single company who support the proposal and there are no legal restrictions or issues to resolve prior to development. The site is intended to be delivered by a house builder and is expected to become available between 2024-2028.	+
Achievability The site promoter has identified that gas, water and electricity supply and digital and telecommunications infrastructure is available from the site boundary. Highway access could be achieved from New Road (A141), consultation with Cambridgeshire County Council will be required to understand the most appropriate access point and whether safe access from the A141 can be achieved. There are no topographical constraints to overcome but given the site's location and shape there is the potential for significant landscape impact which would need to be mitigated. Understanding the compatibility of the site with the adjoining Water Tower to the south would be required and could potentially affect the layout and capacity.	~
Deliverability / developability There are no built structures to clear prior to development. The site promoter expects the proposal to be delivered in approximately 2 years and the land will become available for development between 2024-2028. There are no significant constraints to overcome that would inhibit the achievability of the proposal. The site would be be contrary to existing policy and therefore allocation status will need to be acquired.	~

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:

- It is flood zone 1 with no recorded risk of surface water flooding.
- Wholly classified as grade 2 agricultural land.
- Remote from natural green space and designated nature assets.
- High provision of culture and leisure facilities within 800m from the site. A shop, primary school, bus service and employment opportunities are in close proximity to the site.
- Scale and location means development on the whole site would be highly prominent in the countryside significantly impacting the landscape character and rural feel of the local area.
- The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys.
- Development in this location would alter the rural feel on approach to this area of Warboys.
- The site is remote from active travel infrastructure.

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

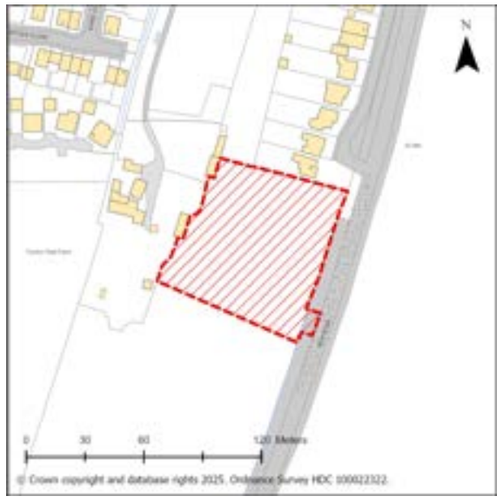
- Is in a location that could not be effectively masterplanned to become part of the existing community.
- Would create an extension to the village with limited relationship to the main concentration of residential development within the village.
- Has a very close relationship with the countryside the impact of which would be significant.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to landscape, impact and lack of relationship to the existing settlement.	N/A	N/A

Updates after the Initial Assessment

The site promoter resubmitted part of the site to the Ongoing Call for Sites (see CfS23-24105). The site was reduced to 0.5ha within the northern most corner of the site that immediately adjoins properties along New Road to the north and Fenton Fields Farm to the west:



The site promoter has reduced the potential capacity expectation to 7 homes. The site promoter also submitted a Transport Statement (March 2020) which supported the previous outline application site. The larger site was considered to be inappropriate for development as it stretched away from the settlement into the countryside. The promoter's reduced site area relates much more closely to the existing settlement and there is in principle access from New Road, it is also in line with the existing planning history for the site which has now since expired for up to 8 dwellings. In principle, this reduced site area is in principle considered to be suitable.

This results in an amended capacity calculation as follows:

Gross site area 0.5ha - 80% net developable area to allow for landscaping, leaving a net developable area of 0.4ha. Very low density expected (25dph). 0.45 x 0.25dph = **10 homes**. Whether this site is ultimately included within later stages of the Local Plan will be determined by further technical evidence such as transport, flooding, infrastructure and viability studies.

Warboys 9: Land at Ramsey Road, Warboys

Site reference	Warboys 9
Site name	Land at Ramsey Road, Warboys

Site address	Parish(es)	Site area (ha)
Land south of Ramsey Road	Warboys	26.7

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing Commercial: Employment Retail Open space uses: Natural, green or open spaces	Residential: • 210-500 homes Employment: • 5000 sqm gross floorspace including 1000 sqm of retail floorspace. Open Space Uses • 4.17 ha	Available 2024-2028 Up to 6 years for 200 dwellings Up to 15 years for 500 dwellings

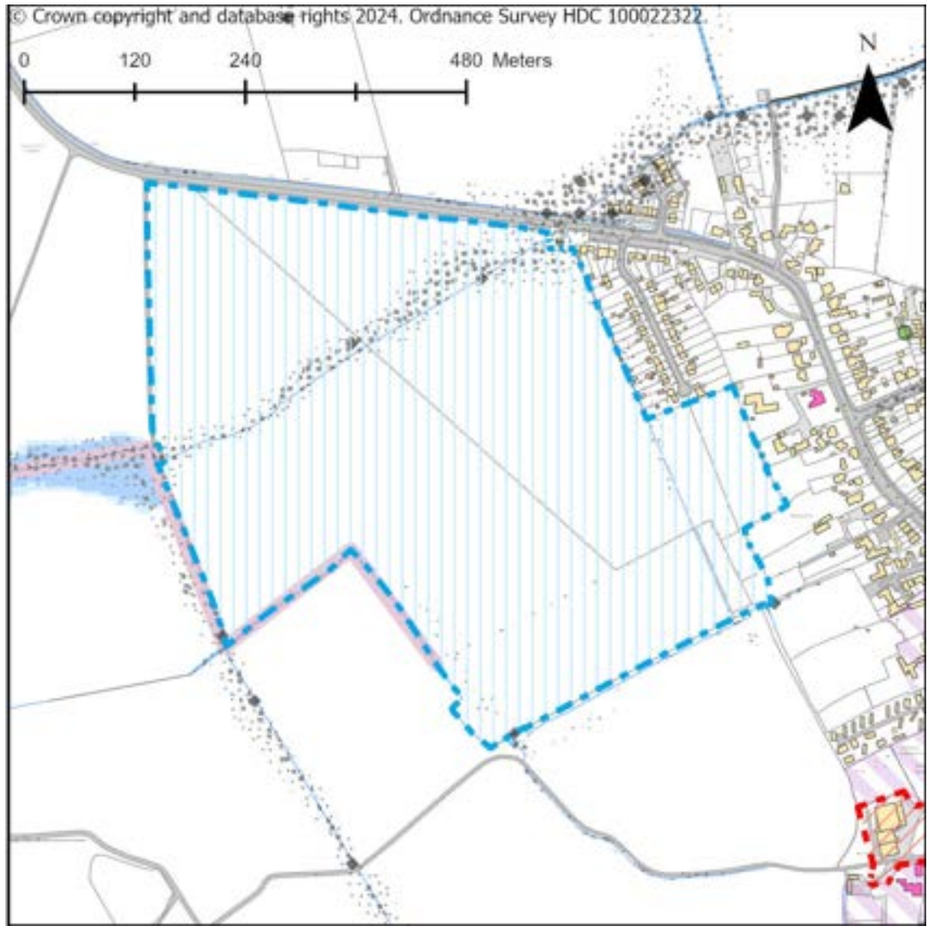
Core information

How was the site identified?	Call for sites 2023 submission CfS 293
Relevant planning history	Application reference: 18/01638/OUT Proposal: Outline planning application for the erection of up to 210 dwellings, 0.5ha of B1 employment land, 0.1ha of land for A1 local shop, with public open space, landscaping and sustainable drainage systems (SuDS) and two vehicular access points from Ramsey Road, following the demolition of one residential dwelling. All matters reserved except for means of access
	Outcome: Withdrawn
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Gladman Options and Issues Paper Response

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 predominantly classified as grade 2 agricultural land with a significant proportion of the site being grade 3. The vast majority of the site is within flood zone 1, the remaining area being within flood zone 3b. Broadly, the land within the site is level. A higher topography can be found at the south western corner circa 5-10m compared to the rest of the site but this will unlikely constrain physical development/ developable area on site. The land beyond the western boundary slopes gently down to towards Wistow. Adjoining the site boundaries are arable agricultural fields except to the east where residential properties along Jubilee Ave and Ramsey Road are sited. The development would be highly prominent within the landscape due to the western/ south western boundary being largely open, comprising of intermittent trees and hedgerow. Some screening is provided on the northern boundary along Ramsey Road and the southern boundary. However, the site will likely be visible from public right of ways to the north and south. It would also be visible from residential buildings and curtilages to the east despite some hedging along the eastern boundary. The cumulative impact of the scale, surrounding topography and existing make up of the western/ south western boundaries could result in the development generating substantial adverse impact upon the landscape which would need to be mitigated. There is no pollution or contamination on site and it is no impacted by oil/ gas pipeline buffer zones. There are no designated heritage or nature assets within the site. Highway access could be achieved from Ramsey Road. There is an electricity line that runs along the site frontage, highway access would need to ensure no adverse impact. The site is wholly greenfield and therefore offers no opportunity for the reuse or regeneration of previously used buildings. The site is outside a mineral safeguarding area and water recycling buffer zone. - bridleway and public right of way.	~
Availability The site is owned by a single landowner who support the development. There is a promotion agreement between the landowner and a land promoter for the site. There are no legal restrictions or issues to resolve prior to development. The land is expected to be available between 2024-2028 and build out between 4-6 years for 200 dwellings and 10-15 years for 500 dwellings.	+
Achievability Water mains and electricity supply is available within the site, gas supply and digital infrastructure is accessible from the site boundary. Highway access could be achieved from Ramsey Road but may require the removal of established trees and hedgerow; an ecological survey may be required to understand whether there are existing protected species and habitats. It is unlikely the topography of the land within the site would effect the developable area. As mentioned the site would generate substantial adverse landscape impact that would need to be mitigated. The promoter has identified 'a green buffer between the settlement and adjacent agricultural land' will be created and the site will be 'sensitively designed'.	~

Deliverability / developability	~
The site is wholly greenfield so there are no built structures to clear prior to development. The proposal would generate significant landscape impact and mitigation may limit the achievabiity of the site. The site promoter has stated that once allocation status has been gained the site will be sold off to a third party for development. Therefore the proposal is considered to be 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:

- Majority of the site within flood zone 1 with no recorded risk of surface water flooding
- Predominantly classified as grade 2 agricultural land
- Beyond 800m from key services in Warboys including a local convenience store and culture and leisure facilities
- Close proximity to employment opportunities and could provide a modest amount of employment on site.
- Close relationship with the countryside with potential for significant landscape impact that would be difficult to mitigate
- Scale and location of the site means it may be difficult to integrate with the existing place and community.
- Could provide a wide range of tenures, types and sizes of housing

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

- Is deemed not appropriate for development due to the potential for significant adverse impact upon the local landscape and potential difficulties integrating the site with the existing place and community.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to the site being deemed not appropriate for development.	N/A	N/A

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but for a smaller siter area to include 210 homes, as per the below image:

No technical evidence was submitted but there was an indicative site layout to show connections into existing settlement. The smaller site area is noted, it is likely that this could form a first phase for a wider development as per the original call for sites submission. The smaller site area still gives rise to concerns regarding landscape impact and integration with the existing village.

Warboys 10: Manor Farm Buildings, Church Road, Warboys

Site reference	Warboys 10
Site name	Manor Farm Buildings, Church Road, Warboys

Site address	Parish(es)	Site area (ha)
Land at Manor Farm Buildings, Church Farm Church Road, Warboys, Huntingdonshire PE28 2RJ	Warboys	0.68

Promoter's Intentions

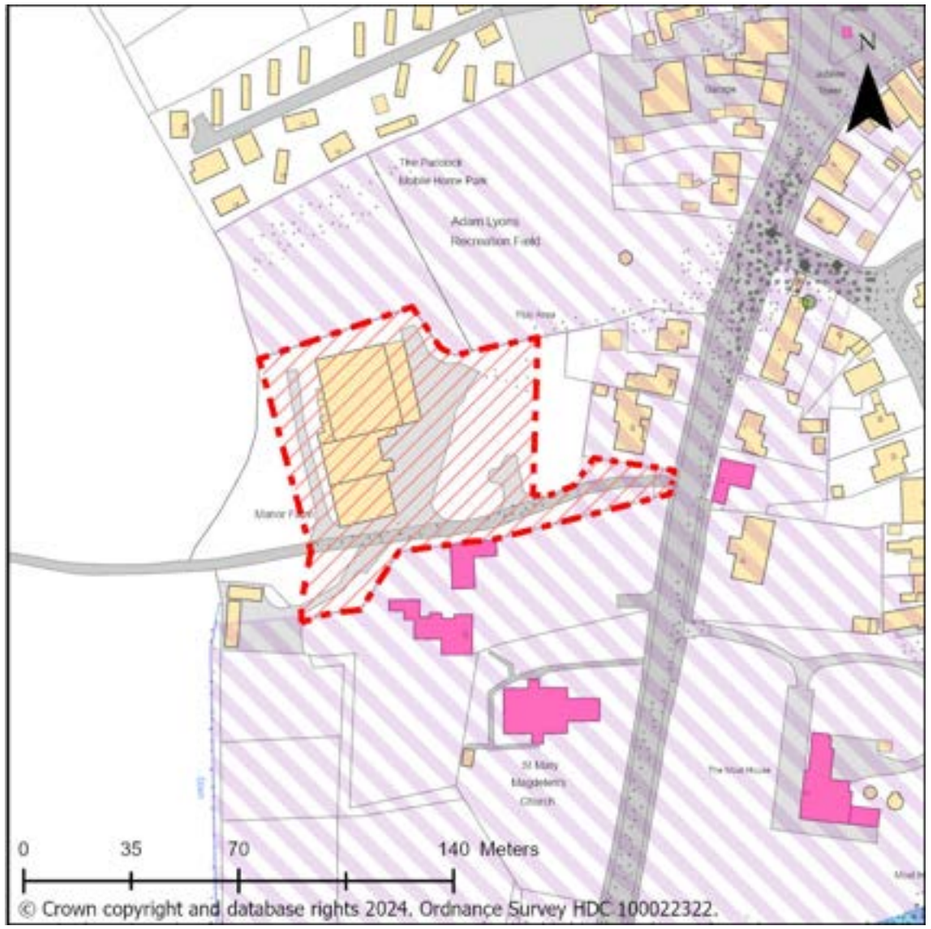
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 homes	Available 2024-2028 1-2 years

Core information

How was the site identified?	Call for sites 2023 submission - CfS 314
Relevant planning history	HLP2036 site allocation: Manor Farm Buildings (WB2)
Land type	Part previously developed land and part greenfield land
Current use of the site	Greenfield
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 submitted site area is 0.68 ha which is 0.07 ha greater than the site allocation for Manor Farm Buildings within the existing Local Plan. The site is wholly classified as grade 2 agricultural land. The site is in flood zone 1 with no risk of surface water flooding. The site is located on the western edge of Warboys, situated between a playground/ recreational field to the north and residential properties adjoining the eastern and southern boundaries.The land within the site is generally flat, sloping gently downwards beyond the western boundary where there is open countryside/ arable farmland. There are substantial agricultural built structures in the site that would need to be cleared. The site is screened from adjoining uses by established vegetation bounding the site except to the west which is completely open and therefore the site would be highly visible from lower land to the west. Landscaping on the western side may be required to soften views looking into the site but the potential adverse landscape impact will likely be minimal due to the site being well integrated into the built form and of a low scale (10 homes). It would also be replacing large, generally unsightly agricultural buildings. The site is not impacted by gas/ oil pipelines or electricity lines and there is no pollution or contamination on site. There are no designated heritage and nature assets within the site. However, the site is immediately adjacent to Warboys conservation area and there are several listed buildings to the south and east. Therefore, the development would need to be highly sensitive to the character, form and setting of adjoining high value designated heritage assets. Highway access could be achieved from Church Road, but it is not clear whether the existing track/ road to access the site could accommodate the development and would need to ensure minimal impact to/ preserve Warboys Conservation Area. The site is part previously developed with large agricultural buildings on site which could offer opportunities for the reuse or regeneration of previously used buildings. The site is outside a mineral safeguarding area and water recycling buffer zone.	
Availability The site is owned by a single company who support the proposal. Legal restrictions to the site are unknown. There are issues to resolve relating to the acquisition of new farm buildings/ land to replace and relocate the in use agricultural buildings on site which are intended to be demolished prior to development. The promoter has stated the land will become available between 2024-2028 and intends to acquire allocation status and then sell the land to a third party for development.	~
Achievability The site promoter has stated electricity is available from the site boundary and water supply is available within the site. Access to gas supply and digital and telecommunication infrastructure is unknown. There are no topographical constraints to overcome that would impact viability. Highway access could be achieved from Church Road, consultation with Cambridgeshire County Council would be required to understand it's feasibility and safety. The combination of the open western boundary and downward sloping land beyond the western boundary could levy a degree of adverse landscape impact and therefore screening/ landscaping may be required on this side. High quality design sensitive to the character, form and setting of the immediate area is essential to ensure heritage assets adjacent to the site are not negatively impacted; this is a key consideration determining the achievability of the proposal.	
Deliverability / developability There are large agricultural buildings that would need to be cleared prior to development. There are constraints to overcome relating to the acquisition of new agricultural buildings to replace the existing buildings on site that will be cleared, highway access and designated heritage assets that would need to be resolved prior to development. The site promoter seeks to sell the site to a third party once allocation status has been acquired. Therefore, the site is considered 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:

- It is in flood zone 1 with no recorded risk of surface water flooding
- Open space immediately accessible with a public park to the north
- Greenfield, classified as grade 2 agricultural land but the site predominantly comprises of large agricultural buildings that would need to be removed prior to development.
- Scope to reuse or recycle materials from the agricultural buildings
- Sustainably located; employment opportunities, culture and leisure facilities, a local convenience store, a primary school and a regular bus service which can be accessed via public footpaths.
- Close relationship with built form and amount of development proposed is appropriate considering the nature of surrounding built form.
- Designated heritage assets within or in the immediate setting of the site including Warboys Conservation Area and several listed building; sensitive design essential to mitigate adverse impact to townscape and wider community.

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

- Is potentially appropriate for development subject to effective masterplanning and building design to ensure the character and form of designated heritage assets in the vicinity of the site is maintained and mitigate potential landscape impact.
- It is an existing allocation in the Local Plan 2036, the site size of this submission is marginally bigger
- There are deliverability issues relating to the acquisition of new agricultural buildings for the existing farm on site which would need to be resolved prior to 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 0.68 ha 80% net developable area to allow for landscaping and highway access to developable area. 0.68 ha x 80% = **0.54 ha**	Residential - market/ affordable housing 35 dph to reflect the sites association with designated heritage assets. 0.54 ha x 25 = **14 homes**	Allocation status required Build out over 2 years

Updates after the Initial Assessment

In response to the consultation the Highways Authority states the site appears to have insufficient frontage to the public highway to achieve an access in accordance with DMRB/MfS requirements respecting local junction spacing and access is of insufficient width to accommodate a development of this scale without improvements which may not be achievable within the existing highway. Therefore the site is currently considered unachievable and **inappropriate for development.**

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

Site reference	Warboys 11
Site name	Land to the rear of 70-84 Station Road Warboys

Site address	Parish(es)	Site area (ha)
Land to the rear of 70-84 Station Road, Warboys, Huntingdon, Cambridgeshire PE28 2TH	Warboys	3.85

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom/ self build housing Open space uses: • Natural, green or open spaces	60-65 dwelling in total: • 18 affordable • 5-10 custom and self build plots Natural, green or open spaces: • 1.5 ha	Land available for development between 2024-2028. Build out approximately 5 years once planning permission has been acquired.

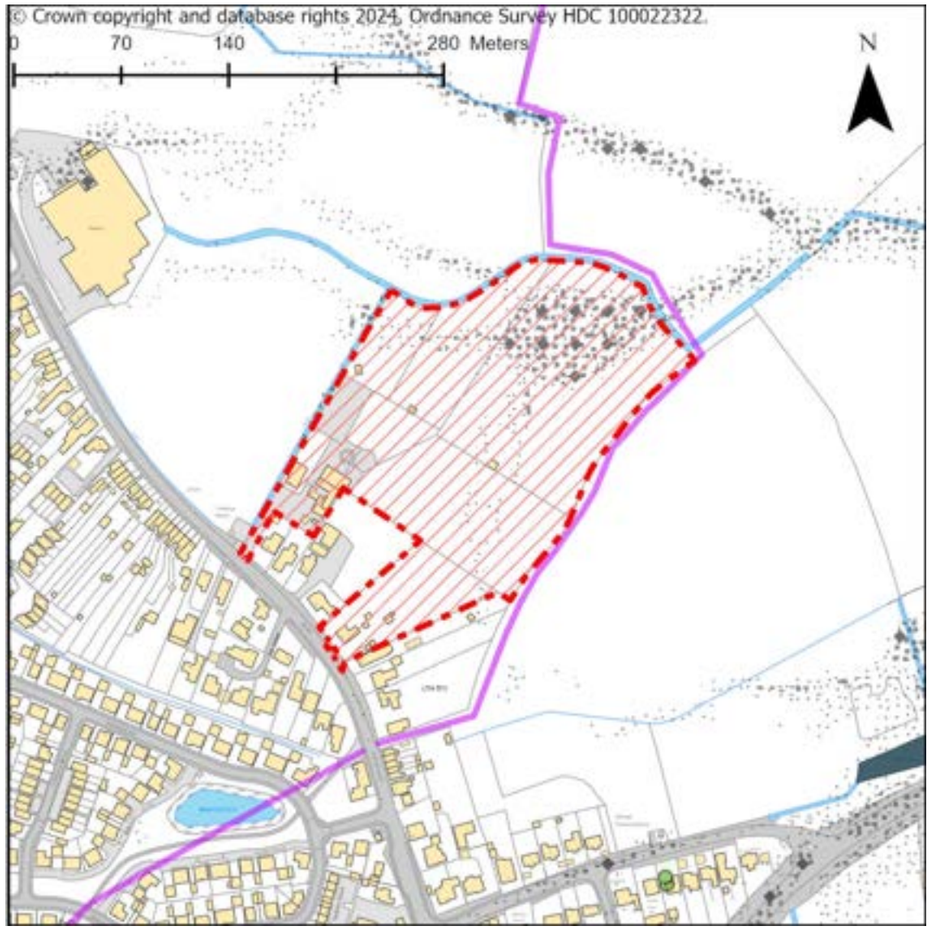
Core information

How was the site identified?	Call for sites submission 2023 - Cfs 387
Relevant planning history	Application number: 0801206FUL Proposed development: Extensions and alterations and change of use from a workshop to farriery and dwelling Outcome: Permission
Land type	Wholly previously developed land
Current use of the site	Residential and equestrian land.
Supporting information	• Response to Huntingdonshire District Council Draft Local Plan 'Call for Sites' Submission • Initial Site Development Plan • Local Plan Submission 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

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 predominantly classified as grade 3 agricultural land, the remaining being grade 2. The site is within flood zone 1 with some surface water flooding risk (13.3%).	~
The site is situated in the north east of Warboys surrounded by greenfield land/ agricultural farmland except to the south west where there are residential properties opposite and adjoining the site frontage. From south to north, the land within the site slopes downwards by approximately 8 metres and this downward topography continues beyond the north eastern boundaries. The level of the land immediately to the east and west is higher than the site. The boundaries of the site are predominantly made up well established mature hedgerow and trees except to the west which is completely open meaning the site is highly visible on approach to Warboys from the north and from residential properties fronting onto Station Road. Consequently, the proposal would benefit from the implementation and reinforcement of vegetation/ hedgerows along the northern and western boundary to help screen the development from surrounding views and mitigate potential adverse landscape impact. However, due to the low topography of the site compared to the higher topography of surrounding land particularly from the west it would be difficult to avoid some adverse landscape impact and therefore this questions the suitability of the site for development. The site is not impacted by gas/ oil pipelines and there is no pollution or contamination within the site. There are no designated heritage or nature assets within the site. Highway accessed is proposed to the south east of the site along Station Road using an existing residential garden leading to the back of the site/ main development area. There are built structures on site associated with the existing equestrian use which could offer opportunities for the reuse of materials. The site is outside a mineral safeguarding area and a water recycling buffer zone.	
Availability The site is owned and control by a number of parties with no legal agreement but is supported by all of the landowners. There are no legal constraints or issues to resolve prior to development. The site promoter expects the land to become available between 2024-2028 and intends to sell the land to a third party once allocation status has been acquired.	~
Achievability The site promoter has identified that all utilities and broadband infrastructure is available within the site. Highway access may achieved from Station Road using an existing residential plot (74 Station Road) to access the back of the site and, as stated in the submission, could incorporate a junction to meet highway standards . Consultation with Cambridgeshire County Council will be to understand whether this point of access could accommodate/ be appropriate for the site will be required. However, the promoter has stated there are ransom strips which may limit the achievability of development. The site submission has included an indicative masterplan illustrating the scale and nature of development envisaged. Whilst the topography of the land in the site would unlikely require leveling, it's downward sloping	~

nature may lead to significant adverse landscape impact particularly from surrounding public vantage points, on approach to the village from Station Road and from lower land to the north east. This could be mitigated to some degree, as shown by the site/ masterplan plan, by significant hedging along the western boundary. The site is in close proximity to a sewage pumping station which may require assessment.	
Deliverability / developability There are built structures to clear in the south western area of the site that could be overcome through effective design. There are constraints to overcome relating to landownership, landscape impact and a water recycling buffer zone. As mentioned, the promoter seeks to sell the land to a third party once allocation status has been acquired and therefore the site is considered to be 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:

- Part of the site is greenfield which is predominantly classified as grade 3 agricultural land
- Could offer an opportunity to develop on previously developed land
- Flood zone 1 with minimal recorded risk of surface water flooding
- Limited access to natural green space but could provide 1.5ha of natural, green or open space use in the northern part of the site
- It is within 1km of Warboys Wood SSSI but is sufficiently remote from the other designated nature assets
- No designated heritage assets within or in close proximity to the site that would be adversely impacted by the development
- Culture and leisure facilities, a local convenience store, a primary school, a regular bus service and employment opportunities are highly accessible from the site
- There is a pavement along the frontage promoting active travel.
- The scale and location of the site would be out of character with the existing townscape character of the north east of Warboys
- The downward sloping topography of the land could mean the development may cause significant adverse landscape impact altering the rural and open feel of the local area.

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

- Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form and the potential for significant landscape impact which would be hard to avoid given the downward sloping gradient of the land within the site.
- There are multiple landowners with no legal agreement.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is deemed inappropriate for development and therefore a capacity calculation has not been undertaken.	N/A	N/A

Updates after the Initial Assessment

As part of the Autumn 2024 consultation, the site promoter resubmitted an indicative proposed plan (drawing number: A23-046-SK01, rev A, June 2023) detailing how 61 dwellings will be accommodated on site alongside landscaping and a parcel of open space in its north eastern corner. It also shows a vehicular access from Station Road.

The site promoter also detailed that discussions are underway with the landowners of the site and also with neighbouring landowners. These discussions aim to secure a final completed landowners' agreement to bring forward a single comprehensive planned and designed large-scale residential development to the north-east of Warboys. Discussions are continuing between the parties in an attempt to reach a legal agreement in respect of providing an access and that services/utilities connections can be made across the entire comprehensive site to land across the north-east of Warboys (including the subject land).

Considering the above that the capacity put forward by the site promoter has remained unchanged, the fundamental issue with the site has not been resolved and is therefore still inappropriate for development. No plans have been provided or certainties that an agreement has been made between the various landowners have been provided to change the outcome of this assessment.

Warboys 12: Land off Fenton Road, Warboys

Site reference	Warboys 12
Site name	Land off Fenton Road, Warboys

Site address	Parish(es)	Site area (ha)
Land located south of Fenton Road (B1040) and east of New Road (A141), Warboys	Warboys; Pidley-cum-Fenton	10.57

Promoter's Intentions

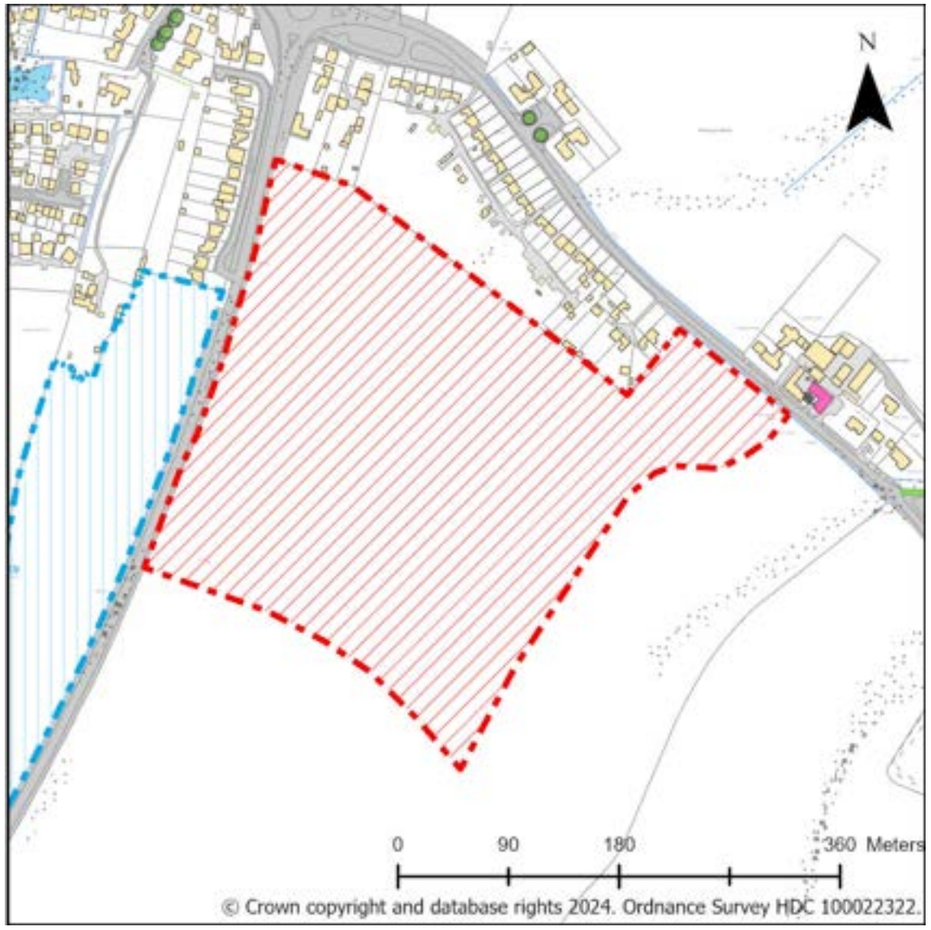
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Approximately 170-195 units	4-5 years build out

Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 85
Relevant planning history	No known planning history
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	• Cover Letter June 2023 • Vision Document June 2023

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is predominantly classified as grade 2 agricultural land, the remaining being grade 3. It is within flood zone 1 with no recorded risk of surface water flooding. The site is located in the south eastern edge of Warboys, south of Fenton Road and east of the A141 (New Road) and forms part of a larger agricultural field which extends beyond the site boundary to the south and east and is under the same land ownership (stated by the site promoter). Most of the northern boundary adjoins to the curtilage of residential properties which are linear in form, the remaining part of this boundary fronting onto Fenton Road. The western boundary wholly fronts onto New Road (A141). The majority of the land within and surrounding the site is broadly level but slopes relatively steeply downwards (approx 10m) from the middle of the site to the north eastern corner which continues downwards beyond the boundary. As mentioned the site forms part of a larger agricultural field, and the southern and eastern boundaries are completely open. The northern boundary is screened by residential properties to the north. The western boundary along the A141 is open but is relatively well screened from Warboys Conservation Area due to the established vegetation bounding the agricultural field directly opposite the site. There would be significant adverse landscape impact looking into the site from the south and east including a bridleway (Padgett's Lane) and would require mitigation through appropriate landscaping which has been addressed via the concept masterplan within the submitted Vision Document. The site is not impacted by oil or gas pipelines. There are no nature or heritage designations within the site but it is opposite Grade II Listed Building, The Laurals. The site promoter intends for highway access to the site to be achieved along New Road where there is an existing entrance used to access the agricultural field. The site is wholly greenfield offering no opportunities for the regeneration or reuse of previously developed land. The site is not impacted by water recycling buffer zones or a mineral safeguarding area.	
Availability The site is owned by a single family who support the proposal. The land is controlled under a promotional agreement and is intended to be sold to a housebuilder following the grant of planning permission. There are no legal restrictions or issues to resolve prior to development. The land is expected to become available between 2024 -2028 and be built in approximately 4-5 years.	+
Achievability The site promoter has identified that gas and digital and telecommunications are available from the site boundary. Access to a water supply is unknown and electricity supply is not immediately accessible.	~
Highway access to the site could be achieved, as identified in the Vision Document, along the western boundary on New Road (A141) using an existing entrance to the site. The national limit applies to this road, Cambridgeshire County Council will need to be consulted to understand whether safe access can be achieved and if it could, what safety measures should be implemented. As mentioned, the north eastern corner of the site is at a lower topography, potentially reducing the developable area and therefore the layout. The outline design shows that this area of the site is intended to be used as an attenuation basin and not for built development. The proposal would cause significant landscape impact which would need to be mitigated. The Vision Document provides recommendations on how the proposal could mitigate adverse landscape impact including significant 'buffer' planting along the southern and eastern boundaries. It also identifies that the development will be situated behind the existing built line on Fenton Road which helps to shield the development from the listed building.	
Deliverability / developability There are no structures to clear. There are constraints to overcome but they could be mitigated through effective design. The promoter intends to sell the site to a third party for development once allocation status has been acquired. Therefore, the site is considered to be 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:

- Flood zone 1 with no recorded risk of surface water flooding
- Wholly greenfield, classified as grade 2 agricultural land.
- Limited access to natural green space
- Sufficiently remote from the designated nature assets
- It is close proximity to culture and leisure facilities within Warboys,.
- Access to employment opportunities, Warboys Airfield Industrial Estate is situated approximately 2km from the site
- A local convenience store, primary school and regular bus service are also nearby
- The development, given it's scale and location has the potential to impose significant landscape impact and may be out of context with the built form. However, through effective masterplanning,

by limiting development to the north of the site and significant landscape buffers this could be mitigated.

- A pavement would need to be created along the frontage to link the site with a footpath to the north and allow access to services within Warboys by foot
- It would need to be sensitive to the setting of designated heritage assets to the north east, a listed building, and Warboys Conservation Area, the the north west/ west

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

- Is potentially appropriate for development subject to effective masterplanning to ensure preservation of the local landscape, designated heritage assets and integration with the built form and wider community.
- The downward sloping topography of the land in the north east of the site is a key development consideration.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 10.57 ha 50% net developable area to allow for significant landscape buffers and improve integration with the built form by limiting development to the north of the site. 10.57 ha x 50% = **5.26 ha**	Residential - Market/ affordable housing. Net developable area of 5.26 ha Low density of 25dph to reflect it's edge of village/ rural location in a large village location. Capacity = 25ha x 5.26 ha = **132 homes**	Subject to allocation 4 - 5 years to build

Updates after the Initial Assessment

The site promoter did resubmit the site to the Ongoing Call for Sites (see CfS23-24261), the Vision Document (June 2023) was resubmitted. This was part of their ongoing promotion of the site.

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site. While this is welcome to illustrate the proposals further concerns remain regarding the location of the site and its detachment from Warboys by the A141.

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

Site reference	Warboys 13
Site name	Cromwell House, Land north of Heath Road, Warboys

Site address	Parish(es)	Site area (ha)
Cromwell House, Land north of Heath Road, Warboys	Warboys	0.67

Promoter's Intentions

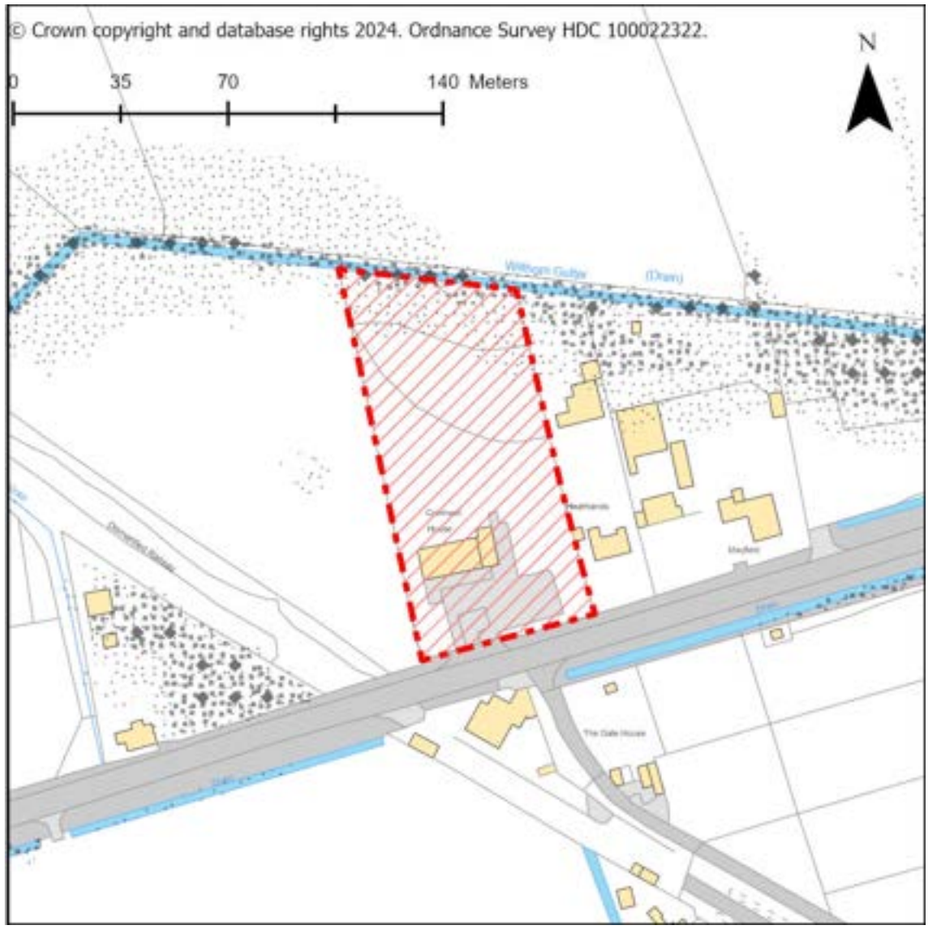
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential • Market and/or affordable housing	9 homes	Available 2024 - 2028 Build out 2 years

Core information

How was the site identified?	Ongoing Call for Sites 2023 - 2024 submission - Cfs 23-24120
Relevant planning history	Application number: 20/00728/FUL Proposed development: Erection of 2 No. Buildings to form 4 No. Industrial Units and single storey extension to existing buildings Outcome: Refused
Land type	Wholly previously developed land
Current use of the site	Industrial
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	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 classified as grade 3 agricultural land. The site is within flood zone 1 but there is some surface water flooding risk in the north of the site. The site is situated to the north east of Warboys, largely separate from the main settlement. The topography of the land within and surrounding the site generally flat with some significant, in use, built structures with surrounding hardstanding to the south of the site. Adjoining the site situates residential properties to the east, Heath Road to the south and greenfield land to the north and west. Approximately 200m west of the site is an industrial site made up of numerous business units and a large parking and vehicle turning area. Despite it's rural location and adjoining greenfield land, there is established vegetation bounding the site which will likely mitigate adverse landscape impact levied from the development. That said, further assessment to understand landscape impact will be required especially due to the flat and open nature of agricultural land to the north and public right of ways present to the north west and east. It may be difficult to integrate the proposal if the on commercial use on the site continues but this point may be less significant due it's current compatibility with adjoining residential properties. There are two electricity lines traversing from north to the south of the site which may need to be redirected. The site is not impacted by oil or gas pipeline buffer zones. There are no designated nature or heritage assets located within the site. Access to the site is achievable from Heath Road but access to the developable area of the site is uncertain due to the existing business to the south. Part of the site is brownfield but it is uncertain whether this will be redeveloped. The site is outside a mineral safeguarding and water recycling area.	~
Availability The site is under individual control and there are no apparent legal or ownership issues constraining development. The landowner expects the land to be available between 2024-2028 and intends to sell the land to a third party once allocation status has been acquired.	+
Achievability The landowner has identified that electricity, water mains and digital and telecommunications infrastructure is available from within the site but gas supply is not immediately accessible. Access to the site is achievable but safe and appropriate access to the north of the site, the developable area, will need to be determined through further assessment. The site could be exposed to some noise pollution fronting onto the A141 (Heath Road). The electricity lines running through the site could require redirection to accommodate the development. Highway access to the proposed residential area and the electricity lines could constrain development.	~
Deliverability / developability Whether build structures need to be cleared depends on whether the existing business will remain in use. There are constraints to development relating to electricity lines and highway access to the developable area of the site. The site is contrary to current policy and therefore would require allocation status. Hence, the proposal is considered to be 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:

- It is in flood zone 1 with some recorded risk of surface water flooding
- Predominantly greenfield land, classified as grade 3 agricultural land.
- Remote from shops, culture and leisure facilities and green and active travel infrastructure highlighting it's unsustainable location.
- Sufficiently remote from designated nature and heritage assets
- Difficult to integrate with existing place and community.
- Strong relationship with the countryside.

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

- Would not be suitable for development due to limited relationship with the main settlement of Warboys. It is not sustainably located, is highly prominent in the countryside and would be difficult to integrate the site with the existing place and community.

HDC's Delivery Calculations

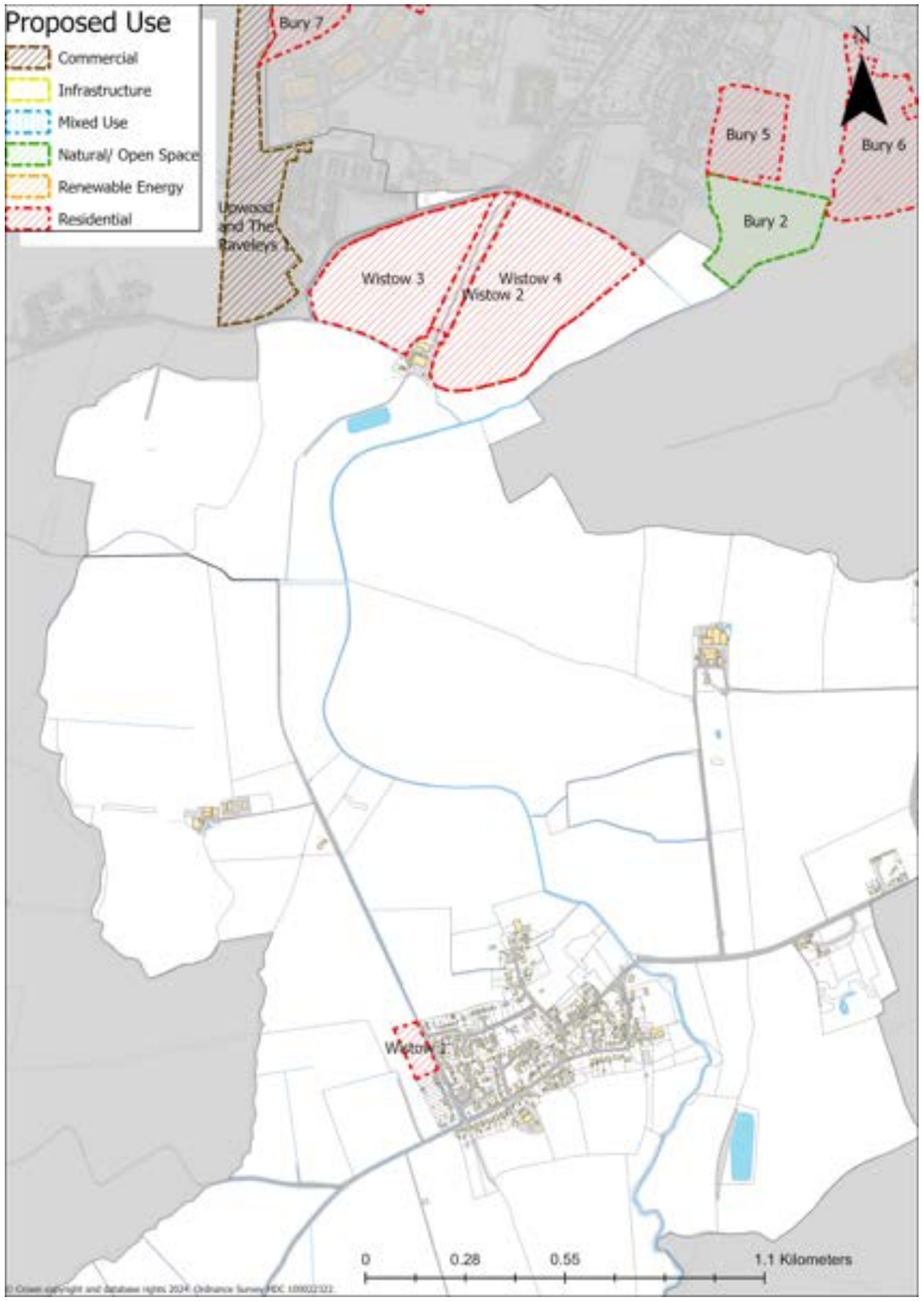
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to the proposal deemed as inappropriate for development	N/A	N/A

Updates after the Initial Assessment

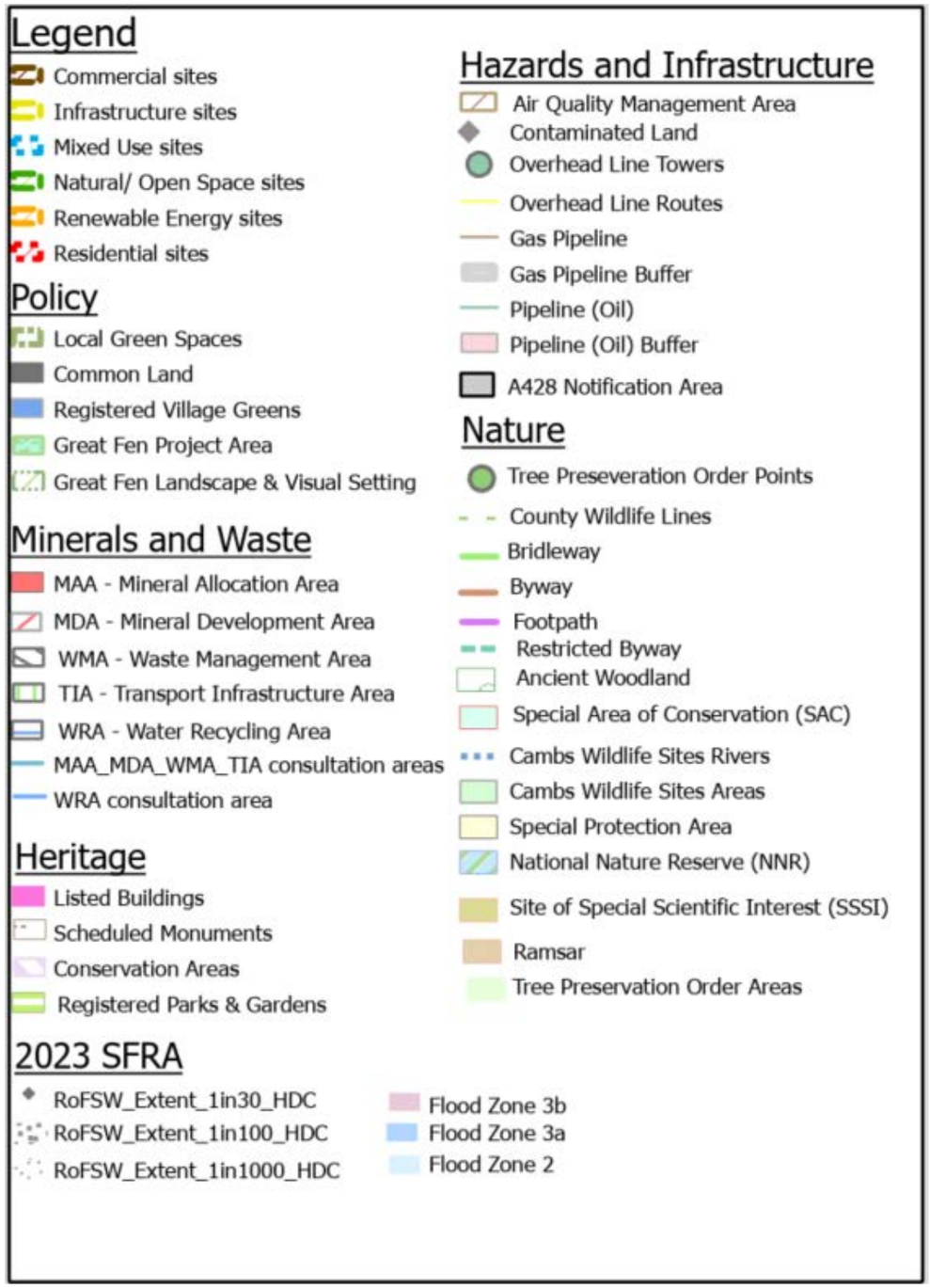
Wistow

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

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



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



Wistow 1: Land West of Harris Lane, Wistow

Site reference	Wistow 1
Site name	Land West of Harris Lane, Wistow

Site address	Parish(es)	Site area (ha)
Land West of Harris Lane, Wistow	Wistow	1

Promoter's Intentions

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

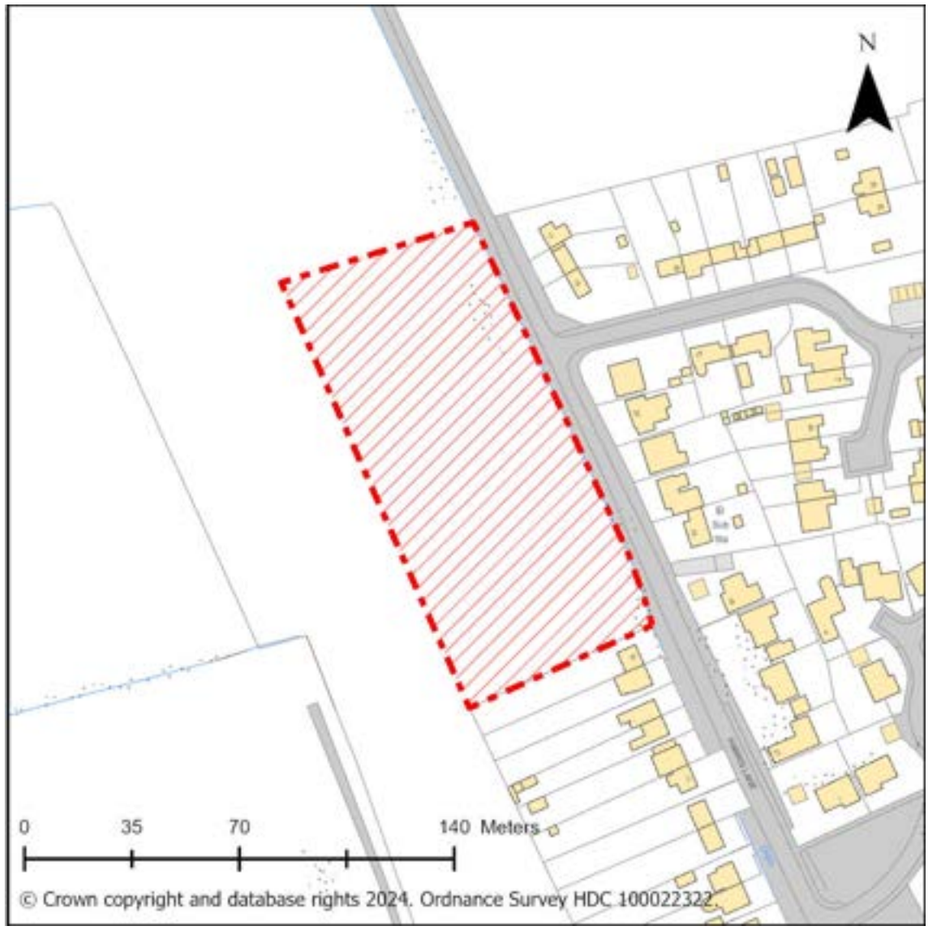
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:152
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 wholly located within flood zone 1 with limited known surface water flood risk. The site is wholly classified as being grade 2 agricultural land. The site is broadly level and completely open being part of a larger agricultural field. There are some trees along its frontage along Harris Lane. There is a narrow drain which runs between the site and Harris	+

Lane which may impact access and flood risk. The site's southern edge adjoins linear residential development, to the east is further linear residential development. To the north and west of the site is the open countryside. The openness of the site and the generally flat landscape means built development could have a greater impact but landscaping and masterplanning could likely overcome this. There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles running along the site's frontage. There are no nature conservation or heritage designations on site. Access may be achievable from Harris Lane but this is a narrow single lane road. The adjacent properties have access onto Harris Lane but engagement with Cambridgeshire County Council will be required to ascertain if safe access can be provided. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and 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 it is intended to acquire planning permission and then sell the site to a third part for development. They anticipate it will take 1 year to complete.	+
Achievability The site promoter states that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are several constraints which will need to be overcome partivuarly around access and landscape impact. While the site is rural in nature forming part of a larger agricultural field, it relates well to the settlement and to residential development.	+
Deliverability / developability The site is greenfield with no structures on site to clear. There are some constraints that could be overcome through the design process. The site is currently not supported under current policy as it does not appear to be the intention to deliver a rural exceptions scheme. Therefore an allocation status would be necessary, as such the site is categorised as being 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:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 with limited risk from surface water flooding
- In walking distance to several local leisure and cultural facilities
- Limited accessibility to shops and employment opportunities
- Primary education is located within the neighbouring village of Upwood
- Accessible to natural green space
- Not constrained by nature conservation or heritage designations
- Located on the western edge of the built form of Wistow village, of a scale that would retain the character of the area. Harris Lane is categorised by linear development. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development.
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate landscaping.
- Successful development will require consultation with the Highways Authority as Harris Lane is a single lane narrow road. Properties along here are linear in form and each have their own access direct onto Harris Lane
- Telegraph poles run along the site's frontage which may impact the layout of development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1ha 90% net developable area to allow sufficient landscaping. 1 ha x standard proportion of 90% = **0.9 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.9 ha x 25 dph = 23 homes but considering that development should be linear in form in order to reflect the existing character	Available post 2028, subject to allocation status Build out over 1 year

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	of the site's immediate environs, this brings the capacity down to **12 homes**.	

Updates after the Initial Assessment

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

Site reference	Wistow 2
Site name	Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow	Wistow	28.81

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	512 homes	Available 2024 - 2028 Build out over 12 - 14 years

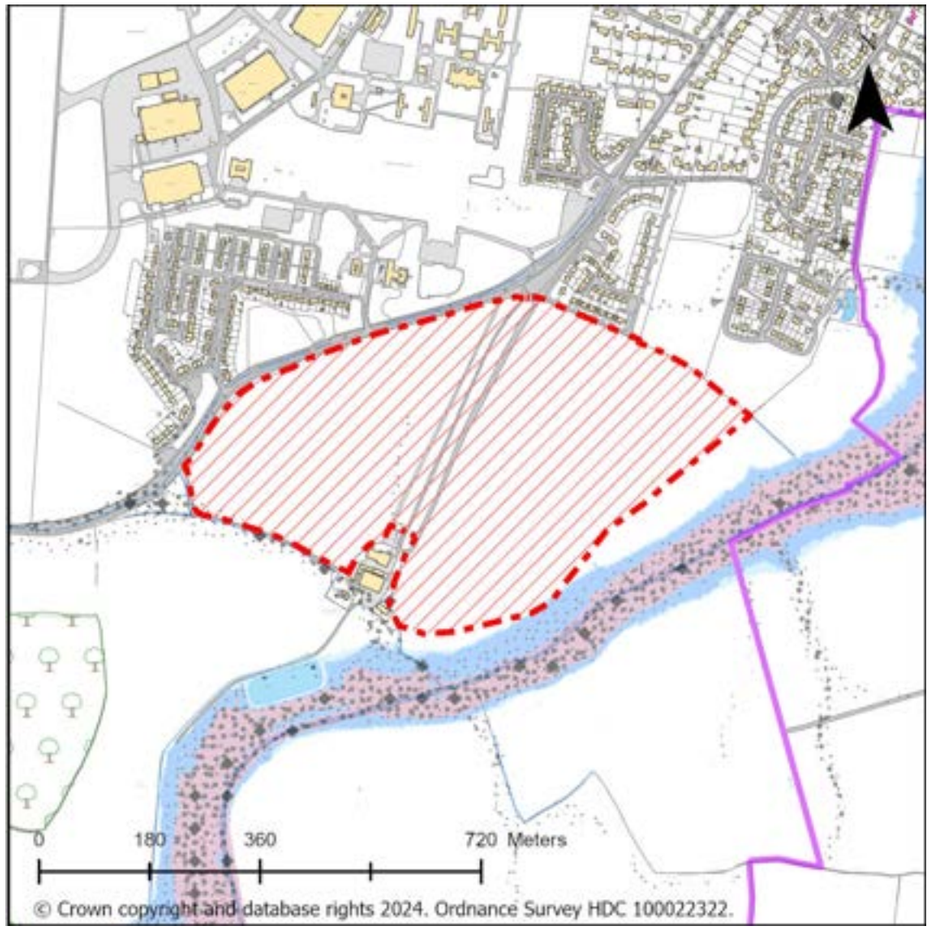
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:250
Relevant planning history	The western half of the site has planning history, the eastern side does not: • 20/00650/FUL for the formation of a drainage pond for the attenuation of surface water relating to development at Former RAF Upwood and Upwood Hill House. This was approved in December 2020. • 20/00683/FUL for the erection of a bat barn with associated landscaping. This was approved in July 2020.
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 Two smaller site submissions have been made which consist of the western and eastern half of this site (see Wistow 3 and Wistow 4), this submission includes both of these as one site.	~

It is wholly located within flood zone 1 with some recorded risk from surface water flooding within the western half of the site. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural. The site has established trees and hedgerows along its northern and western edges, the south and east are much more open with very limited intermittent vegetation. There is also an access track to Kingsland Farm that runs along apart of the site's southern boundary. Kingsland farm punctuates the southern edge of the site. The site slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. As highlighted within the planning history of the site, within the north western half of the site there is planning approval, which has been implemented, for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme for the site. Engagement will be required with the Environment Agency and Local Lead Flood Authority on whether additional development in such close proximity will undermine this drainage solution and whether additional work will be required for it to accommodate further development. To the south of the site is Kingsland Farm and the open countryside, there is open countryside to the east too. Ramsey Road follows its northern and western sides with the former RAF Upwood beyond that which is undergoing redevelopment for a residential led scheme. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road and the access track which runs from it to the adjoining farm. This would require engagement with Cambridgeshire County Council to ascertain if the local road network can accommodate the potential scale of development and whether safe access can be achieved, particularly considering the wider changing context of the site in relation to the major redevelopment of RAF Upwood. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	
Availability The site is in single ownership with development being supported by the land owner. The site promoter identifies that although the whole of the site is in individual control, some of the western parcel (Wistow 3) is subject to some third party rights in place over the land with regard to the formation of an attenuation pond approved under 20/00650/FUL which was required to support Phase One and Phase Two development at RAF Upwood. Even though there are third party interest and rights within the site, the site promoter states that there are no known legal restrictions impacting the site.	~

The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 12 and 14 years to build out.	
Achievability The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could result in built development leading to more significant landscape impact if not adequately mitigated. Additionally, the approved attenuation pond in the north west of the site and the bat barn needs further investigation, particularly regarding he impact that further built development could have on drainage and ecology. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.	~
Deliverability / developability The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being 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:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 with limited risk from surface water flooding
- Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey
- Good accessibility to shops, employment opportunities and primary education
- Not accessible to natural green space
- Not constrained by nature conservation or heritage designations although it is some 350m from Rolts Wood CWS
- Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact
- Successful integration with the existing place and community is also challenging
- Could provide a variety of housing types, tenures and sizes

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

- Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities.
- Development could adversely impact the permitted attenuation pond within the site which was approved to accommodate off site drainage for the redevelopment of RAF Upwood

HDC's Delivery Calculations

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

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns including cumulative impacts on Ramsey and Bury.

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

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

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow	Wistow	11.56

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	205 homes	Available 2024 - 2028 Build out over 5 - 7 years

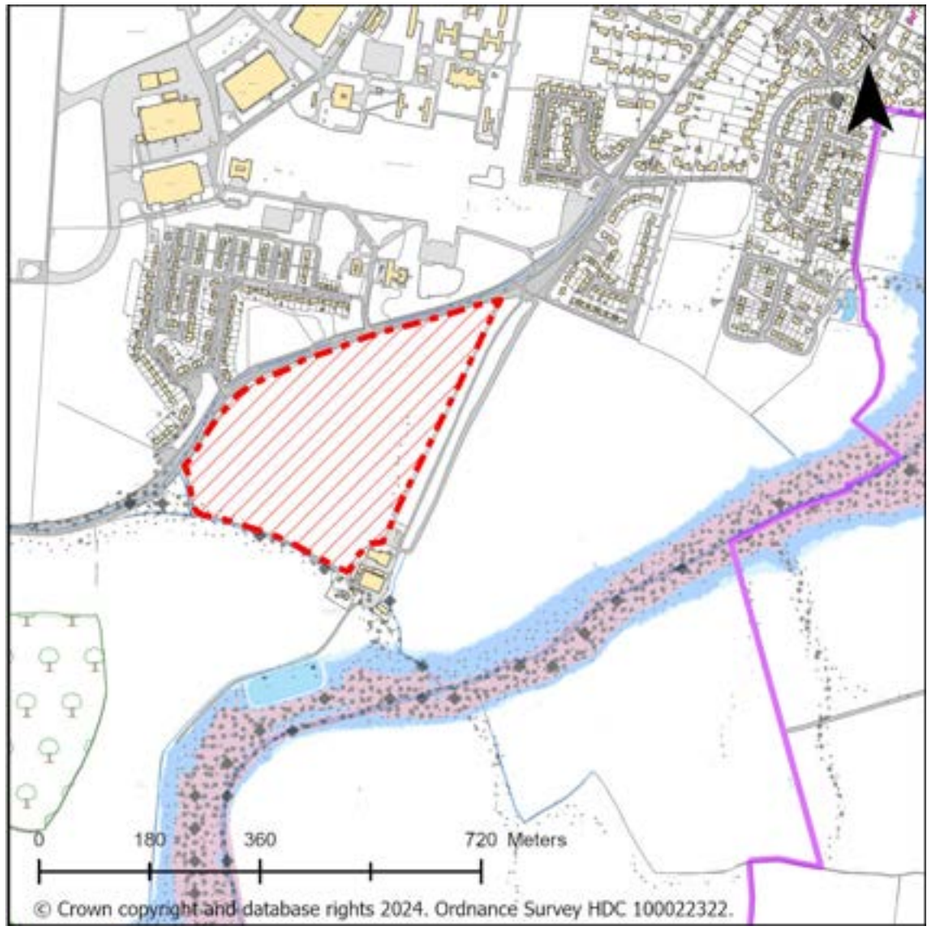
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:255
Relevant planning history	• 20/00650/FUL for the formation of a drainage pond for the attenuation of surface water relating to development at Former RAF Upwood and Upwood Hill House. This was approved in December 2020. • 20/00683/FUL for the erection of a bat barn with associated landscaping. This was approved in July 2020.
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 has also been submitted as part of a larger site (see Wistow 2).	~

It is wholly located within flood zone 1 with some recorded risk from surface water flooding. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural. The site consists of an agricultural field with trees and hedgerows along its edges apart from its southern edge which is defined by an access track to Kingsland Farm. The site slopes from its highest point in the north of the site by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. As highlighted within the planning history of the site, the northern half of the site has planning approval, which has been implemented, for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme for when developing the southern half of the site. Engagement will be required with the Environment Agency and Local Lead Flood Authority on whether additional development in such close proximity will undermine this drainage solution and whether additional work will be required for it to accommodate further development. To the south of the site is the open countryside, to the east are several agricultural structures associated with Kingsland Farm. Ramsey Road follows its northern and western sides with the former RAF Upwood beyond that which is undergoing redevelopment for a residential led scheme. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road and the access track which runs from it to the adjoining farm. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	
Availability The site is in single ownership with development being supported by the land owner. The site promoter identifies that although the site is in individual control, there are some third party rights in place over the land with regard to the formation of an attenuation pond approved under 20/00650/FUL which was required to support Phase One and Phase Two development at RAF Upwood. Even though there are third party interest and rights within the site, the site promoter states that there are no known legal restrictions impacting the site. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 5 and 7 years to build out.	~
Achievability	~

The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could result in built development leading to more significant landscape impact if not adequately mitigated. Additionally, the approved attenuation pond in the north of the site and the bat barn needs further investigation, particularly regarding he impact that further built development could have on drainage and ecology. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.	
Deliverability / developability The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being 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:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 with limited risk from surface water flooding
- Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey
- Good accessibility to shops, employment opportunities and primary education
- Not accessible to natural green space
- Not constrained by nature conservation or heritage designations although it is some 500m from Rolts Wood CWS
- Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact
- Successful integration with the existing place and community is also challenging
- Could provide a variety of housing types, tenures and sizes

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

- Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities.

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

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

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

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow	Wistow	15.11

Promoter's Intentions

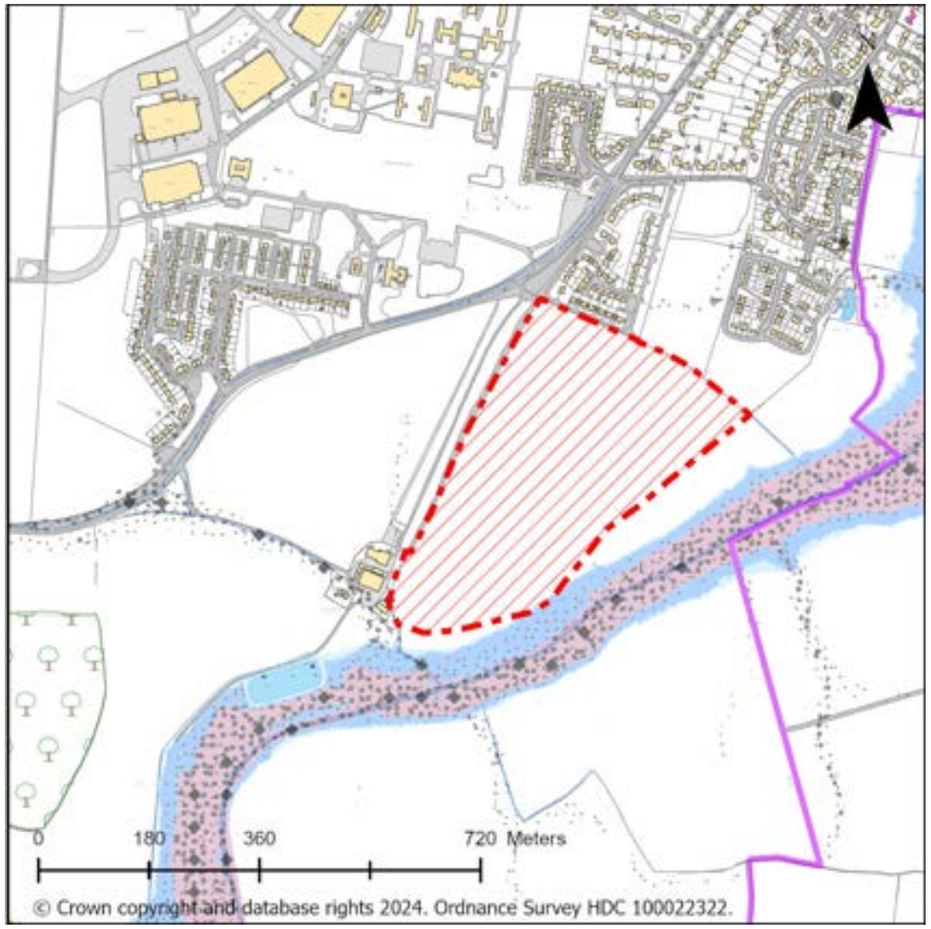
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	268 homes	Available 2024 - 2028 Build out over 6 - 8 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:258
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 has also been submitted as part of a larger site (see Wistow 2). It is wholly located within flood zone 1 with no recorded risk from surface water flooding. The majority of the site is classified as grade 2 agricultural land with only its northern edge being classified as non-agricultural. The site consists of an agricultural field with trees and hedgerows along its western and northern/eastern edges, it is however completely open along is southern/eastern edge. The site slopes from its highest point in the north of the site by some 10m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. This impact may be more apparent as a public right of way runs parallel to its southern/eastern edge making this impact more prominent from public vantage points. To the south of the site is the open countryside, to the south west are several agricultural structures associated with Kingsland Farm. There is residential development to the north and north east of the site. To the west the site is adjacent to a further agricultural field which has been submitted for development. Ramsey Road lies to the north west of the site, beyond this is the former RAF Upwood which is undergoing redevelopment for a residential led scheme. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.	~
Availability The site is in single ownership with development being supported by the land owner. There are no known legal restrictions impacting the site. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 6 and 8 years to build out.	+
Achievability The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could result in built development leading to more significant landscape impact if not adequately mitigated. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.	~
Deliverability / developability The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being 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:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 with limited risk from surface water flooding
- Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey
- Good accessibility to shops, employment opportunities and primary education
- Not accessible to natural green space
- Not constrained by nature conservation or heritage designations although it is some 350m from Rolts Wood CWS
- Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact
- Successful integration with the existing place and community is also challenging
- Could provide a variety of housing types, tenures and sizes

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

- Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities.
- Development could adversely impact the permitted attenuation pond within the site which was approved to accommodate off site drainage for the redevelopment of RAF Upwood

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

5 Area 3 - Northern Central Huntingdonshire Site Assessments

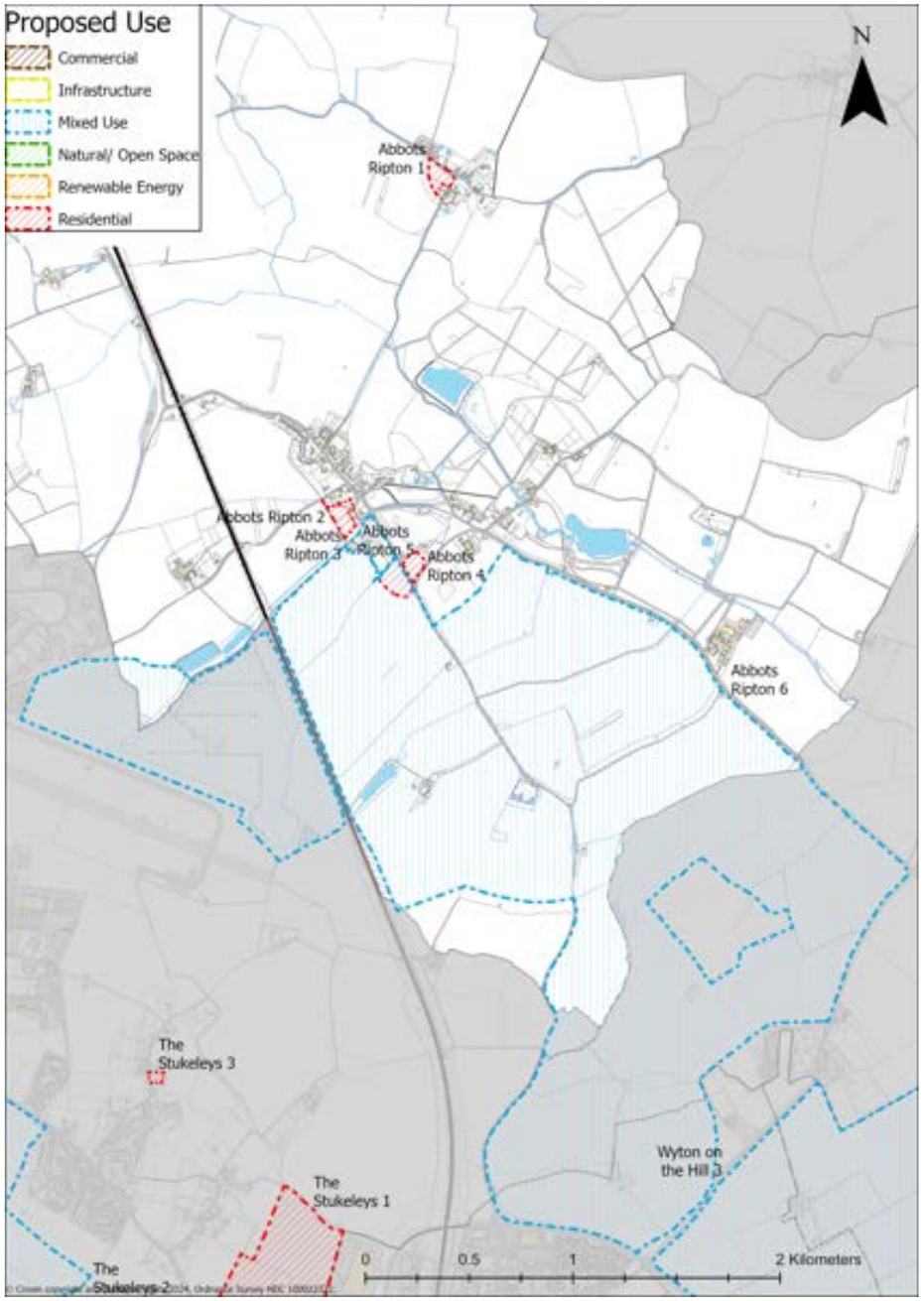
5.1 This chapter sets out the site assessments for the sites located within 'Northern Central Huntingdonshire'. This grouping consists of Alconbury; Sawtry; the Stukeleys wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

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

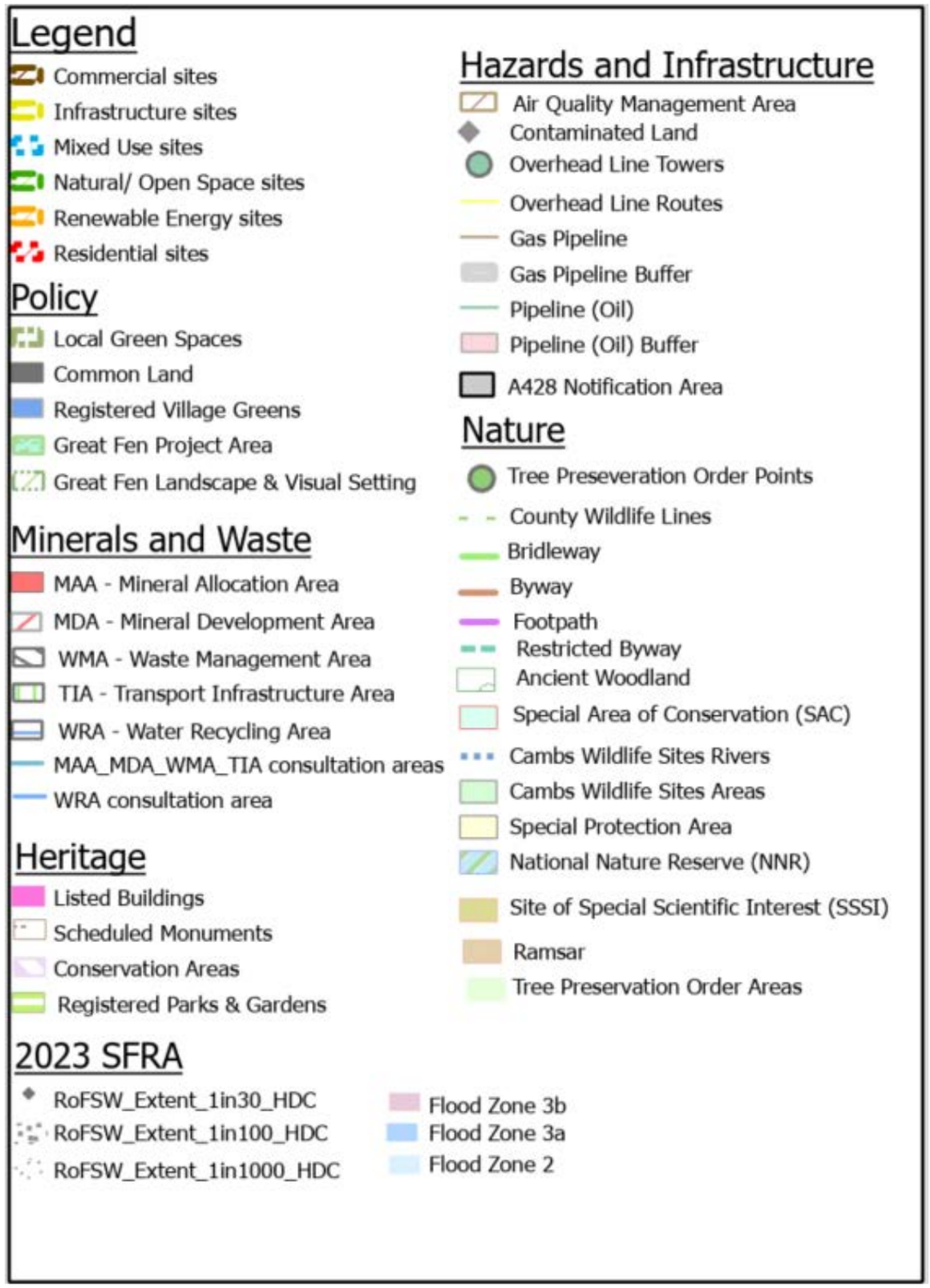
Abbots Ripton

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

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



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



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

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

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

Promoter's Intentions

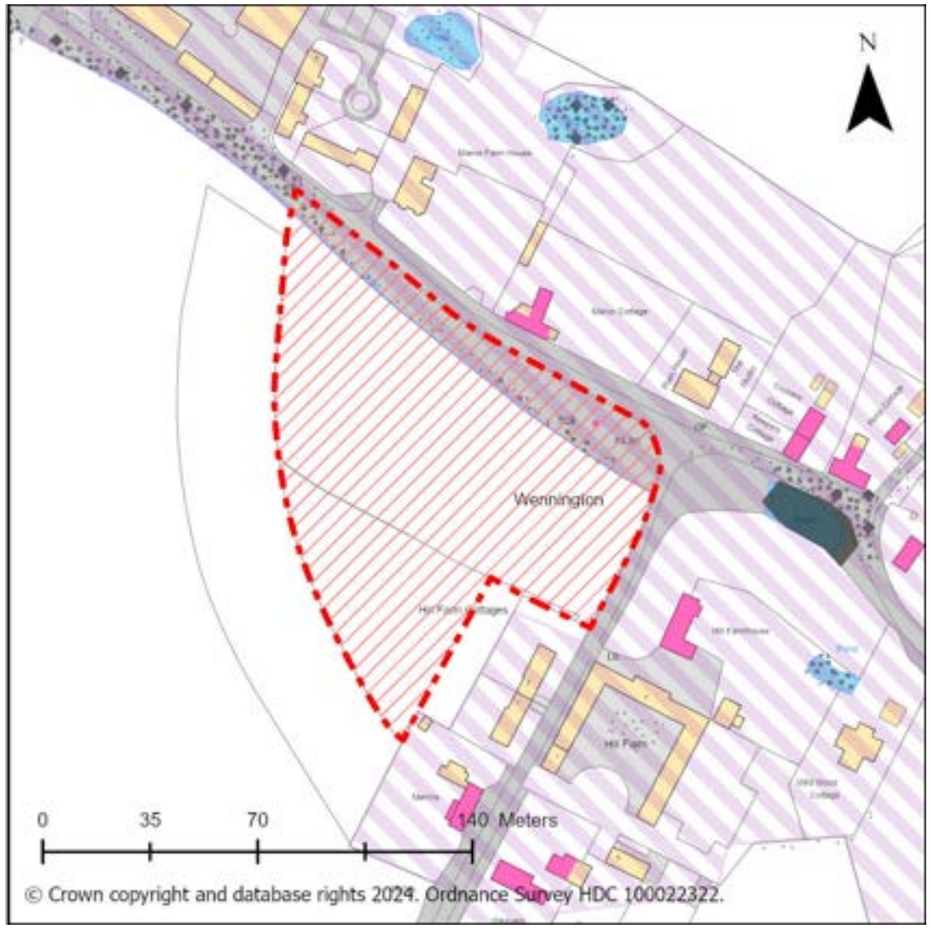
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and / or affordable housing Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	15 homes Open spaces to be confirmed subject to masterplanning	Available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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial flood risk and surface water flood risk is minimal.
- The site is grade 2 agricultural land, is part greenfield and part garden land in use as an arable field.
- Landscape impact would be minimal if trees and hedgerow are retained.
- The site is not close to local services and facilities is rural in nature and employment opportunities are 4km away.
- Its relationship with the conservation area, listed buildings, and townscape character would require significant consideration in terms of design, layout.
- The village is characterised by linear development based around a cross roads and is dominated by cottages at extremely low density

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

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Listed building telephone kiosk within the site and trees and hedgerows to the north and west would require retention so as not to detrimentally impact the character of the area.
- Design and layout would require sensitive design and layout to ensure the townscape, and listed buildings are not detrimentally impacted.
- Number of properties would need to to be reduced so as to ensure safety of residents due to lack of footpaths.
- A traffic impact assessment during and post construction would be required due to the nature of the rural roads including consideration of pedestrian safety due to the lack of pavements.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Abbots Ripton 2: Home Farm North, Abbots Ripton

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

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

Promoter's Intentions

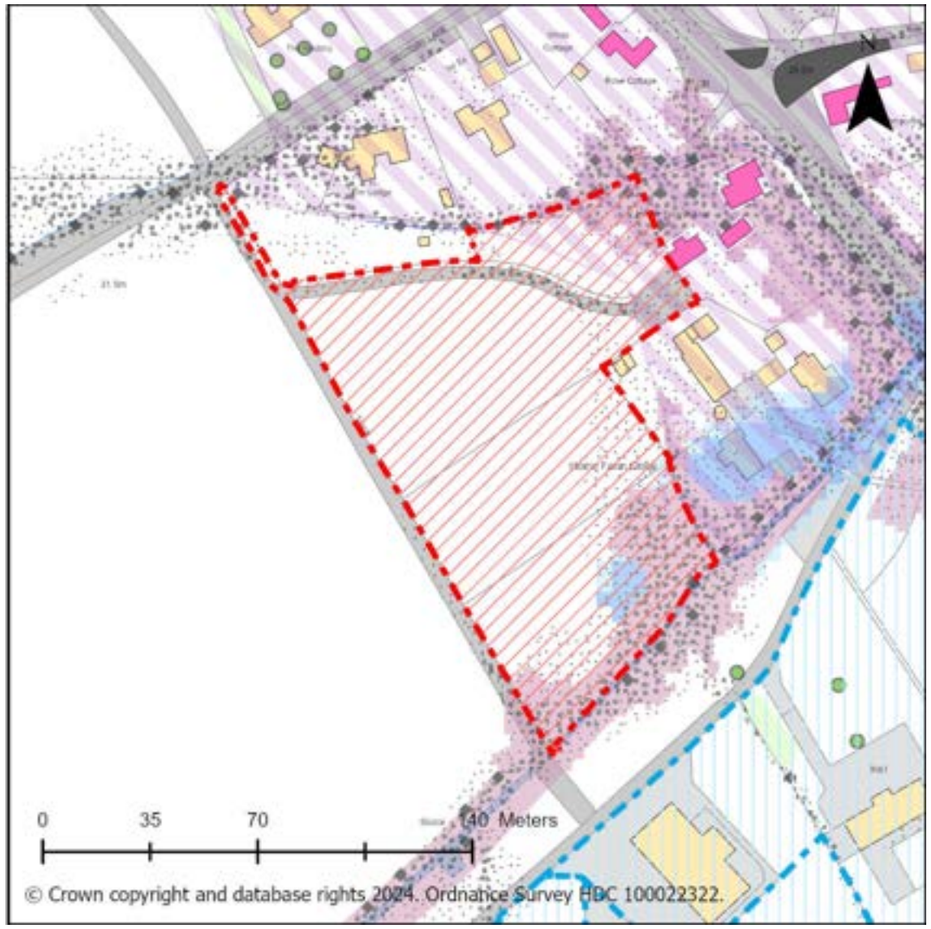
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	15 dwellings Open spaces to be confirmed subject to masterplanning	Available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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, flood zone 2, 3 and 3b are also present on the site in the south in association with an ordinary watercourse and in the north eastern corner. Surface water flood risk is also present within similar locations. The majority of the site is grade 3 agricultural land with the north western quarter grade 2.	~

The site is relatively flat and sits on the south western edge of the village of Abbots Ripton. The western boundary is screened by high hedgerow. The eastern and northern boundaries are contained by residential properties, some of which are listed and substantial domestic gardens are included within the site. An ordinary watercourse runs along the southern boundary and is screened by dense trees. Access is proposed via the narrow Rectory Lane. Part of the north eastern corner falls within a conservation area, which is also present immediately east and north of the site. Established hedgerow separates the northern quarter of the site. As the site is well contained it is not considered that there would be any landscape impact if trees and hedgerow were retained. Masterplanning would need to consider the design and layout of the site in keeping with the conservation area and identity of the village. The eastern boundary abuts a collection of three Grade II listed buildings (Barn, Outbuilding and Home Farm at Home Farm, The Green), development of the site would result in the loss of garden land and could significantly impact the setting of listed buildings. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is agricultural land and garden land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from the north via Rectory Lane, the site is near to the B1090 which could assist with the logistics of construction. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. A traffic impact assessment would be required including consideration of pedestrian safety due to the lack of pavements on Rectory Lane.	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by fluvial flood risk and surface water flood risk.
- The site majority of the site is grade 3 agricultural land, with the northern quarter grade 2. It is part greenfield and part garden land.
- Landscape impact would be minimal if trees and hedgerow are retained.
- Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact.
- The site is close to some local services and facilities and employment opportunities are 2.5km away.
- Development of the site would have a fundamental impact on a listed building and setting of the conservation area.

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

- Would have a fundamental impact on the setting of listed buildings, conservation area, townscape, character of the area and residential garden settings.
- Could create transport and safety impact for pedestrians as a result of access via Rectory Lane
- Could have negative ecological impact.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Abbots Ripton 3: Home Farm South, Abbots Ripton

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

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

Promoter's Intentions

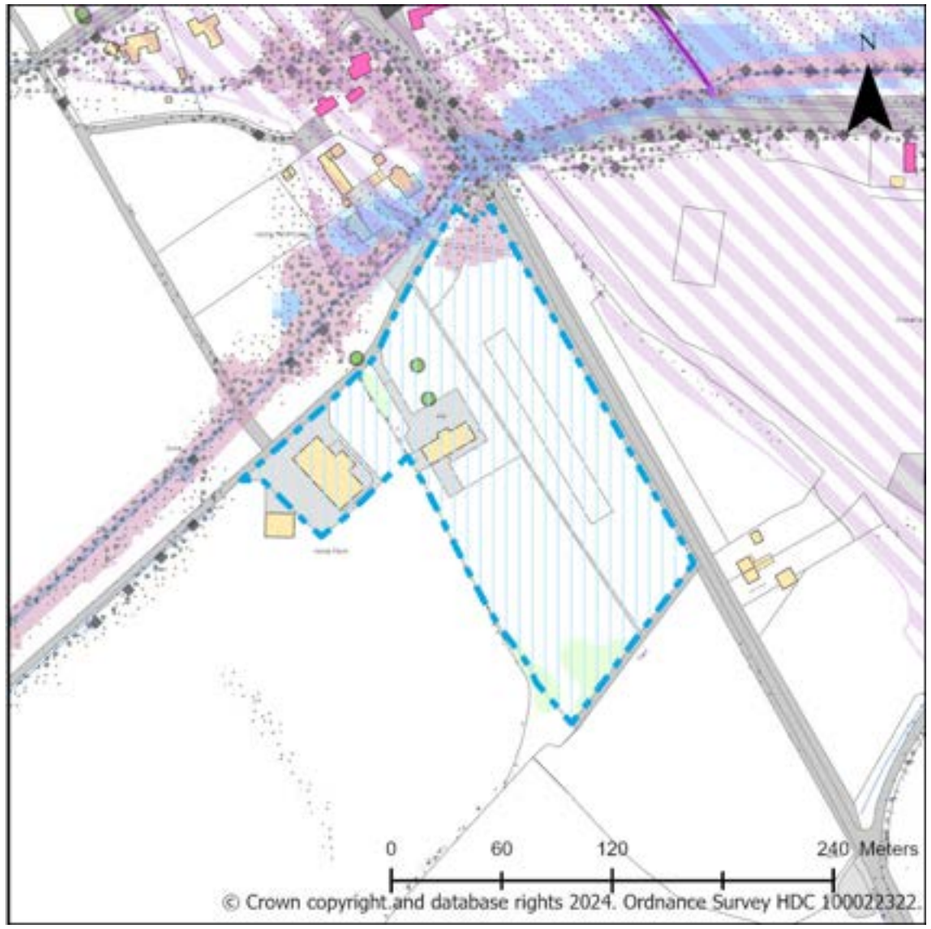
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Employment Open Space Uses: • Natural green or open spaces • Biodiversity net gain • Land to safeguard against flooding	15 homes A commercial unit of approximately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

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 259
Relevant planning history	Application number: 23/01847/TRCA Proposed development: 9. 1 Large Elm - Fell dead Outcome: Approved
	Application number: 18/01670/TREE Proposed development: T2 (Elm) Felling at The Haunches Outcome: Approved Application number: 17/02430/FUL Proposed Development: Proposed change of use of former girl guides headquarters building to B1 - offices and meeting rooms Outcome: Approved
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land and commercial
Supporting information	Landscape sensitivity study Location plan

Fundamental Constraints

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



Assessment of Site Potential

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Abbots Ripton 4: Penny Green, Abbots Ripton

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

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

Promoter's Intentions

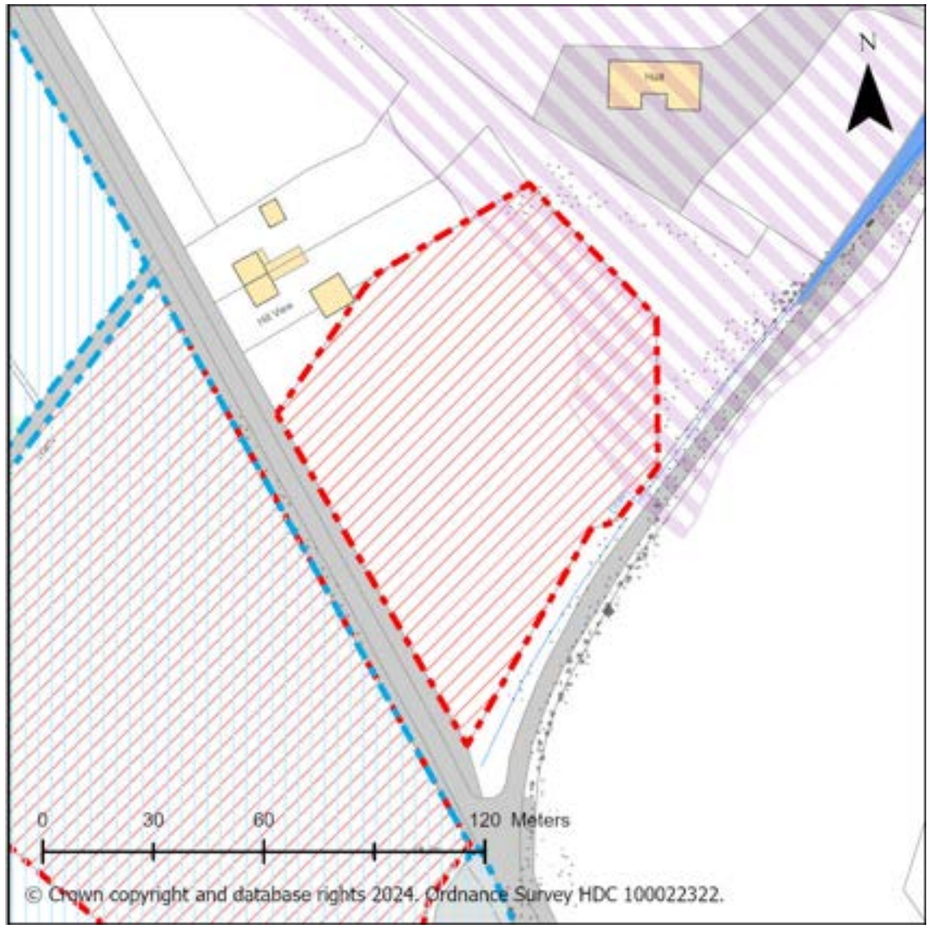
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	9 homes Open spaces to be confirmed subject to masterplanning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

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 241
Relevant planning history	Application number: 23/01847/TRCA Proposed development: 13 - 3 Small Elms - Fell, Dead Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Landscape sensitivity study Location plan

Fundamental Constraints

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



Assessment of Site Potential

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

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

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

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

HDC's Delivery Calculations

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

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

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

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

Promoter's Intentions

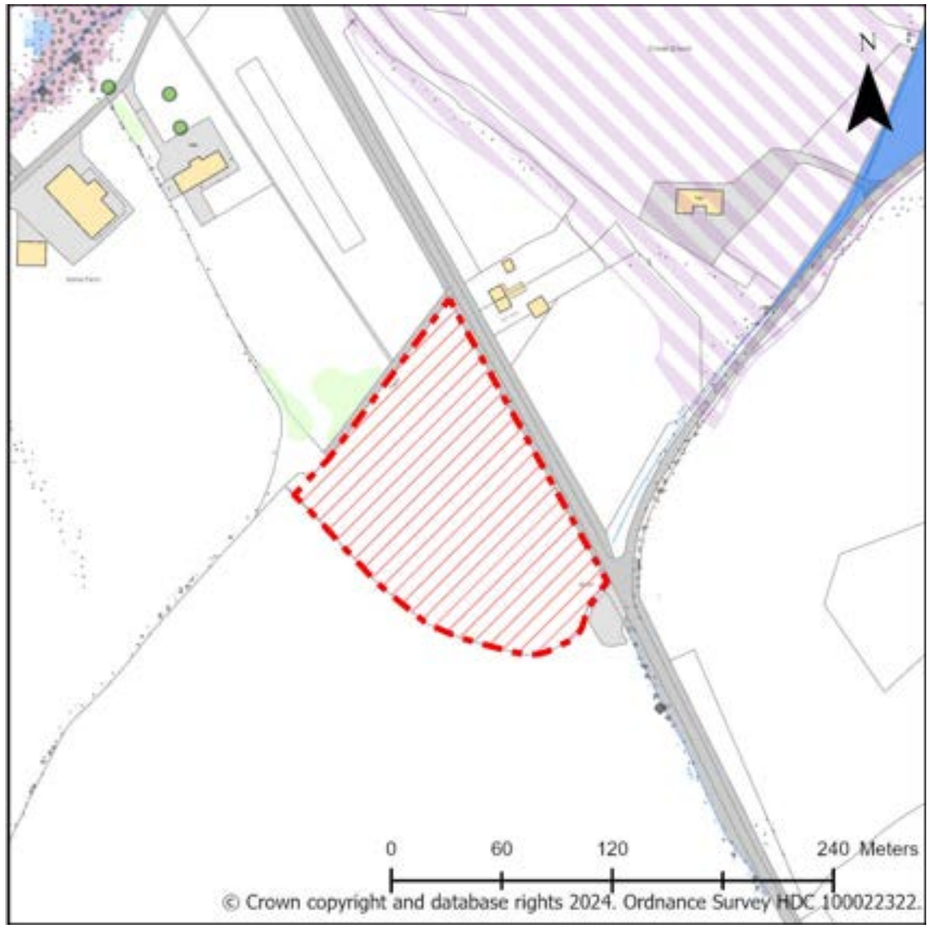
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open Space Uses: • Natural green or open spaces • Biodiversity net gain • Land to safeguard against flooding	15 dwellings Open spaces to be confirmed subject to masterplanning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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

- Would create transport and safety impact for pedestrians due to lack of pedestrian connections to the main village and services
- It is removed from the main village of Abbots Ripton having little relationship to the village creating isolated developed in the countryside.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Abbots Ripton 6: Sapley Park Garden Village

Site reference	Abbots Ripton 6
Site name	Sapley Park Garden Village

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

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes • Specialist housing • Custom and self build housing • Nursing and care homes Commercial: • Employment • Retail • Commercial leisure uses Infrastructure: • Supporting infrastructure e.g. schools, community centres etc. • Health uses • Transport and parking/lorry parking • Renewable energy Open space uses: • Natural, green or open spaces • Biodiversity net gain • Land to safeguard against flooding	7,000 market and/or affordable homes (40% affordable). All remaining residential to be confirmed. 20ha employment land Retail - 4 local centres 11.5ha for sports hub (commercial leisure uses). 3 primary schools and 1 all through school. All remaining infrastructure uses to be confirmed, there is an existing solar field on site that could potentially be relocated. 27ha public open space. 60ha country park.	Available 2024-2028 Build out 25 years depending on phasing
	200ha productive landscape (note supporting documentation refers to 192ha).	

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

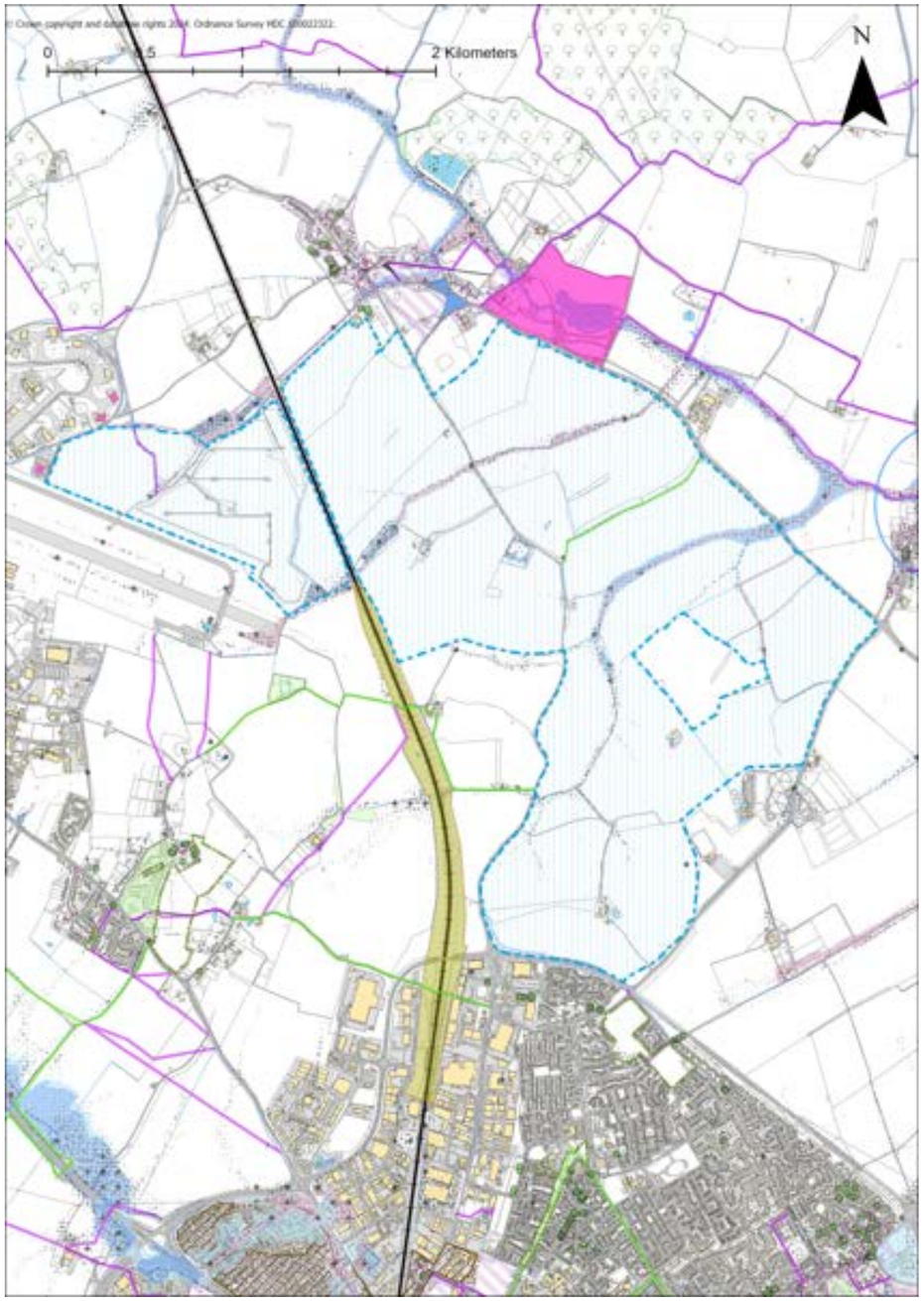
Core information

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

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present running along two drainage channels running east to west, one within the northern quarter of the site leading to a reservoir and one along the middle of the site, there is some risk from surface water flooding on the site with approximately 2.88% at medium risk in similar locations and following drainage. The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land. The site is situated within the Central Claylands characterised by gently undulating farmland and airfields such as at Alconbury which is in the process of mixed-use residential led redevelopment. Large scale field patterns with few hedgerows or hedgerow trees, gives rise to a predominantly open landscape. The submitted site comprises two parcels of land. The western parcel is approximately 84 hectares and falls predominantly within the Parish of The Stukeleys and a smaller extent within Abbots Ripton, it is situated west of the East Coast Mainline railway line which separates the site from the remaining proposed parcel of land. The site connects to the north eastern boundary of strategic allocation *SEL 1.1 Former Alconbury Airfield and Grange Farm,* construction is currently underway south west of the proposed parcel; an outline application for residential development on Grange Farm to the south of the site is pending consideration (19/01341/OUT). The western boundary abuts land currently masterplanned for residential development with a 'heritage area' immediately adjoining the western boundary, which includes three Grade II* listed buildings, and a sports hub to the south west. Development would have to provide mitigation measure so as not to detrimentally impact the heritage area to the west and integrate the new community with existing facilities. The site promoter identifies an underground railway crossing point within the site, which joins Rectory Lane heading towards Abbots Ripton which could join the entire proposed development, however this is currently best suited for active travel uses and occasional farm related movements, this may require significant upgrades. The ability to connect the proposed residential development to the strategic allocation at present offers no current opportunities meaning that integration with residential development - once built - would be extremely difficult to achieve. The site includes a large solar farm, associated infrastructure and secure fencing which takes up approximately two thirds of the land, with the remaining land arable farmland; one field to the east and two to the west. Overhead powerlines cross the site and tributary streams and ditches within and around the site, some connecting to reservoirs north and south of the site. The site can be clearly seen from public rights of way to the north and from glimpses from the East Coast Mainline. A tree belt screens the northern boundary of the solar farm and a Great Stukeley Railway cutting SSSI abuts the south eastern corner. Some strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology	~

and biodiversity value would require assessment. Noise air and light pollution (including vibrational) will impact the eastern edge of the site and require mitigation. There are no tree preservation orders affecting the site. The eastern parcel is more sizeable stretching from Huntingdon to Abbots Ripton, sandwiched between the East Coat Mainline to the west and the B1090 to the east. The A141 forms the southern boundary and Sapley Road / Kings Ripton Road the south eastern boundary. Huntingdon Road / Abbots Ripton Road runs through the centre of the northern half of the site continuing south to form the south western boundary of the site. The eastern parcel falls within the parishes of Abbots Ripton, Huntingdon, Kings Ripton and The Stukeleys. Just over 14.5 hectares of land located just south of the centre of the site has not been included within the site submission creating a pocket of land that would remain outside the influence of the landowner/developer. The southern boundary is screened intermittently by trees and hedgerow, however views can be seen into the site and into the distance. Views from Sapley Road are screened by trees until just past Jubilee Park (Huntingdon's multiuse sports facilities) after which views can be seen clearly into the wider site and open countryside. Jubilee Park Huntingdon Crematorium and a rally centre sit just outside the site boundary. The boundary of the site with the B1090 includes intermittent planting and hedgerow however the site can be clearly seen from here at various locations. The site cannot be seen from 'The Green' (a lane) in Abbots Ripton, but could be clearly seen from a private access road which forms the north western edge and further afield from Rectory Lane through the uniformly spaced tree line. Although trees and hedgerow are present in locations along Huntingdon Road / Abbots Ripton Road views into the site and from within the site demonstrate a clear countryside setting, glimpses of the site can also be seen from the East Coast Mainline. A public right of way dissects the eastern parcel of land running east to west from the B1090 to Huntingdon Road / Abbots Ripton Road a dense tree belt predominantly screens the northern part of the site, however long distance views can be seen from here across the central and southern parts of the site. The land is undulating ranging in heights of around 48m AOD to 25m in general with valley features running east to west through the north centre and south of the site and entering the south eastern boundary, the southern eastern point reflects its proximity to the River Great Ouse and respective valley. The undulating nature of the site would mean development could have a significant impact on the wider landscape meaning mitigation would be required and consideration of building elevations within its context to minimise detrimental impact. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir (near the railway line and Wild Goose Leys) the site is split into multiple arable fields. Two TPOs and three tree preservation areas are located in the north of the site (Tree Preservation order L/TPO/2018/007). Great Stukeley Railway cutting SSSI abuts part of the north western edge of the site. Development could impact the ecology and biodiversity value of parts of the site. Strategic landscaping would be required to transition the site into the wider countryside and impact on the village	

of Abotts Ripton to the north and Kings Ripton to the east. Integration with the existing residential community of Huntingdon would require safe crossing points across the busy A141. Heritage and residential and agricultural buildings are present within and adjacent to the site, these include a Grade II listed building and Registered Park and Garden on north eastern edge (Abbots Ripton Hall) across the road (B1090) and a listed building Grade II Wild Goose Leys, a house with associated agricultural buildings, within the site itself which is situated towards the north western area. Just south of this is Bellamy's Grove a scheduled monument - a moated site. Towards the southern quarter of the site is another scheduled monument, The Moat, a motte and bailey castle. Sapley Park Farm (residential and agricultural buildings sits within the southern extent of the site. Mount Pleasant, a residential property is also within the northern extent of the site situated on Huntingdon Road and further north near Home Farm a single storey commercial building with car parking and a large agricultural building are present. Grange Cottage a residential sits within the north eastern boundary on the B1090. The site proposal would be required assessment of, mitigation and integration of existing buildings and heritage assets. Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east and overhead powerlines are present on site In general across both parcels of land no known oil pipelines or buffer zones cross the site and the site is not within a mineral safeguarding area or a water recycling area. A high pressure gas main runs north to south, close to the eastern side of the railway line. The site is predominantly greenfield agricultural land and offers no opportunities to contribute to regeneration.	
Availability The site is within single family control and ownership and development is supported by all landowners. It is unclear whether there are any legal restrictions on the site. The site is available from 2024-2028, delivery of the site will be controlled by the Abbots Ripton Estate, the precise mechanism is yet to be determined. Build out is estimate to take around 25 years depending on phasing.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from within the site and digital and telecommunications infrastructure from the site boundary. Overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or mitigate their presence, which could impact viability of the site. Presence of a high pressure gas would require careful consideration of the layout of the site, but due to its size is not anticipated to affect its achievability. The presence of proposed residential development near to the East Coast mainline railway would require substantial noise,	~

vibrational and pollution mitigation measures to ensure a high quality residential environment. The impact of the crematorium to the east would also require mitigation within the development. Access to the site could be achieved from multiple locations. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction. Transport impacts due to the size of the site would require potential major infrastructure requirements to enable the current roads to accommodate the increase in traffic as a result of the development. The proposed rerouting of the A141 will dissect the site and integration of residential parcels of land would require additional infrastructure to compensate. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of Huntingdon - for example foot and cycle bridges as there is no segregated footway or cycleway along the A141 to allow connectivity into Huntingdon. Integration of the western Parcel with *SEL 1.1 Former Alconbury Airfield and Grange Farm would* be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are achieved. Careful masterplanning and strategic landscaping would be required to integrate heritage, natural assets, residential buildings and uses such as Jubilee park and the crematorium into the wider site and minimise impact on the villages of Abbots Ripton and Kings Ripton, the undulating nature of the site would mean development could have a significant impact on the wider landscape meaning mitigation would be required and consideration of building elevations within its context to minimise detrimental impact. The site promoter proposes accessible network of streets, paths and cycleways, a high quality bus corridor and note that a proposed railway station at Alconbury Weald would provide additional public transport options for residents. four local centres are proposed and additional facilities to supplement Jubilee Park. Landscape solutions are proposed to mitigate the impact on the conservation Areas of Abbots Ripton and Kings Ripton including strategic 'productive landscape' (glamping, orchards, grazing/ arable pasture land, community gardens, woodland blocks, wildflower meadow etc.) in the north and along the B1090. Valley features would be incorporated into the development. Landscaping and set back of development is also proposed to mitigate against the impacts of the railway. Country parks would be provided in western parcel and one separating southern and western communities in the eastern parcel. Current woodland blocks would be retained and the SSSI and heritage assets would be incorporated into the design of the development. Advice has been taken address the location of residential development in relation to the gas pipeline. Schools and four local centres are proposed to meet the needs of the new development.	

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is wholly greenfield and predominantly grade 2 agricultural land
- The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present, there is some risk from surface water flooding.
- There is potential for enhanced public transport connections via the Guided Busway and Alconbury railway station, however these schemes are not confirmed without this private transport could dominate.
- The site may impact on SSSI, heritage assets (listed buildings and scheduled monuments) and is close to conservation areas in Abbots Ripton and Kings Ripton.
- There are opportunities for active travel and significant open spaces with opportunities for blue/green corridors.
- There are opportunities to address the impacts of climate change, including flood risk, buildings and energy storage.
- The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside.
- Presence of the East Coast Mainline, proximity to the crematorium current A141 and proposed rerouting of the A141 will present issues with noise, air, vibrational and light pollution.
- Proposals for 192ha of greenspace, green and blue networks, employment, local centres provide some foundation for sustainable place-making however, health and community centres are to be confirmed.
- Integration of the western parcel with Alconbury Weald and across to the main site may be difficult to achieve

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

- May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable placemaking.
- The achievability of the development in the western parcel and links to Alconbury Weald is unclear and therefore should be removed from the proposal unless further evidence is provided.
- Noise, air, vibrational and light pollution in association with East Coast Mainline, the crematorium current A141 and proposed rerouting of the A141 will require mitigation.
- The proposed rerouting of the A141 will dissect the site and integration of residential parcels of land would require additional infrastructure to compensate.
- Flood mitigation would be required.
- Impact on SSSI, heritage assets (listed buildings and scheduled monuments), TPOs, Tree Preservation Areas and conservation areas in Abbots Ripton and Kings Ripton would require assessment and mitigation.
- Landscaping and separation from Abbots Ripton and Kings Ripton would be required to prevent coalescence and retain character of the small villages.
- Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel.
- Mitigation of overhead powerlines and high pressure gas would require careful consideration and may influence the layout of the site, but due to its size is not anticipated to affect its achievability.
- Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure.
- Transport impacts due to the size of the site would require assessment.

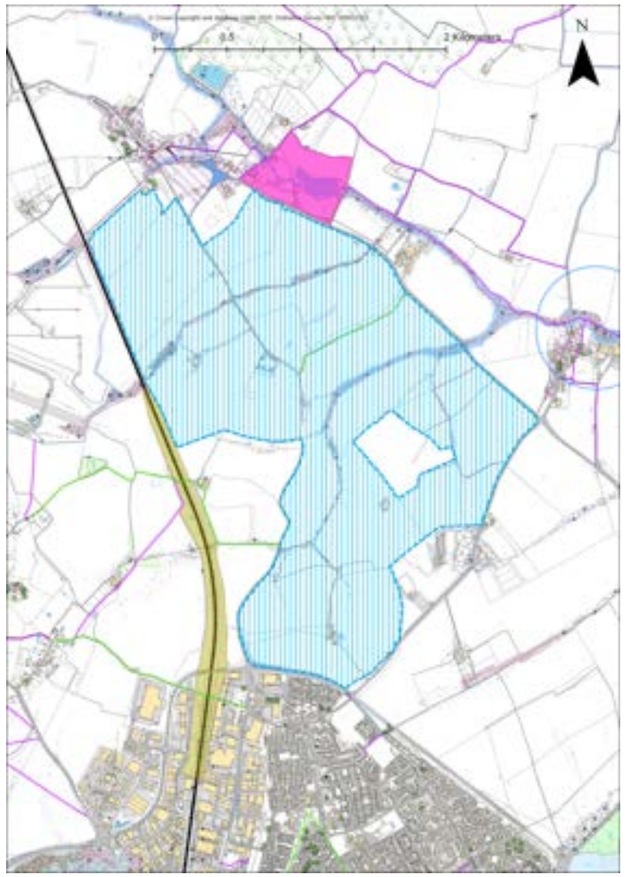
HDC's Delivery Calculations

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

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

Updates after the Initial Assessment

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

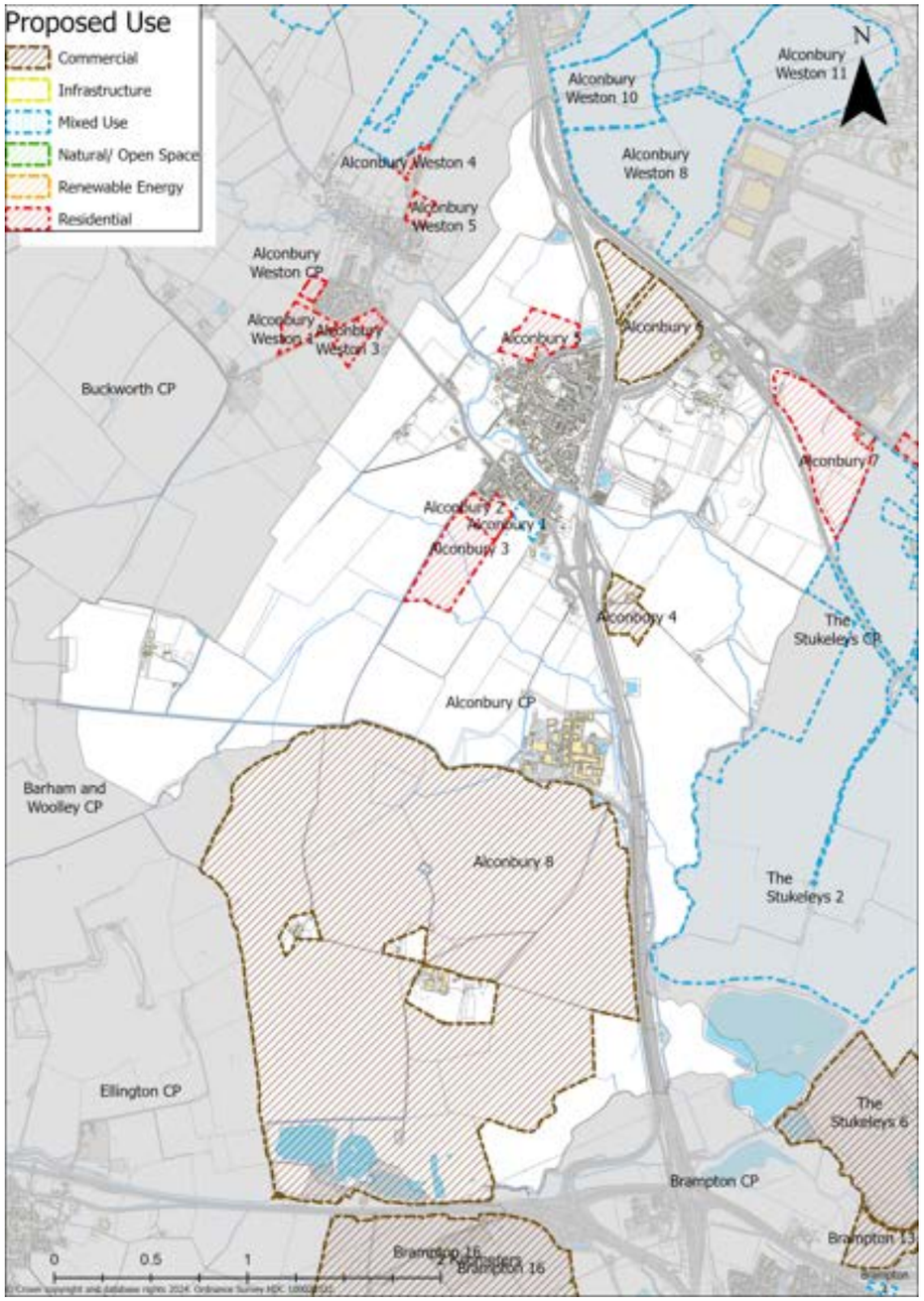


During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site.

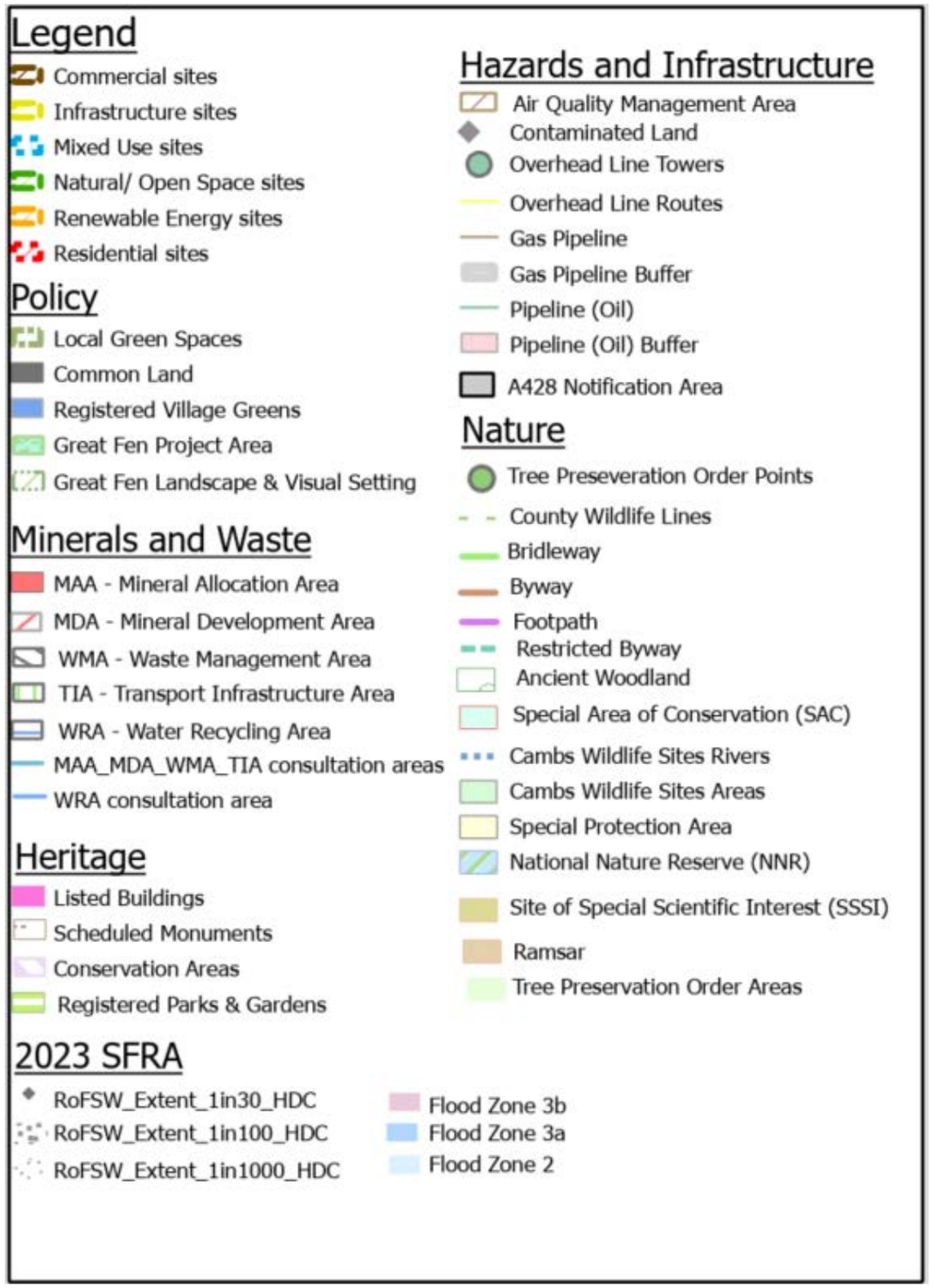
Alconbury

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

- Alconbury 1: Land South of Great North Road, Alconbury
- Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury
- Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury
- Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury
- Alconbury 5: Land to the North of School Lane, Alconbury
- Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury
- Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury
- Alconbury 8: Land at Weybridge Farm (Brampton Cross) - this site also partially falls within Ellington parish. As the majority of the site falls within Alconbury parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.



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



Alconbury 1: Land South of Great North Road, Alconbury

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

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

Promoter's Intentions

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

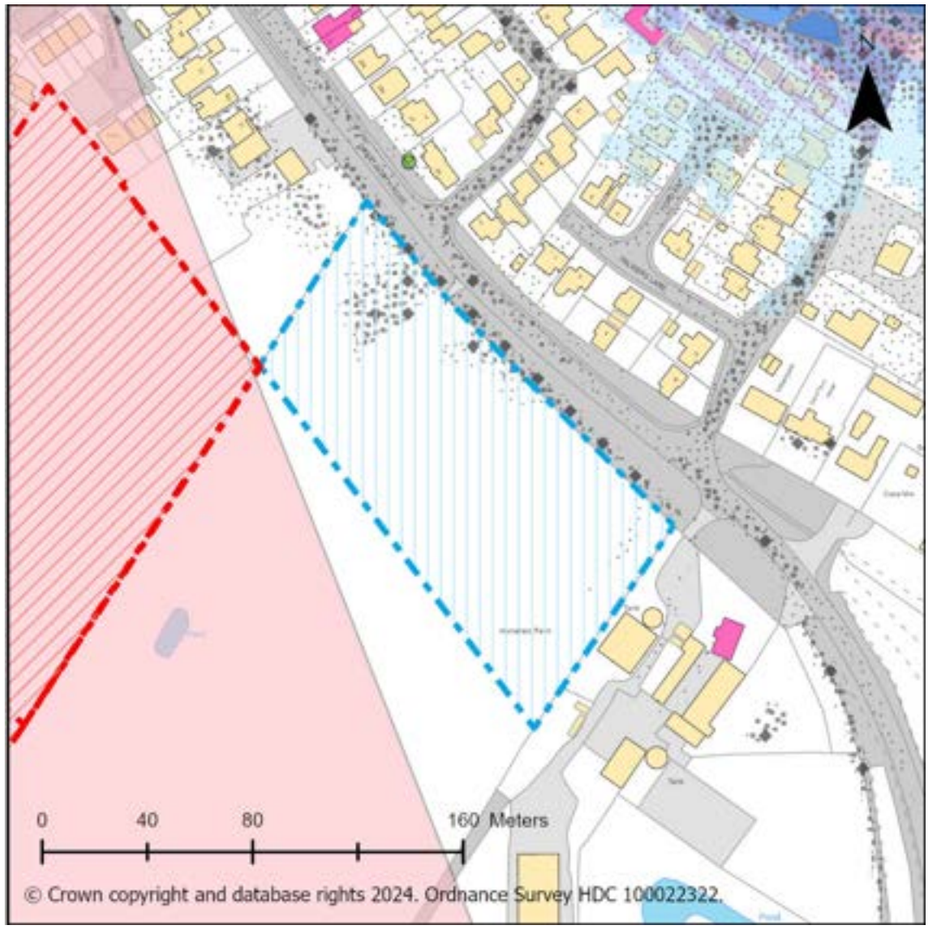
Core information

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

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.40ha 90% net developable area to mitigate against landscape impact and flood risk. 1.40ha x 90% = 1.26ha	**Option 1:** Net developable area of 1.26ha Residential - Market and/or affordable housing Very low density of 25 dph to reflect development to the north. Capacity = 1.26ha x 25dph = **32 homes**	Available post 2028 subject to allocation Build out 1-3 years
	Option 2: Net developable area of 1.26ha Commercial/ Residential split of 40/60% Commercial - Employment. Land area of 40%: 1.26ha x 40% = 0.504ha Employment on 0.504ha at 0.35 plot ratio Capacity = (0.504ha x 0.35) x 10,000 = **1,764 sqm** Residential - Market and/or affordable housing. Land area of 60%: 1.26ha x 60% = 0.756ha Very low density of 25 dph to reflect development to the north. Capacity = 1.26ha x 25dph = **20 homes**	

Updates after the Initial Assessment

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

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

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

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

Promoter's Intentions

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

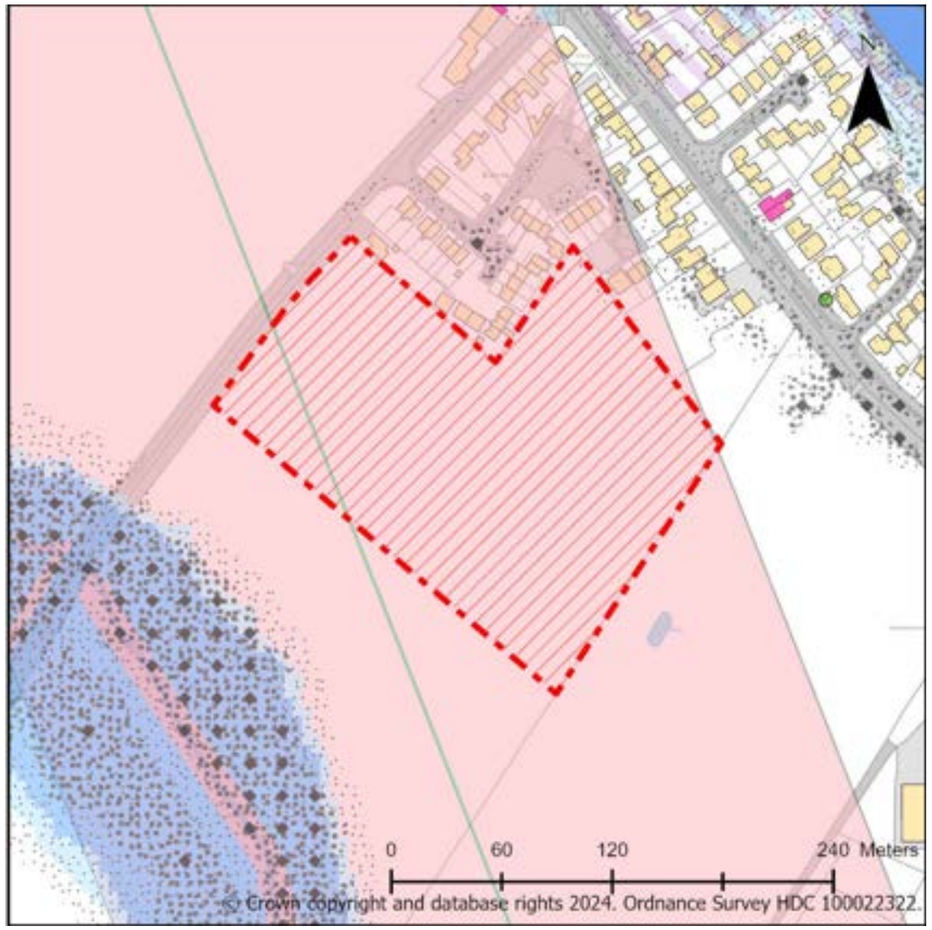
Core information

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

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and has no risk of surface water flooding. The site is mostly classified as urban land; however, a small portion of the western edge of the site is classified as grade 2 agricultural land. The site is in arable use. The site is within an area of undulating countryside and contains no built structures or features. The northern boundary	~

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial or surface water flood risk.
- The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2.
- The site is close to local services and facilities and employment opportunities.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site relates well to the existing area, sitting south residential properties at Lark Way.
- The site would need to address landscape impact to the south, east and west.
- Access would be from Globe Road, a narrow lane, safety and transport impact may be an issue.
- The site promoter proposes 74 homes at a density similar to the surrounding area.

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

- The site has the potential to be suitable for development. The site is located as such that it could be effectively masterplanned to become part of the existing community.
- Would require landscaping to address the impact on the surrounding countryside
- Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.
- An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

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

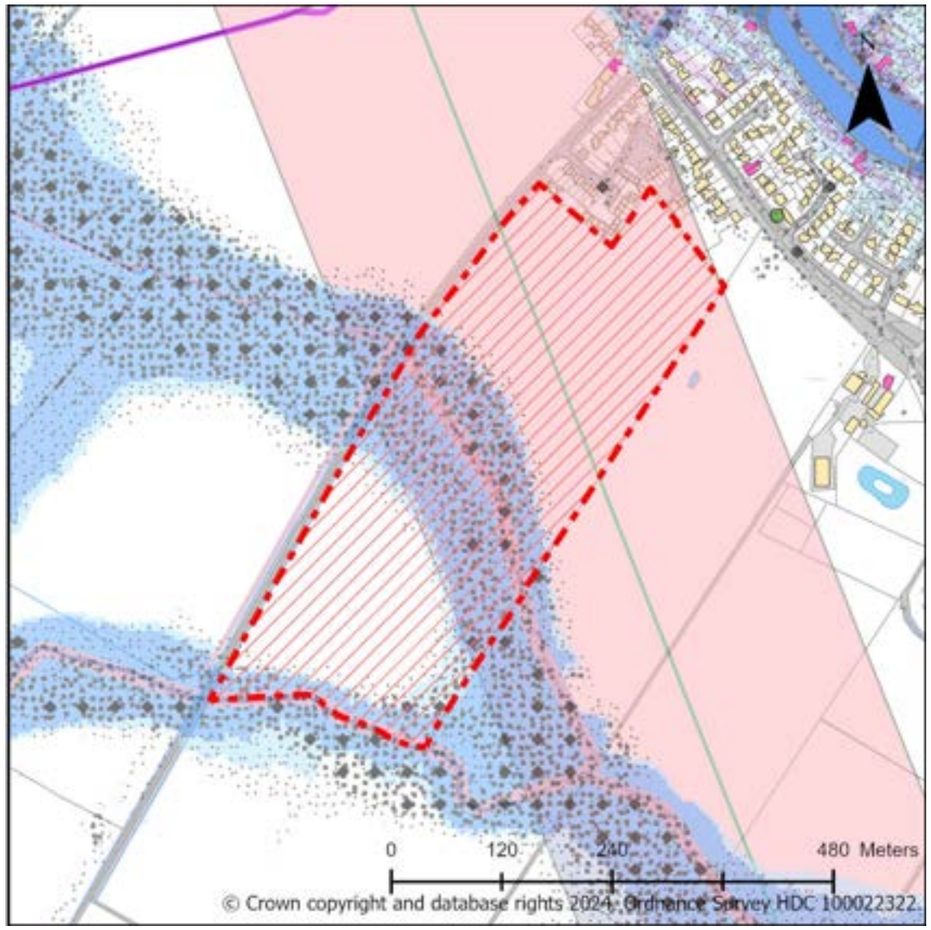
Core information

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

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is predominately within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding as it has a drainage running through it and it also adjoining the southern boundary. Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land. The site is within an area of undulating countryside and contains no built structures. It contains a narrow belt of trees and hedging that borders drainage running through the site from the northwest to the east. The western and southern boundaries comprise some trees and hedging providing very limited screening from the adjoining agricultural land and the open countryside. The site is exposed to the open countryside on east. The proposed development may be compatible with the neighbouring residential uses and development may impact the surrounding landscape. There are no known pollution or contamination constraints affecting the site. Although no gas pipeline infrastructure affects the site, an oil pipeline and buffer zone runs through the northeastern area of the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road less than 500 m north of the site. A transport assessment and an enhancement of the Globe Lane (a narrow lane) may be required to ensure appropriate access can be achieved from Globe Lane without any adverse transport impact The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. It sits entirely within a sand and gravel minerals safeguarding area.	~
Availability The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and it is anticipated that planning permission would be acquired by the landowner following an allocation and the site sold to a housebuilder. Build out is expected to take 3 to 5 years	+
Achievability Accessibility to electricity, gas, water and digital and telecommunications infrastructure from the site boundary is unknown. The site comprises broadly level ground and there are no known topological challenges. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road about less than 500 m north of the site, , further evidence would be required to establish safety of access from Globe Lane and and that any adverse offsite transport impacts can be adequately mitigated. There are no built structures on the site that require clearance. Landscaping will be required to mitigate the impact of the development of site on the countryside. Also, flood risk assessment would be required to access and mitigate the impact of flooding on development.	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by fluvial and surface water flood risk.
- Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.
- The site is close to local services and facilities and employment opportunities.
- The site is of a size that could that could include a wide variety of types, sizes and tenures.
- The site is of a size which may cause light, noise or visual pollution.
- The site relates well to the existing area, sitting south residential properties at Lark Way.
- The site is of a size that is likely to have a significant impact on the landscape or townscape representing a significant extension to the settlement (40%).
- Consideration of a smaller number of residential units would assist in integration of the proposed development.
- The site would need to address landscape impact to the south, east and west.
- Access would be from Globe Road, a narrow lane, safety and transport impact may be an issue as would future transport movements through the village.
- The site promoter proposes 262 homes at a density similar to the surrounding area.

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

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

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

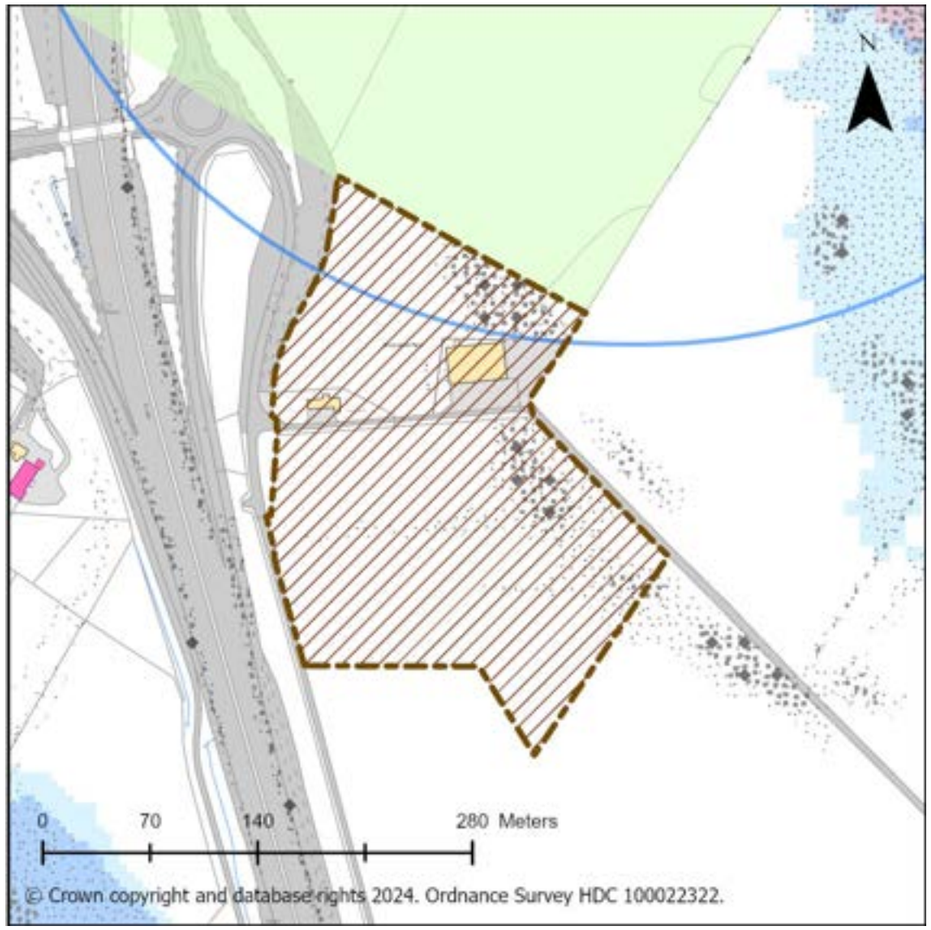
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:329
Relevant planning history	Application number: 0602621FUL Proposed development: Change of use of agricultural building to storage (B8) Outcome: Approved
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land with residential property
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial, but surface water flood risk is present.
- The site is approximately half grade 2 agricultural land (in the east) and half grade 3.
- The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible.
- The site is of a size that could provide open space within the site.
- The site is not sustainably located close to local services and facilities or other employment uses.
- Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution. The site is not of a scale likely to cause substantial pollution.
- The site sits within a water recycling area which means that the site may be susceptible to odour pollution.
- The site is well located for employment uses with separate segregated access and close links to the A1.
- It highly exposed in the wider landscape and more related to the countryside and agricultural uses. There is a large scale tree preservation area directly north of the site.
- The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses.

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

- Is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses.
- Would require flood mitigation
- May need to consider integration and compatibility of the residential property within the site .
- Effective masterplanning of the site would be contingent on the assessment and impact on and of: the landscape, tree preservation order to the north, the water recycling area buffer zone.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

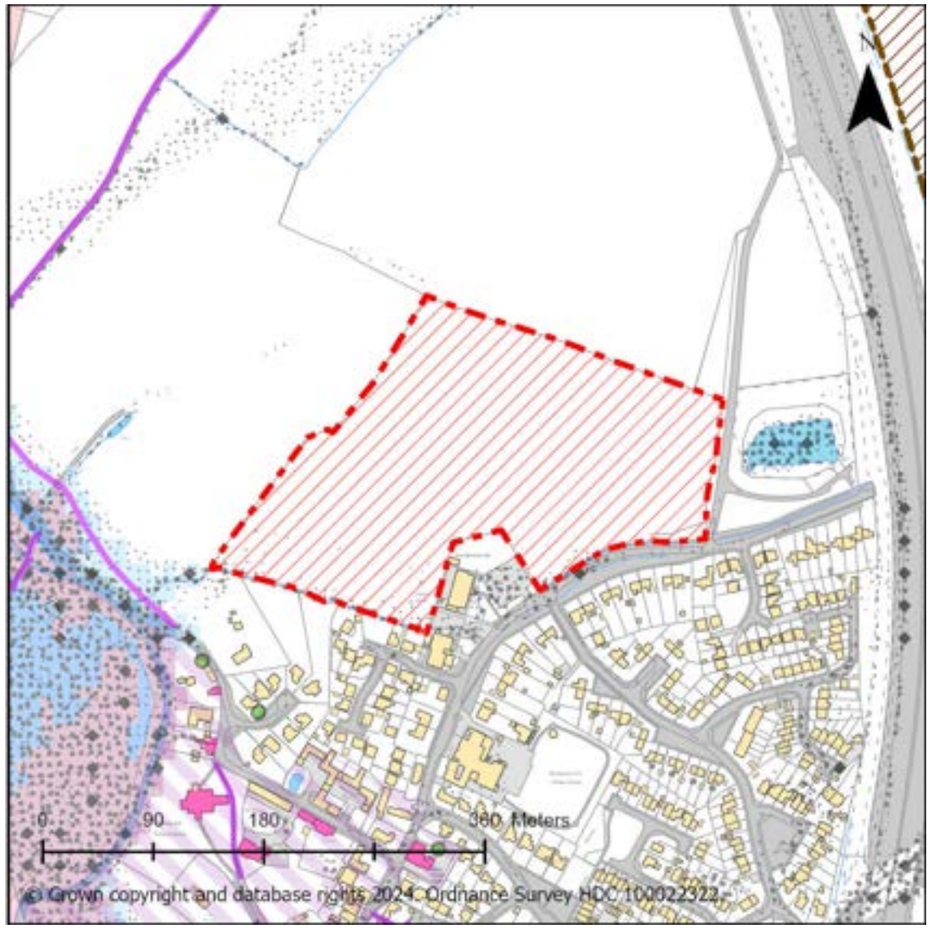
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces	95 homes Open space provision not identified.	Available 2023 Build out over 3 to 4 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:346
Relevant planning history	Application number: 18/70074/SCRE Proposed development: Screening Opinion - development of up to 140 residential units, open space, access and associated infrastructure. Outcome: Issued HELAA (December 2017): North of School Lane, Alconbury (059)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Location Plan • Illustrative Masterplan (drawing number: SP-01/F) (September 2018)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability Although the site is wholly within flood zone 1, the western part of the site is at risk of surface water flooding due to proximity to the Alconbury Brook which lies 200m west of the site. The site is wholly classified as grade 3 agricultural land. It contains no built structures. It rises gently from the southern boundary towards the northern boundary meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury. A small area of the north eastern boundary comprises a narrow belt of trees and hedging that extends out of the site. The site adjoins a track on its eastern boundary but mature trees surrounding a pond next to the road limits further visibility from the A1(M) east of the site and wider landscape. The southwestern boundary of the site comprises trees and hedging that provides screening from the adjoining residential uses and the Memorial Hall adjoining the site on the south. However, the site is exposed to the adjoining road and residential uses on its southeastern boundary. The proposed development is compatible with the neighbouring residential use. The proposed use for 95 homes would represent a disproportionate development on the edge of the settlement. This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (AL1 North of School Lane). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time. Residents noted current flood incidents, if taken forward a detailed flood risk assessment would be required to understand if this could be mitigated. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site or tree preservation orders affecting it. The site can potentially be accessed from School Lane which lies south of the site. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. The western third of the site sits within a sand and gravel mineral safeguarding area.	~
Availability The site is in single individual/company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out is estimated to take 3 to 4 years.	+
Achievability Access to water, electricity and gas supply are unknown as is digital and telecommunications infrastructure. The site comprises broadly sloping land meaning that proposed buildings could be clearly seen in the wider landscape depending on elevation and location. Landscape impact may be significant. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from School Lane which connects to the A1(M) about 500m south of the site. There are no structures on site that would require clearance. The site promoter seeks residential uses of 95 homes.	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

- Is not considered appropriate for development.
- It would have a significant landscape impact.
- Development would be highly exposed within the wider landscape due to the sloping nature of the site
- Would require flood mitigation

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site but no substantive new evidence was provided to overcome concerns.

Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury

Site reference	Alconbury 6
Site name	Land North of B1043 and East of Alconbury, Alconbury

Site address	Parish(es)	Site area (ha)
North of B1043 and to the east of the A1(M) Alconbury	Alconbury	20ha

Promoter's Intentions

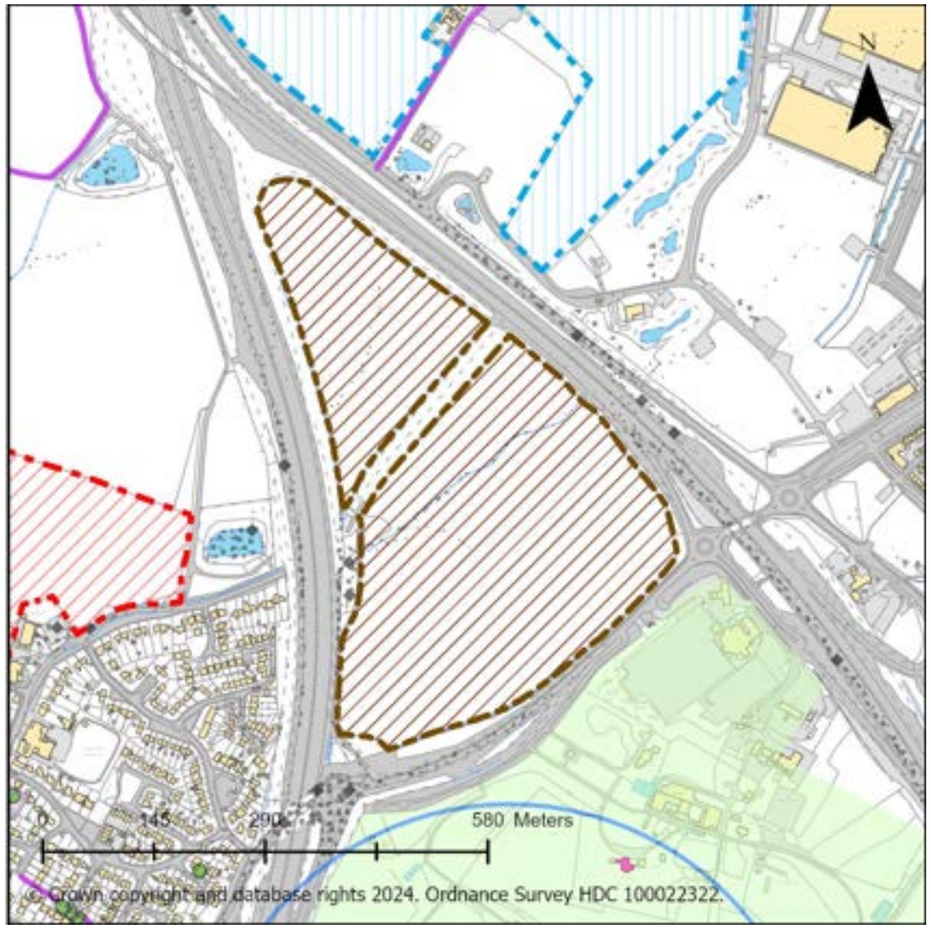
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure Employment Logistics, distribution	60,000sqm	Available 2024 - 2028 Build out depends on market interest

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and at small risk from surface water flooding. The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land. The site lies between the A1(M) and the A1307 and it contains no built structures. It contains about 40m belt of trees and hedging that divides the site into two halves. The site is within a region of land with a slightly higher elevation compared to surrounding land west and south to the site but has a similar topography to the surrounding land to the north and east. The middle part has an elevation of about 37m and the land rises gently towards the south and north with an elevation of about 47m. The eastern and western, southern boundaries comprise mature trees and hedging the provides screening from the adjoining A1(M) to the west, the adjoining A1307 to the east and the adjoining B1043 and commercial uses to the southeast. The north boundary comprises a thick belt of mature trees that extends further north of the site which reduces visibility of the site from the intersection between the two motorways north of the site. However, much of the site is high ground and is exposed in both the local landscape and in longer distance views from the western and south boundaries. The proposed development would have to consider building elevations and the retention of existing mature trees and hedges. To the south of the site across the road from the B1043 sits an employment area (Rusts Lane) and Alconbury Enterprise Zone is east across the A1307. Air, light and noise pollution could potentially be issues that need to be addressed due to proximity of the site to the A1(M) and A14(M) There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site or tree preservation areas affecting it. The site can potentially be accessed from a track connecting to the B1043 which lies south of the site. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	+
Availability The site is in single individual ownership and control who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out would depend on market interest.	+
Achievability Access to water, gas and electricity supply and digital and telecommunications infrastructure is unknown. The site comprises level ground and steep ground which would require levelling before development can be achieved. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from a track which connects to the B1043 which lies south to the site. There are not structures on site that would require clearance. The site promoter seeks commercial uses of 60,000 sqm. To address the potential air pollution, light and noise issues, air quality, noise impact and lighting impact assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey would be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial, but surface water flood risk is present.
- The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.
- The site is not sustainably located close to local services, cultural or leisure facilities.
- Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution, but could assist with the operation of the site. The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use.
- The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area.
- The site is largely screened as a result of its location, meaning impact on the countryside would be negligible.
- An extensive tree preservation area sits south of the site and tree belts surround and are within the site.
- The site is approximately 250 from a grade II listed building.
- The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities.
- The site is in proximity to existing employment uses to the south and Alconbury Enterprise Zone to the East which could provide opportunities for cluster development, business expansion and/ or agglomeration of businesses

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

- Is located such that it has the potential to be effectively masterplanned to become part of the existing business cluster.
- Would require flood mitigation
- Would need to assess and mitigate against air, noise and light pollution where relevant and transport impact and potential road enhancements.
- Would need to consider retention of trees and hedgerow and assessment of biodiversity and ecological impact.
- Would require consideration of building elevations and impact on the wider area.
- Would require assessment of impact on tree preservation area and heritage asset.

HDC's Delivery Calculations

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

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

Updates after the Initial Assessment

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

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site.

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

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

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

Promoter's Intentions

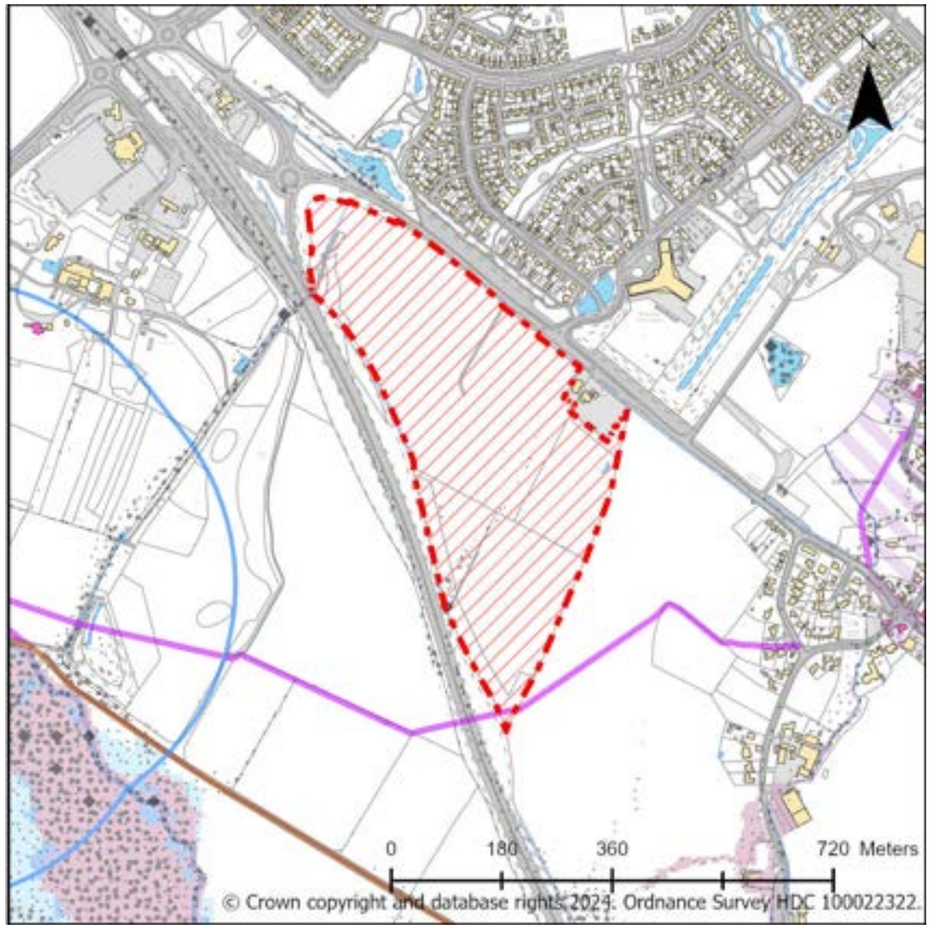
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green and open space Biodiversity net gain	425 homes 8ha for natural, green and open space including biodiversity net gain.	Available 2024 - 2028 Build out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

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:367
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Air Quality Site Appraisal (332610061/AQ-001) (May 2023) • Concept Plan (drawing number: UAC090-011/B) (June 2023) • Constraints Plan (drawing number: UAC090-005) (May 2023) • Covering Letter (ref: UAC090/TK) (June 2023)
	• Location Plan (drawing number: UAC090-010) (May 2023) • Land South of Ermine Street – Huntingdonshire District Council Call for Sites (ref: 332610061/TTN-001) (May 2023) • Preliminary Acoustic Appraisal (332610061/ACO-001) (June 2023)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, some surface water flood risk is present in the southern and the northern parcels. It is classified as grade 3 agricultural land. The site slopes towards the southwestern boundary. The southwestern parcel is lower with an elevation of about 37m and has a similar topography to the surrounding land whilst the northern and eastern parcels are on much higher ground with an elevation of about 49m which is similar to the surrounding land. It contains no built structures; but contains boundary trees and hedging that divides the site into five parcels and contains a small pond located in the south eastern parcel. The northern boundary comprises mature trees and hedging and a wooded fence which provides limited screening from the adjoining roundabout for access to the A1(M) from the Ermine Street and residential development. A nursery and car sales forecourt and building are just outside the northern boundary and would require consideration of the integration of these uses into the proposed development. The eastern boundary comprises of some trees and hedging which exposes the site to the adjoining road and residential development east of Ermine Street. The western boundary comprises a substantial number of mature trees and hedging providing screening from the A1307. The site is exposed to the adjoining agricultural land on its southern boundary and the public right of way running within the southern corner and heading towards Little Stukeley. The nature of the site makes it potentially visible in longer distance views and open countryside south of the site and from built development in Little Stukeley which lies southeast of the site. The landscape impact of development on the site would be very significant and appropriate landscaping be required as well as the retention of existing trees and hedges on the boundaries. The proposed use is compatible with residential and commercial development in Alconbury Weald north of the site. However, air quality and noise pollution could potentially be issues that would need to be addressed due to the close proximity of the site to the A1307, A1M and the roundabout. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site. The site can potentially be accessed from Ermine Street. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	~
Availability The site is owned by a single individual/company and controlled by a developer company. Development is supported by the landowner. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available from 2024-2028 and seeks to obtain planning permission and be delivered by a master developer. Build out is estimated to take approximately 5 years.	+
Achievability Water, electricity and gas supply is noted as being accessible from the site boundary as is digital and telecommunications infrastructure. The site comprises level ground and steep ground which would require levelling before development can be achieved. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from Ermine Street and connects to the A1307. There are no structures on site that would require clearance. The site promoter seeks residential uses of 425 homes. To address the potential air pollution and noise issues resulting from proximity of the site to the A1(M), noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures.	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial, but surface water flood risk is present.
- The site is wholly greenfield grade 3 agricultural land.
- The site is sustainably located close to local services, cultural and leisure facilities and employment opportunities at Alconbury Weald
- Proximity to the A1307 means future occupiers may be subjected to light, noise, odour or visual pollution. The site is of a size which may cause light, and or visual pollution to future to the residents of Little Stukeley.
- The site is well related to existing development and sits south of recent housing development of Alconbury Weald,
- Sits on the boundary of an existing nursery, car forecourt and associated building.
- Could impact on the wider countryside setting and setting of Little Stukeley.

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

- Located as such that it it has the potential to be effectively masterplanned to become part of the existing place and community
- Would require flood mitigation
- Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development.
- Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village and wider countryside setting.
- Would require assessment of noise, light and visual pollution.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Alconbury 8: Land at Weybridge Farm (Brampton Cross)

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

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

Promoter's Intentions

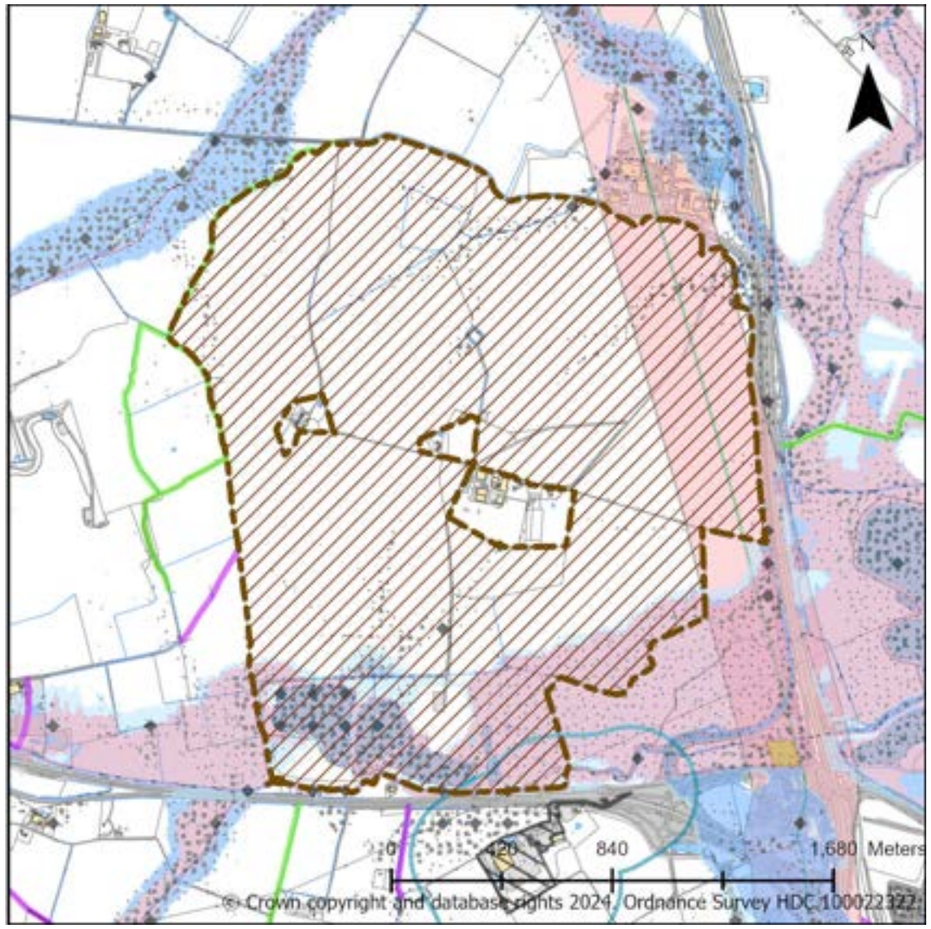
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses - hotels, gyms, cinemas etc. Open space: Natural, green and open space biodiversity net gain	Up to 765,453sqm employment floorspace Up to 12,000sqm commercial leisure uses including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

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:232
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Brampton Cross Vision Document (21-023-000)(June 2023)
	Red Line Boundary (Drawing No. 21-023-00 SGP STE XX DR A 000008)(May 2023)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site lies northwest of the Brampton Hut Roundabout, west of the A1(M) and north of the A14. It is predominately within flood zone 1 (85%) , however, approximately 15% of the northern part of the site is within flood zone 2, 3a and 3b. The site has some risk of surface water flooding. Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land. The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge.	~
The site contains several mature trees, a moat north of Weybridge Farm and water bodies located in the south western corner of the site. The site comprises contrasting terrain which reflects the topography of the wider region. It is characterised by a ridge that extends west to east starting in the centre of the western boundary of the site which falls away and the rises and falls again in the centre of site. Topographical variation here is significant with highest point at an elevation of about 47m dropping to around 18m AOD around the southern eastern and northern boundaries. The northern boundary comprises several trees and hedgerow which provides limited screening from the adjoining road. An existing use sits outside the north eastern edge across the road. The site is exposed to agricultural land and is visible in longer distance views across open countryside along its northern boundary and from the public right of way running along the north eastern edge. The eastern boundary comprises no trees or hedgerow leaving the site exposed to the adjoining Woolley Road which separates the site from the A1. Fencing along the A1 provides very limited screening making the elevated areas of the site visible from the road. The site has some mature trees along its western boundary and is exposed to the adjoining open countryside and from the public rights of way along and adjoining the western edge. A large part of the southern boundary comprises mature trees that prevents visibility into some of the site from the adjoining road. However, a significant part of the southern boundary closest to Brampton Hut comprises very few trees creating clear views into the site. Impact of development on the site would be very significant on the existing landscape and appropriate landscaping will be required as well as the retention of existing trees and hedges on the boundaries to minimise the impact. Air quality and noise pollution could potentially be issues that need to be addressed due to the site's proximity to major road networks such as the A1 and A14. There are no known pollution or contamination constraints affecting the site. No gas infrastructure affects the site. An oil pipeline and buffer zone crosses the eastern edge of the site. Overhead power lines traverse the south eastern corner of the and from the south to the centre of the site. It contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site or tree preservation orders. The site can currently be accessed via a track connecting Weybridge Farm to Woolley Road north of the site and track south east of the site connecting to Woolley Road. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The south eastern corner of the site is within the 400m buffer zone for a water recycling site. The southern and eastern extents of the site sits within a sand and gravel minerals safeguarding area.	~
Availability	+

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

- Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place.
- The site contains no built structures, but surrounds a number of residential and agricultural buildings .

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

- The site is a strategic scale employment site which would contribute to economic opportunities in the district.
- An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme.
- The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site.
- Ambition of net zero enterprise and development could create a more positive impact on net zero ambitions
- Flood mitigation would be required
- Noise, air, vibrational, light and visual pollution would require assessment and mitigation require mitigation.
- Impact on SSSI, and conservation areas in Ellington would require assessment and mitigation.
- Compatibility with and impact on rare species of flora and fauna associated, some of regional importance requires assessment and mitigation and biodiversity and ecology assessments undertaken.
- Sustainable transport links for employees would be reliant on successful application of active travel, public transport and mobility hubs.
- Transport impacts due to the size of the site would require assessment and access to the site established.
- A landscape assessment would be required, retention of ridgeway could assist with integration of the site into the wider countryside. Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.
- Oil pipeline and electricity infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of units, this would require further investigation.
- The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

HDC's Delivery Calculations

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

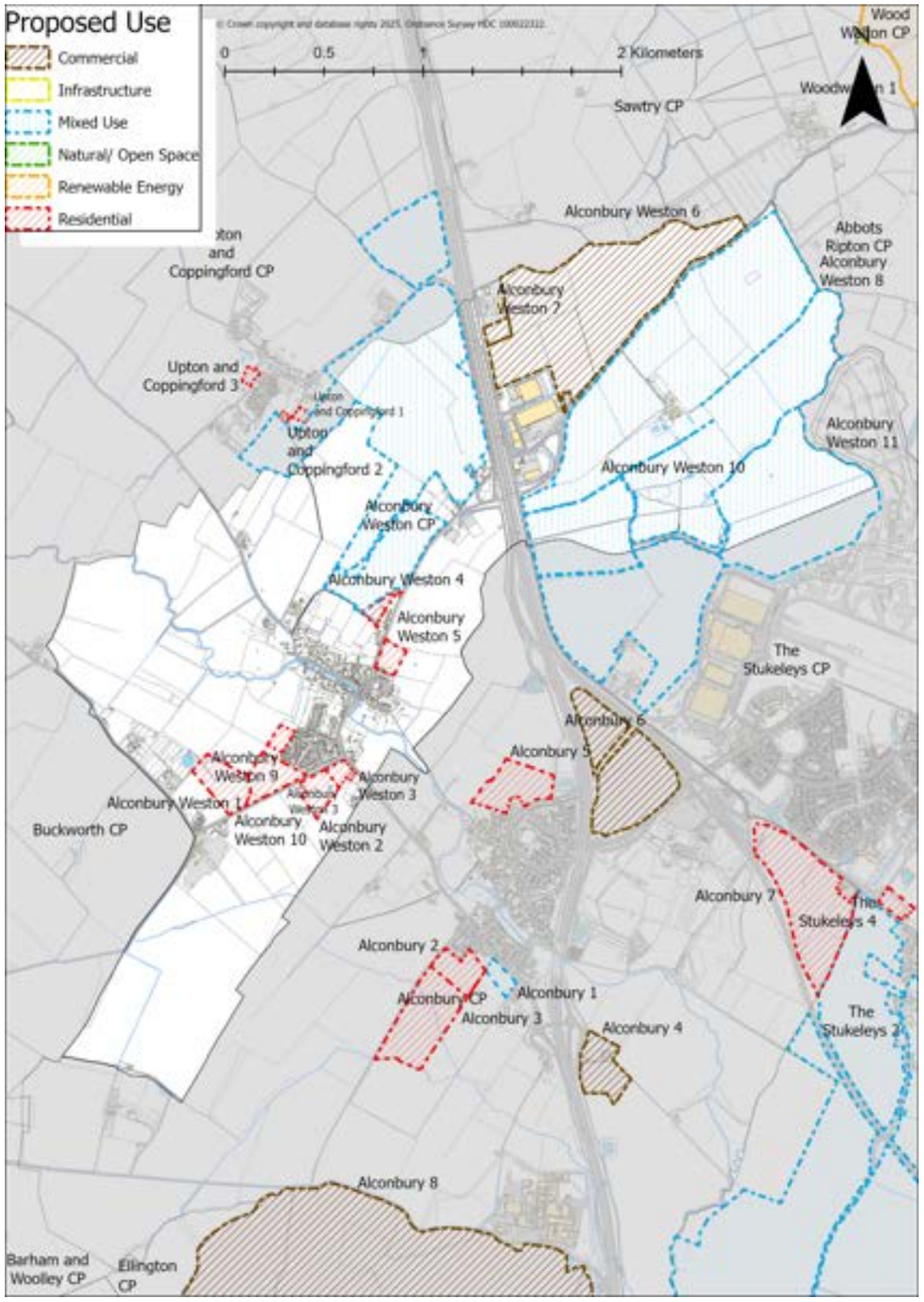
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow for retention of ridgeway and gravel lakes, separation from existing residential properties, reduced impact on nature conservation assets(flora and fauna), impact on the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

Updates after the Initial Assessment

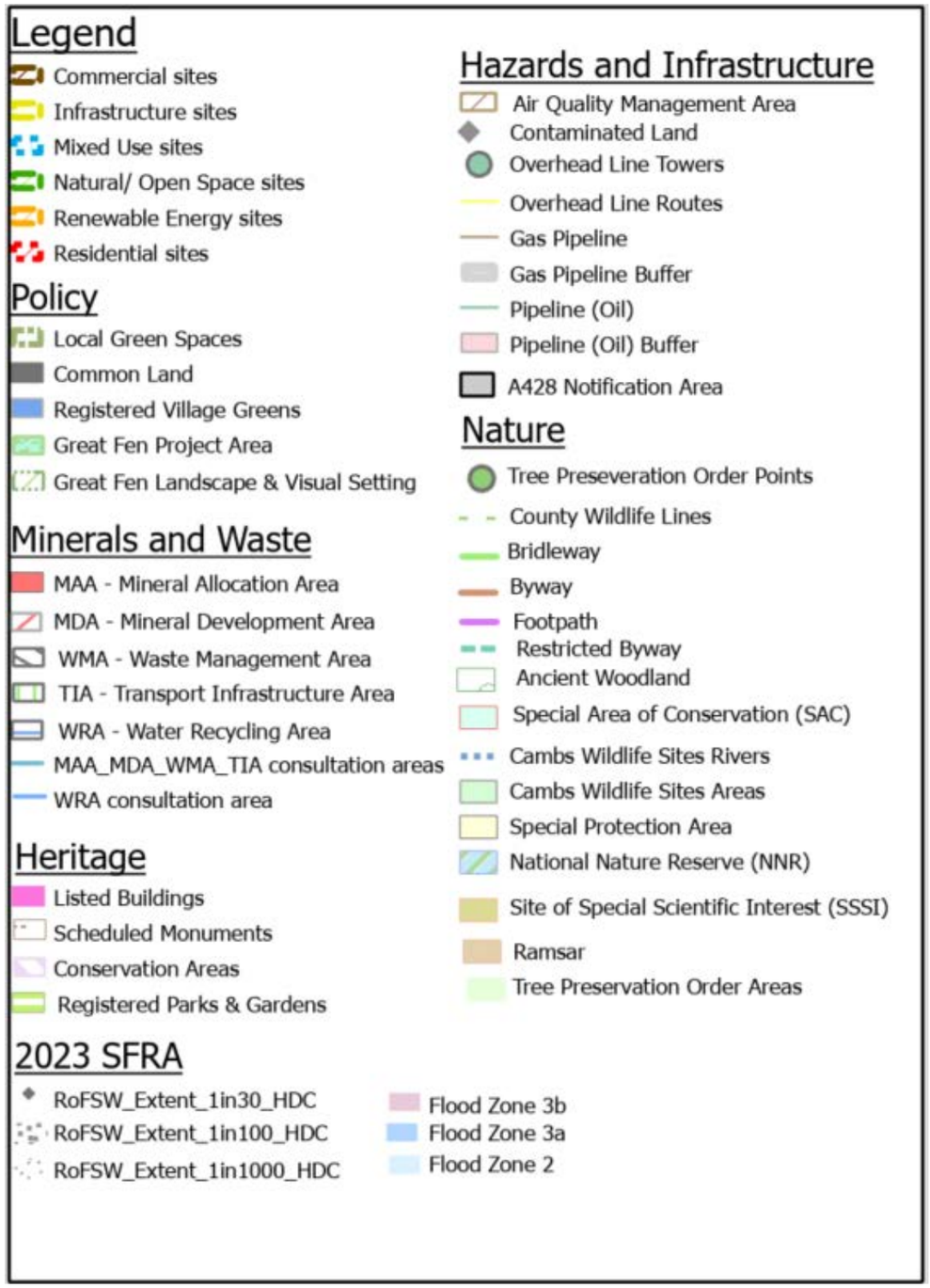
Alconbury Weston

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

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



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



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

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

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

Promoter's Intentions

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

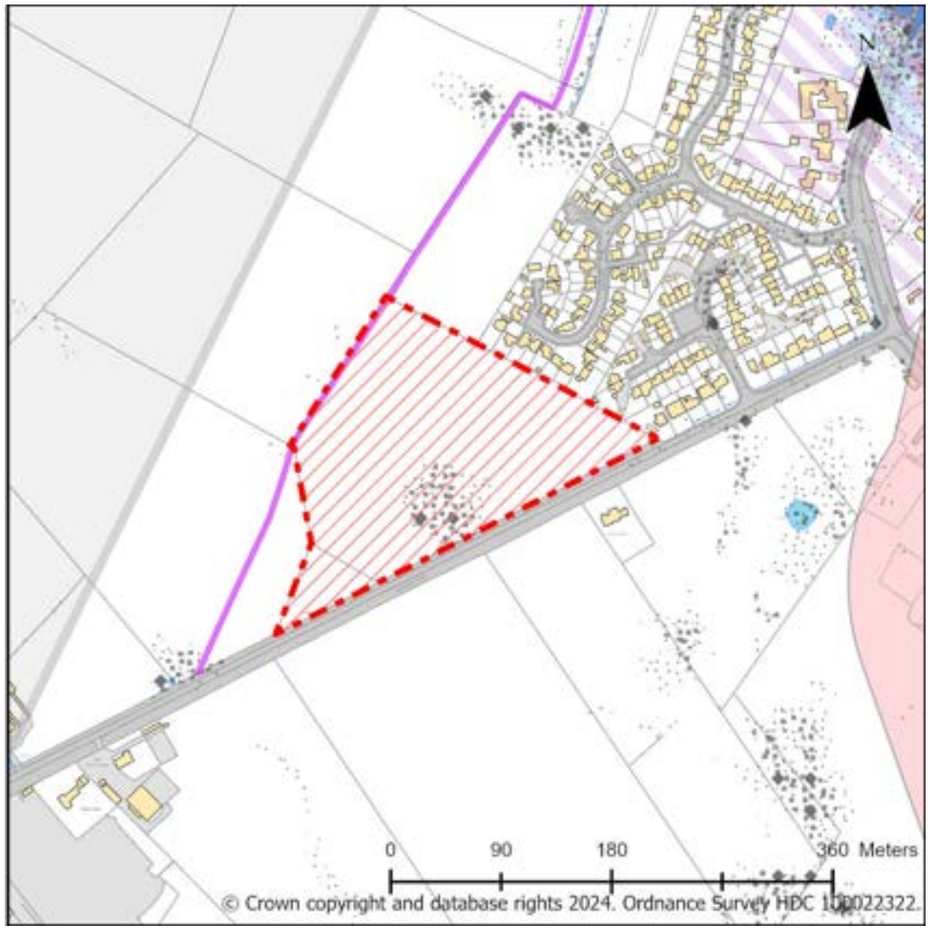
Core information

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

Fundamental Constraints

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

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



Assessment of Site Potential

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

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

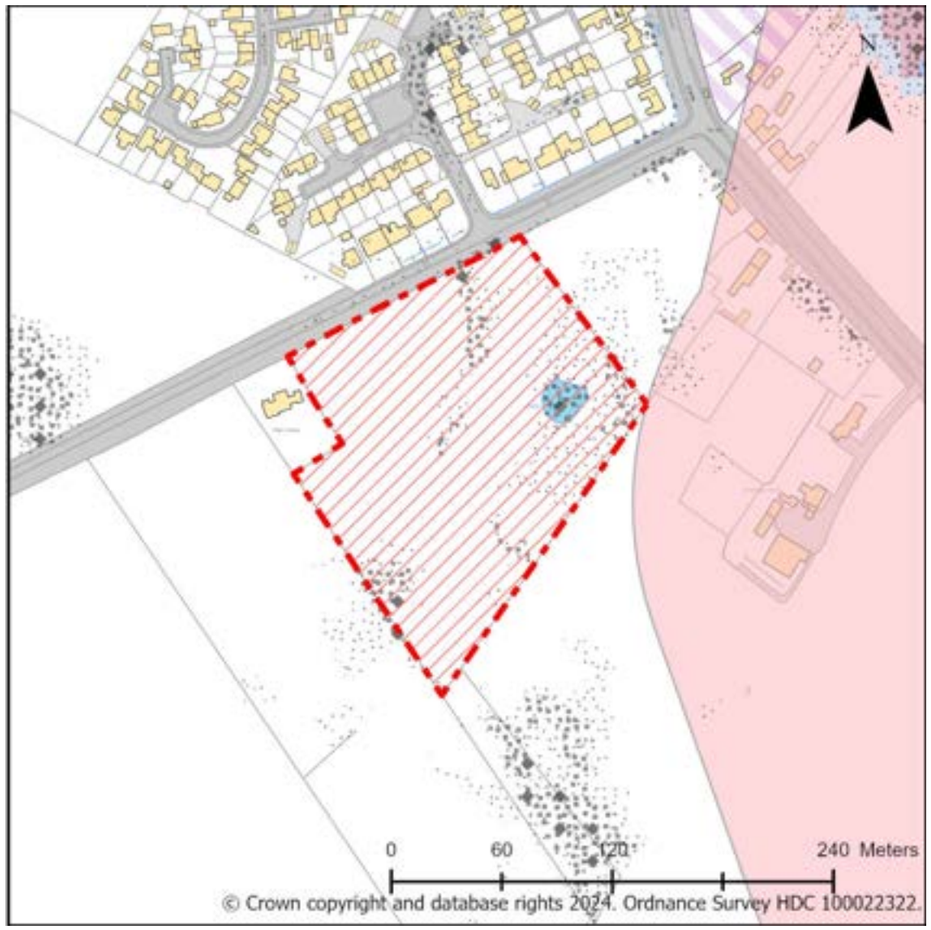
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green and open space Flooding safeguarding	9 homes 1.50ha for open spaces 0.38ha for flooding safeguarding	Available 2024 - 2028 Built out over 1 - 2 years

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1 and has some risk of surface water flooding. It is classified as grade 3 agricultural land and is in agricultural use. The site is situated at the southern edge of Alconbury Weston, is mainly flat and has similar topography to the surrounding land. It contains no built structures and has a pond within it. There are no designated nature assets within or immediately adjoining the site. It has trees and hedging on the northern boundary which provides limited screening to the adjoining Buckworth Road and residential development on the other side of the road. There is a little metal gate on the northern boundary which serves as an entrance into the site. The southern boundary comprises of trees and hedging which provides screening from the adjoining agricultural land and the	+

open countryside. Although the western boundary comprises some hedging, it is exposed to the adjoining open countryside and residential building situated at the northwestern edge of the site. The site adjoins an area of mature trees and scrubs on its eastern boundary which prevents visibility of the from North Road which is situated about 115m to the east of site. This adjoining site (Alconbury Weston 3) has been submitted for allocation for potential future development. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site. Further landscaping will be required especially along the western boundary to minimize impact any future development would have on the open countryside. There is no known contamination or pollution on site. No gas/ oil pipelines and buffer zones cross the site. There are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site could be potentially accessed from Buckworth Road. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.	
Availability The site is in single ownership who support its development and are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development after obtaining planning permission.	+
Achievability Access to gas supply, water supply and digital and telecommunications infrastructure from the site boundary is unknown except access to electricity supply. The topography of the site is broadly level and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, the site is next to an oil pipeline buffer zone. The site can be accessed from the Buckworth Road and is situated 1.30 kms west of the A1(M). There are no built structures on the site that require clearance. The site promoter seeks residential uses of up to 9 homes and open space uses of about 1.88ha. Any future development will need to be sensitive to its impact on the open countryside and existing trees and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.	+
Deliverability / developability	~

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

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 the site:

- The site is flood zone 1 with minimal risk of surface water flooding
- It is greenfield, classified a grade 3 agricultural land
- The site does not meet Natural England's Standards for accessing greenspace but has capacity to provide a small amount of natural, green, or open spaces on site.
- There is limited access to culture and leisure facilities, shops, public transport and education facilities within Alconbury Weston
- The site could be effectively masterplanned to integrate into the existing place and community.
- The site has a relationship with the built form, opposite a residential area on the frontage.
- The density is very low but frontage would conserve the character and form of the townscape and landscape.

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

- Is potentially suitable for development subject to effective masterplanning to ensure integration with the built form and wider landscape.
- Frontage development has the potential to better integrate the site with the built form and also allows for open space and flood mitigation.
- Access to the site should be achieved via a single track road to conserve the extensive existing vegetation on the north western boundary/ frontage.
- The impact of the oil pipeline buffer zone and A1(M) may need assessment

HDC's Delivery Calculations

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

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

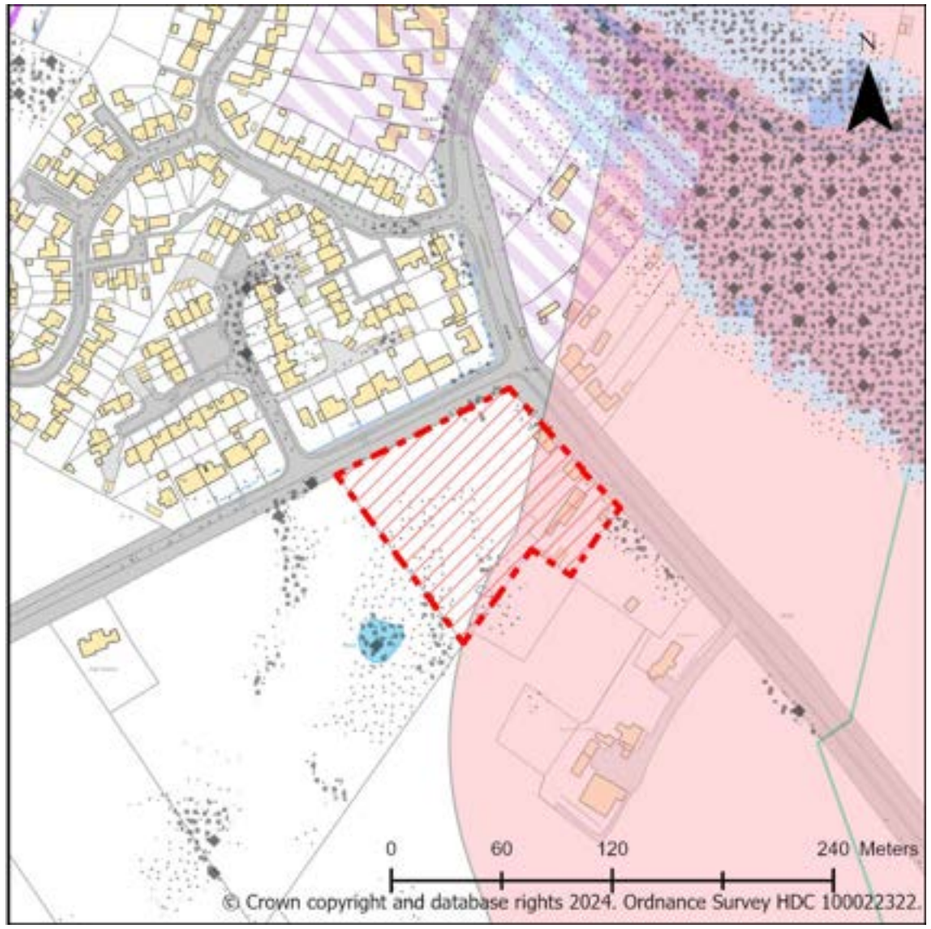
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted under CfS:137: Residential: Nursing and care homes	130 bedspaces	Available 2024 - 2028 Built out over 2 years and 6 months
Proposed use submitted under CfS:178 Residential: Market and/or affordable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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Call for Sites Reference Number:	**137**	**178**
Context, constraints and potential suitability The site is within flood zone 1 and has some risk of surface water flooding within the northern part the site. It is classified as grade 3 agricultural land and is situated at the southern edge of Alconbury Weston. It is mainly flat and has similar topography to the surrounding land. It contains built structures used for residential and commercial purposes situated in the southeastern part of the site; it also contains a disused shed close to its eastern boundary. The remaining site is covered with trees and scrubs which will likely be impacted by any future development. It has no nature designations on it or immediately adjoining it which will impact development. Its eastern boundary comprises of mature trees and hedging which provides screening to the adjoining North Road. There is a metal gate on the eastern boundary which provides access to the residential/commercial property within the site. It has trees and hedging on the northern boundary which provides limited screening to the adjoining Buckworth Road and residential development on the other side of the road. The site adjoins a proposed residential development site (Alconbury Western 2) on its western boundary. The site adjoins mature trees and scrubs on its southern boundary which prevents visibility of the site from open countryside and residential development south of the site. The landscape impact of development on the site would be very limited due to the existing trees and hedges on the boundaries which should be predominantly retained. There is no known contamination or pollution on site. Although no gas/ oil pipelines zones cross the site, an oil buffer zone crosses the site. There are no heritage and conservation assets existing within or immediately adjoining the site; but it is in close proximity to the Alconbury Weston conservation area. The site could be potentially accessed from North Road. The site is a mixture of greenfield and previously developed land, so its development will somewhat contribute to the reuse of previously developed land or regeneration if the existing residential/commercial structures are included in the development site. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.	~	~
Availability The site is in single ownership who support its development and are in partnership with a land promoter to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development after obtaining planning permission.	+	+
Achievability All main services are accessible from the site boundary except access to gas supply. The topography of the site is broadly level. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, an oil pipeline buffer crosses the site; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. The site can be accessed from the North Road and is situated 1.15 kms west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes) of 20 homes or a nursing and care homes with a capacity of 130 bedspaces. Existing trees and scrub within the site would be impacted by the proposed development. As such, an Aboricultural Impact Assessment or an Ecological Assessment may be	~	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is in flood zone 1 with minimal risk of surface water flooding
- It is classified as grade 3 agricultural land
- There is limited access to natural green space, education facilities, culture and leisure facilities and shops.
- There is a pavement along the frontage allowing access to Alconbury Weston and Alconbury
- It is in close proximity to the A1 (M) and therefore may be subject to pollution
- Alconbury Weald Enterprise Zone and an Established Employment Area are nearby to the site
- The site does relate to the built form but may require the removal of a substantial number of established trees on site which could adversely impact the form and character of the area.
- It is within the setting of Alconbury Weston Conservation Area

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

- Is potentially suitable for development subject to effective masterplanning to ensure successful integration with established trees on site, the oil pipeline buffer zone and Alconbury Weston Conservation Area.
- Ecological Assessment may be required to minimise impact to established vegetation situated on site.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

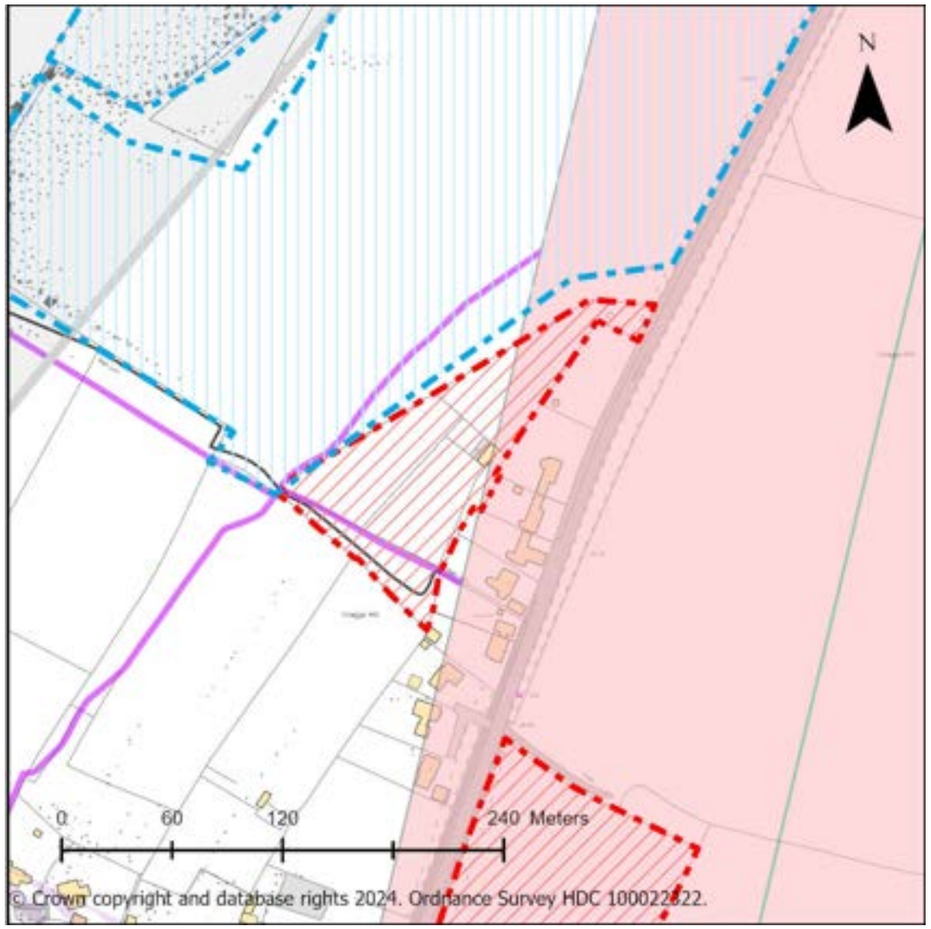
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 homes	Available 2024 - 2028 Built out over 2 years

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability	**~**

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

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

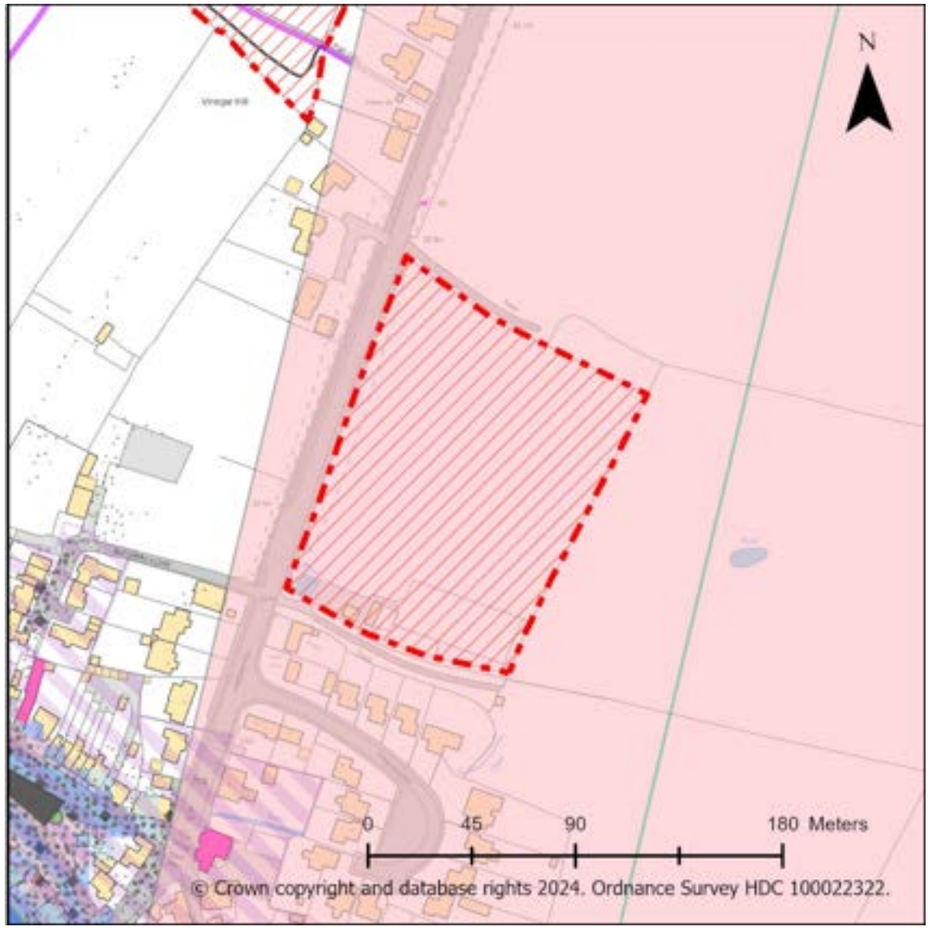
Core information

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

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is within flood zone 1 and has some risk of surface water flooding along its western boundary. It is classified as grade 3 agricultural land and is situated at the northeastern edge of Alconbury Weston. The land rises from the west which has the lowest elevation of about 23m up to the east of the site which has the highest elevation about 33m. This reflects the topography of the wider region. It contains two built stables for the keeping of horses and a small pond situated in the northeastern corner. It has no nature designations on it or immediately adjoining it which will impact development. A public footpath runs along its northern and southern boundaries. The site has trees and hedging on all its boundaries which provides screening from the adjoining uses. It is bounded by; Vinegar Hill Road and residential properties on its western boundary; residential properties on its southern boundary; and open countryside on its eastern and northern boundaries. The land to the east of the site has a higher topography and therefore the development will likely be visible for long distances from open countryside. Therefore, significant landscape buffers would likely be required to mitigate adverse landscape impact from the development. There is no known contamination or pollution on site. Although no gas pipelines zones cross the site, the entire site is within an oil buffer zone. There are no heritage and conservation assets existing within or immediately adjoining the site. This site could be potentially accessed from the Vinegar Hill Road. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The large proportion of the site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond the 400m buffer around a water recycling site.	
Availability The site is in single ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain planning permission before selling it to a third party for development.	+
Achievability All main services are accessible from the site boundary. The site slopes upwards from west to east which may impact the capacity and layout of the site. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, the site is within an oil pipeline buffer; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development. The site can be accessed from the Vinegar Hill Road and is situated less than 1 km west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes)	~
of 48 homes. Further landscaping will be required to mitigate the impact of the development of site on the countryside and opportunities should be taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.	
Deliverability / developability There are no known legal or ownership constraints. There are structures on site that may require clearance and there are significant constraints on site to mitigate. Landscaping, surface water floodingimpact on the oil pipeline infrastructure should be key development considerations within future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- Within flood zone 1 with minimal recorded risk of surface water flooding
- It predominantly greenfield grade 3 agricultural land, the remaining being previously developed.
- It has limited accessibility from natural greenspace, shops, a primary school, public transport and culture and leisure facilities.
- There are employment opportunities nearby to the site namely Alconbury Weald Enterprise Zone and an Established Employment Area.
- There is a pavement along the frontage promoting active travel.
- Development could cause adverse impact upon Alconbury Weston Conservation Area
- Relates closely to built form and density is similar to surrounding townscape.
- Potential for significant landscape impact due to topography within and surrounding the site.
- The site could effectively integrate into the surrounding community and place.
- Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development

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

- Is appropriate for development subject to engagement with utility providers that placing development within an oil pipeline buffer zone is acceptable.
- The site will likely be visible from higher land to the east from public right of ways and therefore significant landscape buffering to mitigate impact will be required.

- Could be subject to pollution due to major highways requiring further assessment.
- There may be topographical constraints to overcome that could impact the capacity of the proposal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Site reference	Alconbury Weston 6
Site name	Land to the North of the Crossways Distribution Centre, Alconbury Hill

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

Promoter's Intentions

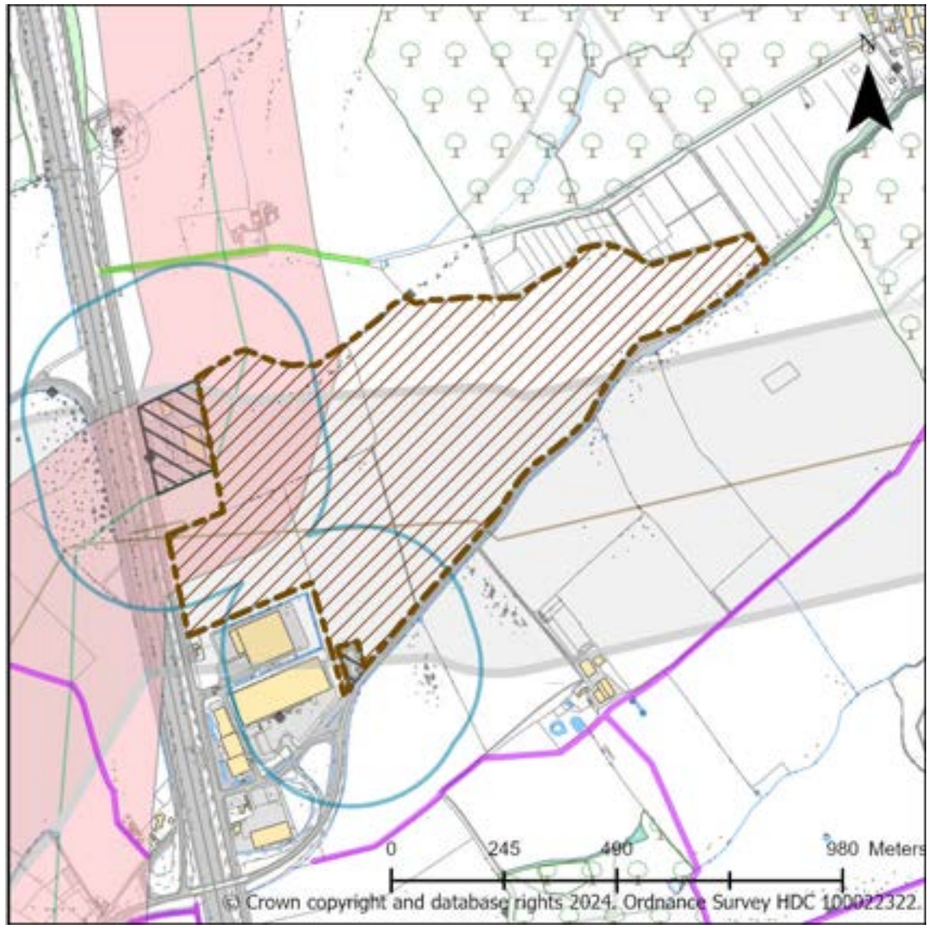
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution Open space: Biodiversity net gain opportunities Flooding safeguarding	250,000 sqm for either employment/distribution 1ha for biodiversity net gain opportunities 0.5ha for flooding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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1 and has some risk of surface water flooding. It is classified as grade 3 agricultural land. The site is situated about 1.5kms northeast of the Alconbury Weston village; about 1.5kms north of Alconbury Weald development and lies to the east of A1(M). The land sits in a region of higher terrain compared to the rest of Alconbury Weston. The site slopes gently from the southwestern corner towards the northeastern corner. It has no nature designations on it, but it is within the immediate setting of a SSSI (Monks Wood National Nature Reserve) which will impact development. It contains no built structures and comprises of arable agricultural land. The northern boundary comprises of trees and hedging which provides screening from the adjoining agricultural land and built structures associated with Monks Wood Farm. The site is separated from Monks Wood National Nature Reserve situated north of the site by 7ha of experimental plots. The western boundary comprises of trees or hedging which provides screening from the adjoining Ermine Street Road and a Waste Recycling Centre and a Waste Transfer Station. In addition, 10m belt of trees and hedging separates Ermine Street and the A1(M) prevents any form of visibility of the site from the A1(M). There is intermittent trees on the eastern boundary, the site would be exposed to the open countryside to the east. The site adjoins commercial buildings associated Crossways Distribution Centre and Alconbury Household Recycling Centre on its southern boundary. Mature trees and hedging along the site boundary prevent visibility of the site from these uses. However, most of the southern boundary has few trees and hedging which makes the site visible from an adjoining unnamed road and the open countryside. The site is exposed in both the local landscape and in longer distance views from the south, east and north and therefore significant landscaping buffers would be required to mitigate impact of the development. Air quality could potentially be an issue that need to be addressed due to western part of the site being within a Waste Management Area. There is no known contamination or pollution on site. Oil and gas pipelines cross the site and most of the site lies within an oil and gas pipelines buffer zones. Appropriate consultations and assessment would be necessary to ensure development does not impact any oil and gas infrastructure. There are no heritage and conservation assets existing within or immediately adjoining the site. This site could be potentially be accessed from the Vinegar Hill Road. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	~
Availability The site is in single ownership who support its development are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and it is likely to be delivered by a master developer either in isolation or in conjunction with a more extensive development.	+
Achievability All main services are accessible from the site boundary. The site elevation is broadly level meaning there will unlikely be topological challenges. An oil and gas pipeline infrastructure crosses the site, but overhead power lines are present. An appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. The site can be accessed from an unnamed road which connects to Ermine Street. The site promoter seeks commercial uses (either employment or distribution) of 250,000 sqm. Landscaping will be required to mitigate the impact of the development of	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is in flood zone 1 with minimal recorded risk of surface water flooding
- Meets all of Natural England's Standards for accessing greenspace
- Monks Wood SSSI and National Nature Reserve adjoins the site to the north east which could be adversely impacted by the development.
- The scale and location of the proposal could offer substantial employment growth and business clustering opportunities. It is close to employment concentrations to the south and is strategically located, adjacent to the A1(M)
- Development on the whole site could levy significant adverse impact upon the countryside/ designated nature assets.
- Logistics use would support low density employment land. The density is higher than adjoining uses.
- Development on the western of the site could improve integration with adjoining uses and minimise landscape impact. Therefore, with effective masterplanning the site could be integrated with the the local environment.
- There are no heritage assets that would be adversely impacted by the development
- There is a frequent bus service nearby but active travel infrastructure from the bus stop to the site is not available.
- The scale and nature of the proposal could levy substantial pollution.

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

- Is potentially suitable for employment land development subject to effective masterplanning to ensure adverse impact to a designated nature asset and the countryside is minimised and successful integration with adjoining road infrastructure and existing businesses and the oil pipeline buffer zone is achieved.
- An ecological survey will be required to understand impact upon Monks Wood SSSI
- Substantial landscape buffering will be required to screen the development from open countryside.
- To address the potential air pollution, air quality assessments will need to undertaken

HDC's Delivery Calculations

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

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted a Vision document (November 2024) to support proposals setting out how 125,000 sqm of floorspace could be accommodated on site. The concept plan shows built development in the eastern part of the site closest to the SSSI, limited further assessment on ecology or landscape are within the Vision document to justify development so close to the designated nature site. Therefore, the capacity is remained unchanged.

Significant objections have been raised by Natural England who state that they "object to any allocation of this land due to unacceptable risks to Monks Wood SSSI/NNR and the serious impact on internationally important long-term research carried out by the UK Centre for Ecology and Hydrology (UKCEH), which would jeopardise their future plans and activities." **The site is therefore now considered inappropriate for development.**

Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston

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

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

Promoter's Intentions

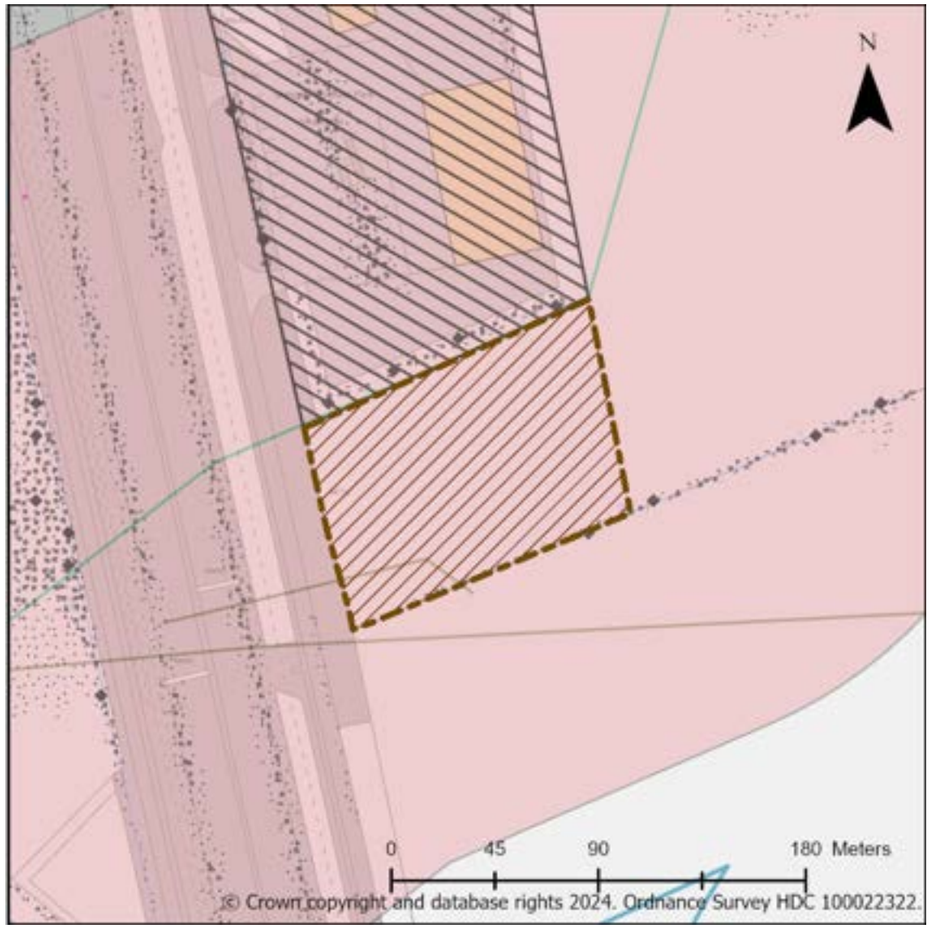
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Open space: Natural, green and open space Biodiversity net gain opportunities Land to safeguard against flooding	5,400 sqm of employment use 0.12 ha for supporting infrastructure (access and road provision)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

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:312
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic leaflet (June 2023)

Fundamental Constraints

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



HDC's Delivery Calculations

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

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

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

Impact of the Sustainability Appraisal on the assessment

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

Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield

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

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

Promoter's Intentions

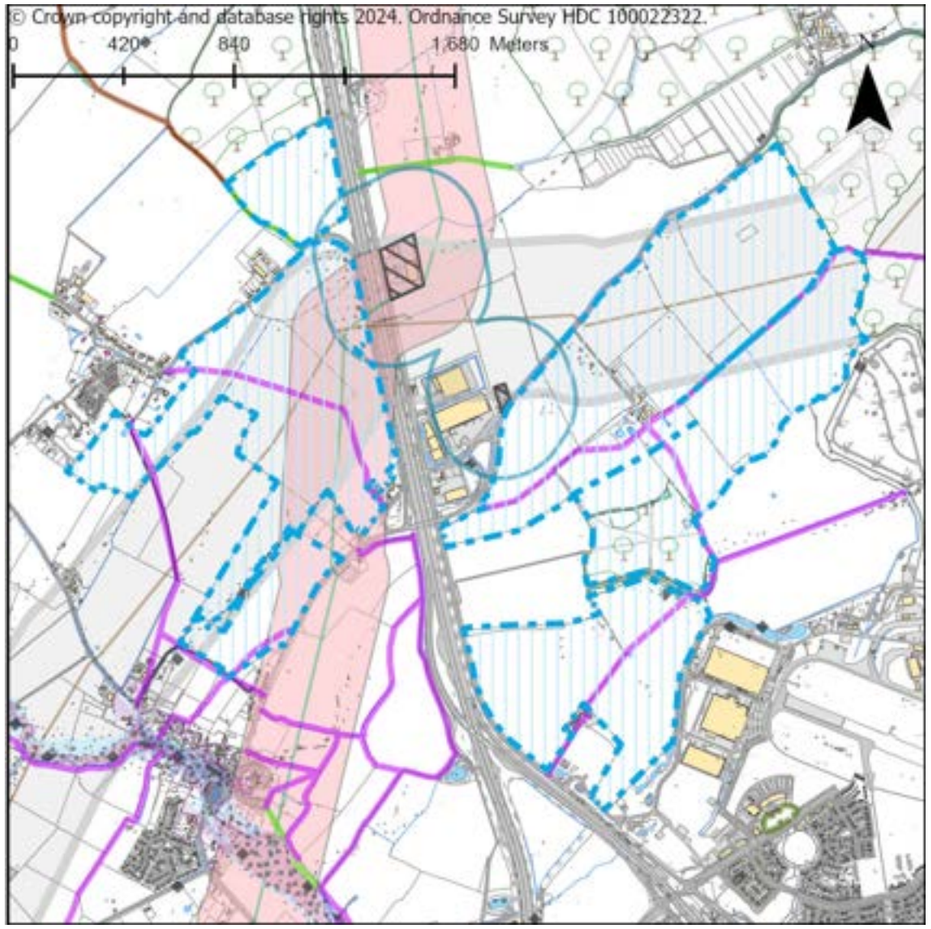
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes • Specialist housing • Custom and self-build housing Commercial: • Employment • Retail • Logistics, distribution Infrastructure: • Supporting infrastructure e.g. schools, community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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk. Surface water flood risk is present on the site at high risk (2.44ha), medium risk (3.10ha) and low risk (21.79ha). The site is predominantly grade 3 agricultural land with the exception of 0.60ha. The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. All parcels sit within the slightly undulating elevated land of the Central Claylands and is agricultural farmland. There are no heritage assets within the site.	~

The south western parcel sits between the village of Upton to the west and the A1M to the east. Clear views into the site can be seen from Hamerton Road, Vinegar Hill and Nora Wood Way, but is more screened to from Main Street in Upton by trees and hedgerow. Two public rights of way cross the parcel and can be accessed from Upton at Main Street (heading towards Alconbury Hill) and from Pig Market End (heading towards Alconbury Weston). No heritage or nature conservation are present within the site. An oil pipeline and buffer zone covers just under half of the site starting at the A1M and stretching west. In the north western parcel a public right of way runs along/within the western edge. Lee Wood Business Park and residential properties also immediately abut the western edge. Immediately north of the parcel is Upton Wood Ancient Woodland and County Wildlife site. The eastern boundary abuts the A1 M and the parcel is separated from south western parcel by Main Street/Nora Wood Way clear view into the site can be seen from the roads and public right of way. Due to the size and nature of the eastern parcels of land landscape impact would be significant and development would be clearly seen from Upton and Alconbury Weston. Presence of an oil pipeline and buffer zone has the potential to affect the layout of the site and could limit development within this area. Presence of the A1M could present noise air and light pollution for future occupants and would require assessment and mitigation. The Central Claylands is characterised by regularly spaced traditional villages, often clustered around village greens strategic landscaping would be required to retain the built form of the distinctive nucleated villages of Upton and Alconbury Weston. Impact on Upton Wood Ancient Woodland may also be a significant constraint in the north western parcel. Integration of residential properties and business park would also be required. The north eastern parcel of land sits west of the A1M; outside north west corner sits Crossways Distribution Centre an established employment area. The western edge is screened with trees and hedgerow and the northern boundary contains some trees and hedgerow but can be clearly seen within the wider landscape. On the eastern boundary sits Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife site and ancient & semi-natural woodland. Within the south of the site Hermitage wood County Wildlife Site and Ancient and semi-ancient woodland is located (approximately 12.50ha), the site also includes a Scheduled Monument. Two public rights of way are present within the site one traversing the site and one linking towards Hermitage Wood. Safefield farm residential properties and agricultural buildings are present within the site and are accessed from Monks Wood Road that bounds northern edge. A gas pipeline and buffer zone runs through north eastern third of the site. The south eastern corner bounds strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm and Alconbury Enterprise Zone, where existing businesses are present. The south eastern parcel wraps around SEL1.1 Former Alconbury Airfield and Grange Farm and Alconbury Enterprise Zone, where existing businesses, MAGPAS and some residential properties are present. A public right of way within the site heads west to east towards hermitage wood and the northern edge of Alconbury Airfield and Enterprise Zone.	

Due to the size and nature of the eastern parcels of land landscape impact would be significant and development would be clearly seen from Monks Wood Road and public rights of ways. Presence of an oil pipeline and buffer zone has the potential to affect the layout of the site and could limit development within this area. Presence of the A1M could present noise air and light pollution for future occupants and would require assessment and mitigation. The sites include and abut a number of ancient woodland sites which are a key characteristic of the Central Claylands where the protection and management of such areas would be a key priority. The ecological and biodiversity impact on these sites and from potential increases in footfall has the potential to be significant and assessment of and mitigation would be required. Integration of residential properties and business park would also be required. The site has potential to provide expansion for established employment uses. The site is greenfield agricultural land and offers no opportunities to contribute to regeneration. The site is not within mineral safeguarding area, part of the eastern (8.9ha) and western (5.4ha) parcels are within a water recycling area, which could limit development or require further assessment.	
Availability The site is owned by a single company ownership and control, development is supported by the owners. The site is available from 2023 and would be delivered by a master developer. Build out is estimated to take 15 years plus.	~
Achievability Gas, mains water and electricity supply are noted as being accessible from the site boundary as are digital and telecommunications infrastructure. The site is in proximity to the A1 which would assist with the logistics of construction. Due to the scale and proposed nature of the site significant infrastructure would be required such as primary and secondary schools, community services and facilities and new junctions to the A1 may be necessary and transport impact assessed and mitigated. Noise air and light pollution from the A1M would require mitigation for future occupants. Gas and oil pipelines and buffer zones and the presence of water recycling areas may affect the layout and achievability of development. Development would require significant landscaping to minimise impact on nearby villages and nature conservation assets. The site promoter proposes a detailed landscape visual impact assessment to address landscape impact. They note that the setting of Hermitage Wood, open countryside context and views are identified as key constraints and that Safefield Farm East is more suited to development, particularly commercial, due to proximity to Alconbury Weald and Sawfield Business Centre. They note that it is the desire of the landowner to create an exemplar development and new direct access to the infrastructure of the wider Huntingdon region via A14 / A1(M) could be achieved which will help to manage traffic flows in and out of the	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is open countryside and the reuse of previously developed land is negligible. The site is predominantly grade 3 agricultural land with the exception of 0.60ha.
- The site is not constrained by fluvial flood risk some surface water flood risk is present.
- There is potential for enhanced public transport connections via sustainable rapid transit/busway network and Alconbury railway station, however these schemes are not confirmed without this private transport could dominate.
- The site may impact on ancient woodland, county wildlife sites and scheduled monument and is close to conservation areas in Alconbury Weston.
- There are opportunities for active travel and significant open spaces with opportunities for green corridors, however these are not specified.
- The site is of a size that could provide opportunities to address the impacts of climate change however this is not specified.
- If developed the western parcels may not provide a sustainable location for development without significant intervention.
- Development would require substantial supporting community infrastructure and services to support the new community.
- The site has potential to improve employment opportunities for residents, integration with existing uses could be achieved after the completion of the Enterprise Zone
- The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required.
- Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place.
- The scale of the site means that there may be archaeological value within the it
- The eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure.
- The scale of the site and the proximity the A1 will present issues with noise, air, vibrational and light pollution and has the potential to impact upon the strategic and local road network through increase vehicle movements.

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

- Would require significant masterplanning to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts on Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel
- Could achieve integration with Alconbury Enterprise Zone once completed.
- The north western parcel relates well to existing employment use and could provide opportunity for local business expansion
- May face issues regarding integration of the northern and southern eastern parcels of land which may be unachievable do to the dissection of the sites by a public footpath.
- Could fundamentally alter the nature of Alconbury Weston and Upton, community services, facilities and infrastructure would be required. Landscaping and separation from Upton and Alconbury Weston would be required to prevent coalescence and retain character of the small villages.
- May impact on nature, ecology, biodiversity, archaeological and heritage assets would require assessment and mitigation.
- May require new junctions to the A1 and transport impact assessment and mitigation.
- May be subject to noise air and light pollution from the A1M which would require mitigation for future occupants.
- Has gas and oil pipelines and buffer zones and a water recycling area which may affect the layout and achievability of development. The south western parcel is covered with gas and oil pipelines which may make development unachievable.
- Would require significant landscaping to minimise impact on nearby villages and nature conservation assets.
- Would require flood mitigation
- Requires assessment of active travel and sustainable transport solutions
- Will need significant infrastructure to support development, such as schools, local services and green spaces/infrastructure.
- Transport impacts due to the size of the site would require assessment.
- The A1 dissects the site and integration of parcels of land would require additional infrastructure to compensate.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 267.55ha	**North western parcel** Net developable area of 7.62ha Commercial - employment 0.35 plot ratio to represent employment uses= (7.62ha x 0.35)*10,000= **26,670sqm**	Available post 2028 subject to allocation Build out 2 to 5 years
North western parcel Gross site area approximately 12.7ha 60% net developable area to mitigate against impact on Upwood Wood. 12.7ha x 60% = **7.62ha**		
South western parcel Gross site area approximately 81ha Classified as undevelopable unless it can be demonstrated otherwise due to landscape and townscape impact on Upton and Alconbury Weston, and coverage of oil and gas pipelines. Significant infrastructure may be required to provide access to the A1.	**South western parcel** Undevelopable	Undevelopable
North eastern parcel Gross site area approximately 131.12ha 50% net developable area to mitigate against impact on Hermitage Wood, Bevills Wood, Hill Wood and Long Coppice and provide openspace/landscape corridors. 131.12 ha x 50% = **65.56ha**	**North eastern parcel** Net developable area of 131.12ha Commercial - employment/ logistics/distribution 0.35 plot ratio to represent a mix of commercial uses= (131.12ha x 0.35)*10,000= **458,920sqm**	Available post 2032 to allow for allocation and build out of Alconbury Enterprise Zone Build out 10 to 15 years
South eastern parcel Gross site area approximately 42.73ha 60% net developable area to mitigate against impact on Hermitage Wood and provide openspace/landscape corridors. 42.73ha x 60% = **25.638ha**	**South eastern parcel** Net developable area of 42.73ha Commercial - employment/ logistics/distribution 0.35 plot ratio to represent a mix of commercial uses= (42.73ha x 0.35)*10,000= **149,555sqm**	Available post 2032 to allow for allocation and build out of Alconbury Enterprise Zone Build out 5 to 10 years
	Total capacity = 26,670 + 149,555 + 635,145 = **811,370sqm**	

Updates after the Initial Assessment

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

- Indicative Concept Plan
- Constraints Plan

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

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

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

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

Promoter's Intentions

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

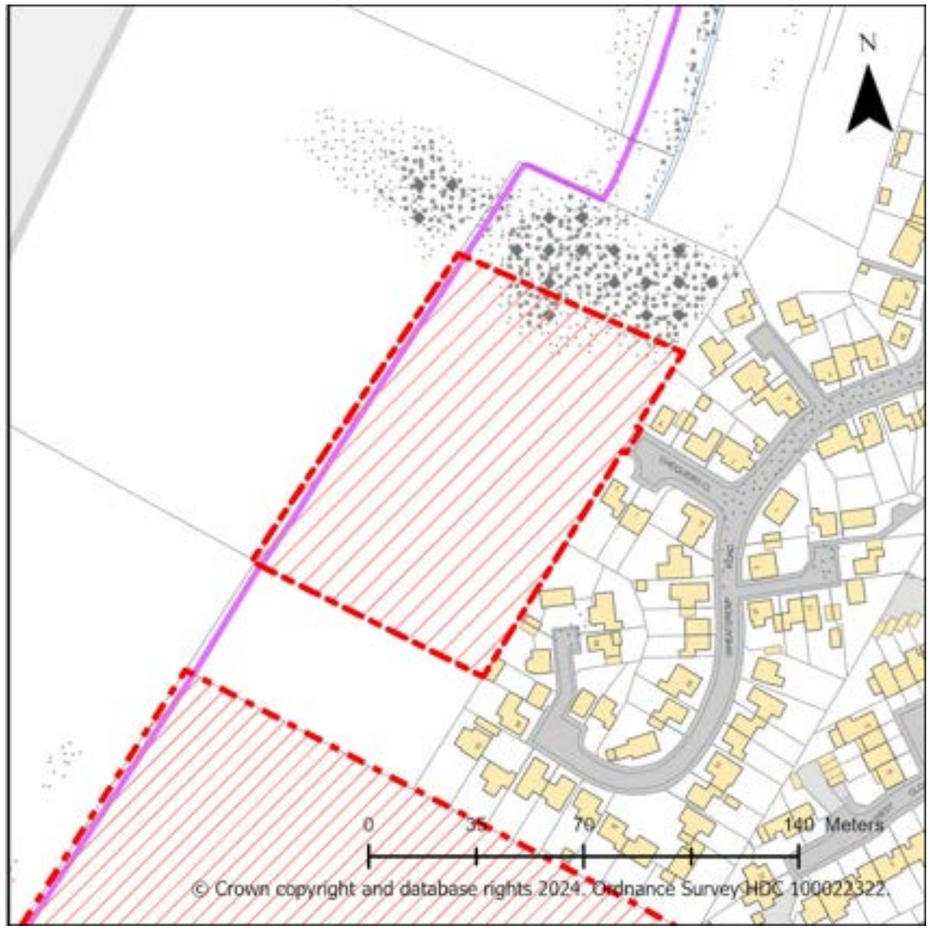
Core information

How was the site identified?	Ongoing call for sites submission: site reference - CfS23-249
Relevant planning history	Appeal reference: APP/H0520/W/23/3327277, Proposed development: Residential development for up to 15 dwellings with all matters reserved except access and layout (22/01350/OUT/ 21/01343/OUT) Outcome: Refused Application number: 22/01350/OUT
	Proposed development: Proposed Rural Exceptions Residential Development for up to 15 Dwellings with all matters reserved except access and layout (re-submission of 21/01343/OUT) Outcome: Refused Application number: 21/01343/OUT Proposed development: Outline permission for the erection of up to 15 Dwellings. All matters reserved except access. Outcome: Refused Application number: 0402833OUT Proposed development: Residential development (1.62 hectares) Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Appeal decision: Appeal Ref: APP/H0520/W/23/3327277 Land Northwest of Chequers Close, Alconbury Weston, PE28 4LE Site location plan

Fundamental Constraints

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

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



Assessment of Site Potential

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial flood risk, surface water flood risk is present
- The site is wholly greenfield grade 3 agricultural land
- The site is well related to the existing place and community.
- The site is close to limited local services and facilities and employment opportunities are 5km away.
- The amount of development proposed is small enough to not affect the character of the area.
- The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained.
- Safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents.
- Incorporation of the public right of way should be included to facilitate active travel opportunities.

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

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would have minimal landscape impact if trees and hedgerow were retained
- Would require incorporation of public right of way
- Would require assessment of residential amenity of existing residents on Chequers Court if access is obtained from here.
- Site access requires resolution, ransom strips may be present inhibiting development.
- Surface water mitigation would be required.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

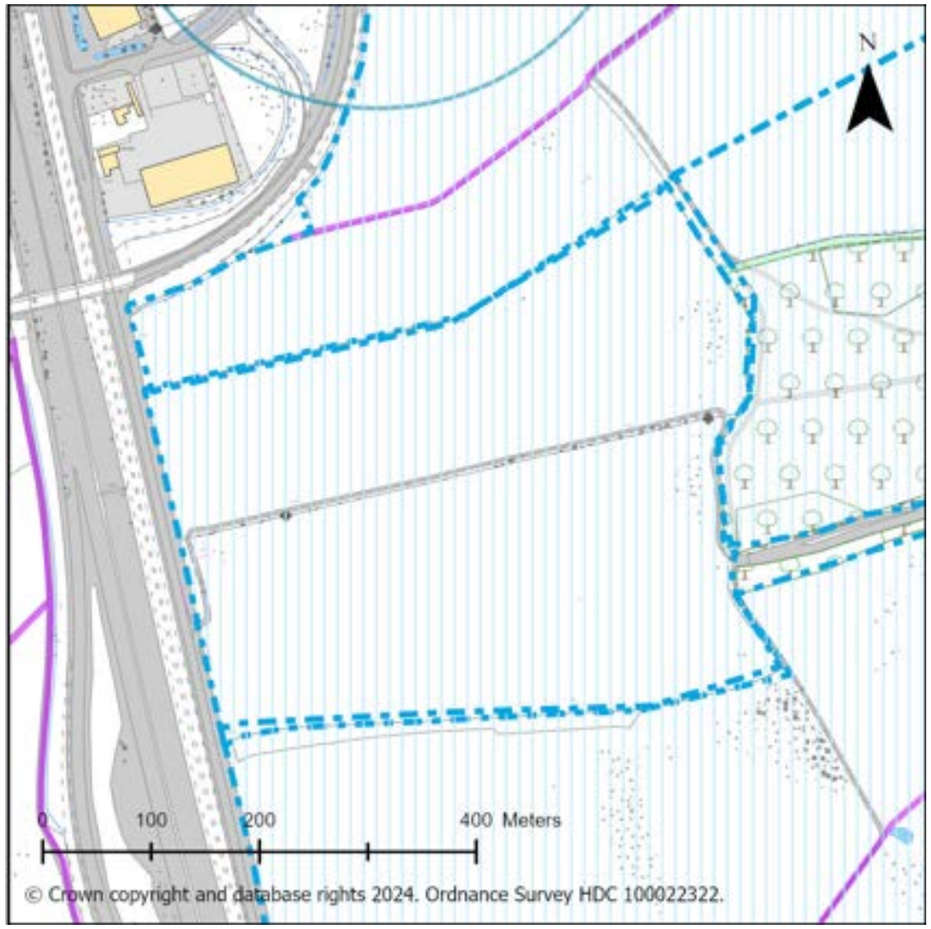
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Supporting infrastructure e.g. schools, community uses Open space: Natural, green and open space	400 homes Supporting infrastructure and open space area/capacity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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and has some risk of surface water flooding. The site is classified as grade 3 agricultural land. The land is generally uniform with an elevation of about 50m. It contains no built structures but contains a few trees and a track that runs through the site from the west to the east dividing the site into two halves. Although it has a similar topography to the surrounding land, it is within a region of land with a much higher elevation compared to land further to the west and south west of site which includes built development in Alconbury and Alconbury Weston (which are separated from this site by the A1. The northern and western boundaries comprise limited trees and hedging which makes the site visible from the adjoining agricultural land to the north and B1043 and A1(M) which lies to the west of the site. The southern boundary comprises a narrow belt of trees and hedging which gets narrower towards the east; this provides screening from the adjoining agricultural land. The eastern boundary comprises trees and hedgerow and bounds 14ha of County Wildlife Site and Ancient Woodland (Hermitage Wood) which contains a Scheduled Monument. Due to site being on higher ground and in a countryside location, if developed it would potentially be visible in longer distance views from the west to south and would be visible from public rights of way located further north and south of the site. Air quality and noise pollution could potentially be issues that need to be addressed due to proximity of the site to the A1(M) and B1043. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from B1043 road which lies west of the site. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	~
Availability The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. The site promoter suggests build out is estimated to take 6 to 8 years based on two housebuilders building out a combined rate of 70 dwellings per annum.	+
Achievability Access to water, gas and electricity supply and digital and telecommunications infrastructure is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure cross the site, and no overhead powerlines are present. The site can potentially be accessed from B1043 which lies west of the site and connects to the A1(M). There are no structures on site that would require clearance. The site promoter seeks residential uses of 400 homes and open space uses. To address the potential air pollution and noise issues resulting from proximity of the site to the A1(M), noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Any future development will need to be sensitive to its impact on the adjoining County Wildlife Site and ancient woodland. An ecological survey would be required to demonstrate that any impacts on protected species within the County Wildlife Site are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Also, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1043, and that any adverse offsite transport impacts can be adequately mitigated.	~

The site promoter proses high-quality public space which could extend the Hermitage Wood green infrastructure network across the site, increasing biodiversity and that site would be designed to have consideration for the Hermitage Wood County Wildlife Site and the enhancement and protection of wildlife ensuring light; noise or other pollutants are mitigated. Mitigation of pollution as a result from the A1M would be implemented and sustainable transport routes extended from Alconbury Weald, including exploration of bus services. Technical evidence and a masterplan would be developed.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, impact on County Wildlife Site, air pollution, noise and transport issues are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial, but surface water flood risk is present.
- The site is wholly greenfield grade 3 agricultural land.
- The site is not sustainably located close to local services, cultural or leisure facilities, but is near to employment opportunities at Crossways Distribution Centre and Alconbury Weald.
- Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution, but could assist with the operation of the site.
- The site proposal could also affect the ancient woodlands in terms of light and noise and visual pollution, with the potential to detrimentally impact existing habitats and species.
- The site has a greater relationship to the open countryside than the nearby uses.
- The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically Hermitage Wood which also contains a scheduled monument.
- The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity.
- The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone.

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

- Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community, without further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.
- The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone.
- The site has a greater relationship to the open countryside than the nearby uses.
- The site proposal could also impact a significant concentration of ancient woodlands in terms of light and noise, with the potential to existing habitats and species, specifically Hermitage Wood which also contains a scheduled monument.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

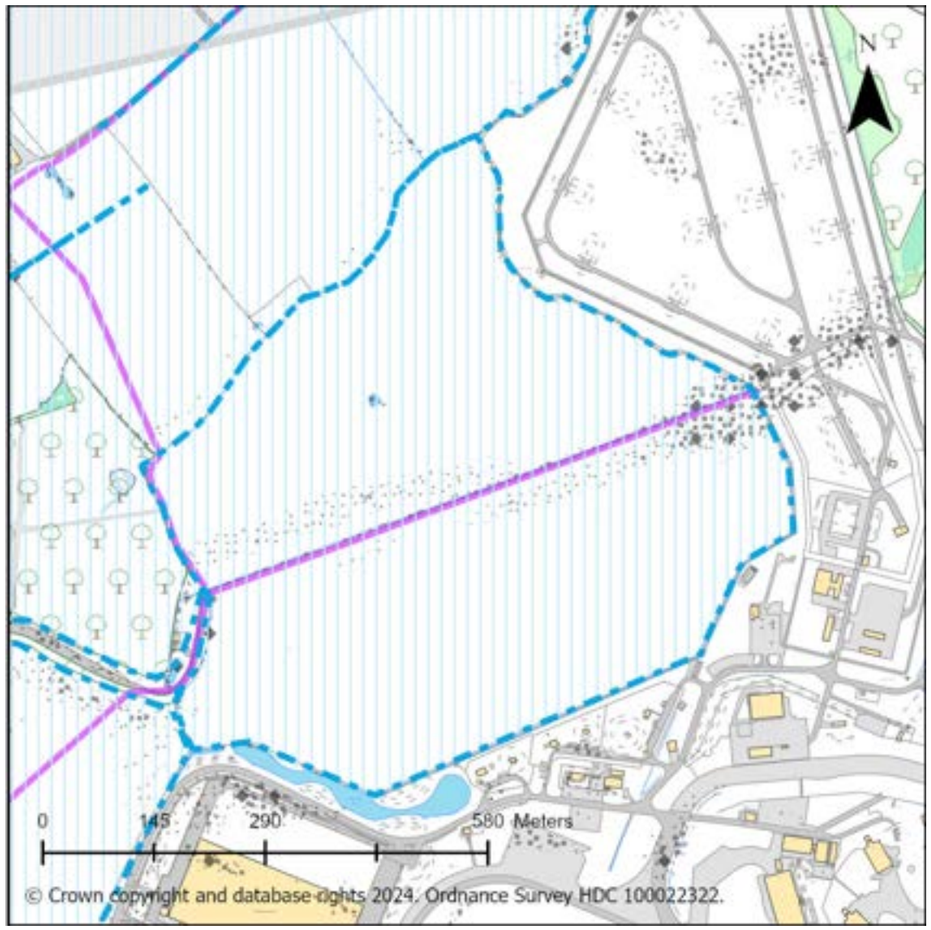
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Supporting Infrastructure e.g. schools, community uses Open space: Natural, green and open space	840 homes Whilst subject to masterplanning, the site promoter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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but has some risk of surface water flooding. It is mostly classified as grade 3 agricultural land; however, part of the eastern portion of the site is classified as non agricultural land. The site has a uniform surface and has a similar topography to the surrounding land. It has no built structures within it; it contains a small pond located in the northern half of the site and a public footpath runs across the site connecting areas to the west of site (including Hermitage Wood) to areas to the east of the site (towards Alconbury Enterprise Zone). The boundary of the entire site comprises some trees and hedging which provides very limited screening from the adjoining uses. It is bounded by agricultural land on the northern and north eastern boundary. There is a footpath along the western boundary which separates the site from the adjoining County Wildlife Site (Hermitage Wood) which contains a Scheduled Monument. The site lies north of the Alconbury Weald and Alconbury Enterprise Zone. This makes the site removed from residential development. There could be an opportunity for integration of the site with Alconbury Weald, yet the practicalities of this are yet to be confirmed. Impact of development on the site would be very significant on the existing landscape and appropriate landscaping will be required as well as the retention of existing trees and hedges on the boundaries to minimise the impact. Future development will need to be sensitive to its impact on the adjoining County Wildlife Site. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site has very limited access to the public highway via a public right of way which passes through the County Wildlife Site and connects to Ermine Street over 1km west of the site. Access to the site through the Hermitage Wood may be harmful to the existing species and trees. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	~
Availability The site is in single company ownership and control who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development following allocation of the site. Build out is expected to take 12 to 15 years.	+
Achievability Access to gas, mains water and digital and telecommunications infrastructure are unknown. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. There are no structures on site that would require clearance. The site promoter seeks residential uses of 840 homes. An ecological survey would be required to demonstrate that any impacts on protected species within the County Wildlife Site are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development. The site has very limited access to the public highway via a public right of way which passes through the County Wildlife Site and connects to Ermine Street over 1km west of the site. However, development at this site will generate a significant amount of traffic which will impact the County Wildlife Site and Scheduled Monument. Impact on heritage would require assessment. A transport assessment will be required to demonstrate that safe, appropriate access can be provided without negatively impacting County Wildlife Site. It will also need to demonstrate that the wider road network	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial, but surface water flood risk is present.
- The site is wholly greenfield and predominantly grade 3 agricultural land with some urban land.
- The site is not sustainably located close to local services, cultural or leisure facilities, but is near to employment opportunities at Crossways Distribution Centre and Alconbury Weald
- The proximity Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution
- The site proposal could also affect the ancient woodlands in terms of light and noise and visual pollution, with the potential to detrimentally impact existing habitats and species
- The site has a greater relationship to the open countryside than the nearby uses.
- The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically Hermitage Wood which also contains a scheduled monument.
- The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity.
- There is a current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access.

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

- It is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.
- The site has a greater relationship to the open countryside than the nearby uses.
- The site proposal could also impact a significant concentration of ancient woodlands in terms of light and noise and visual pollution with the potential to existing habitats and species, specifically Hermitage Wood which also contains a scheduled monument.
- The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity.
- Current lack of access from the B1043 and Alconbury Weald means the site is isolated regarding means of access and could present viability issues.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

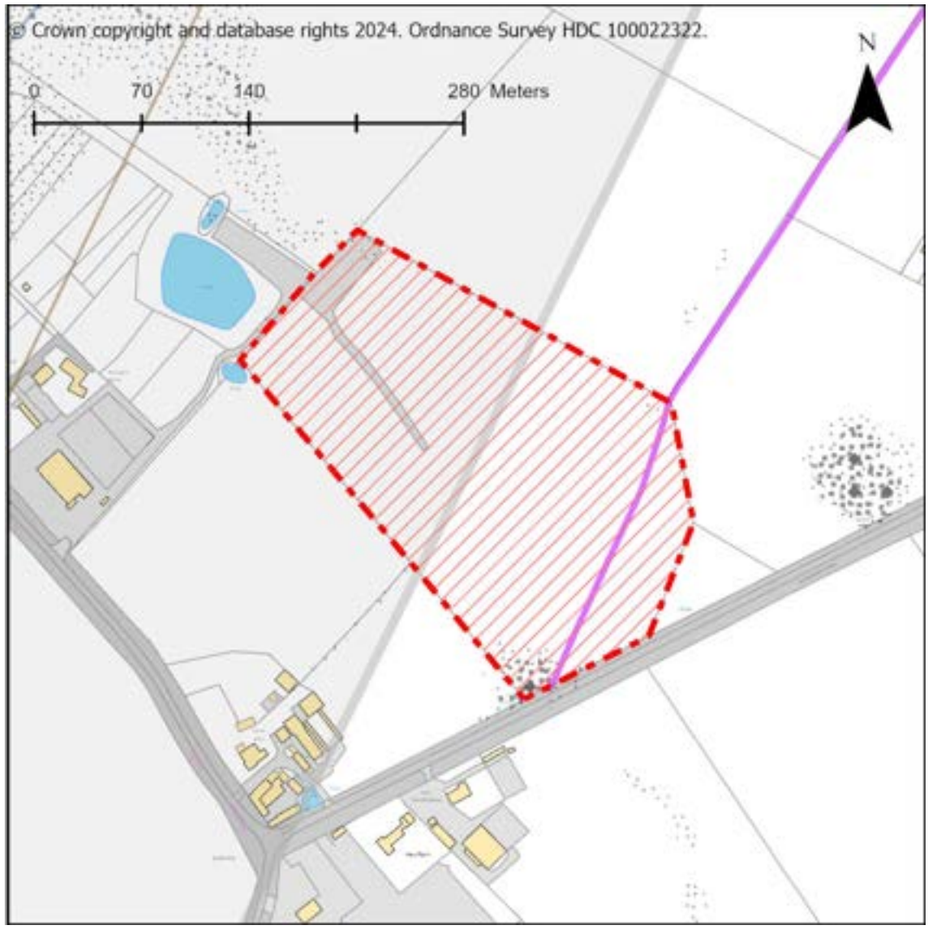
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Up to 88 homes	Available 2024 - 2028 Build out over 2 years

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is in flood zone 1 with minimal risk of surface water flooding
- It is classified as wholly grade 3 agricultural land
- Is sufficiently remote from designated nature conservation and heritage assets
- Limited access to education facilities, shops, culture and leisure facilities
- Nearby to concentrations of employment including Alconbury Weald Enterprise Zone and Crossways Distribution Centre
- Public right of way connections from the site but no existing footpath connection along Buckworth Road
- Located on land physically detached form the main built form with limited opportunities for integration with the existing place and community

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

- Is considered to be inappropriate for development due to its detachment form Alconbury Weston. Even if the adjoining site were development, there would still be limited physical connection to the village to ensure effective integration.

HDC's Delivery Calculations

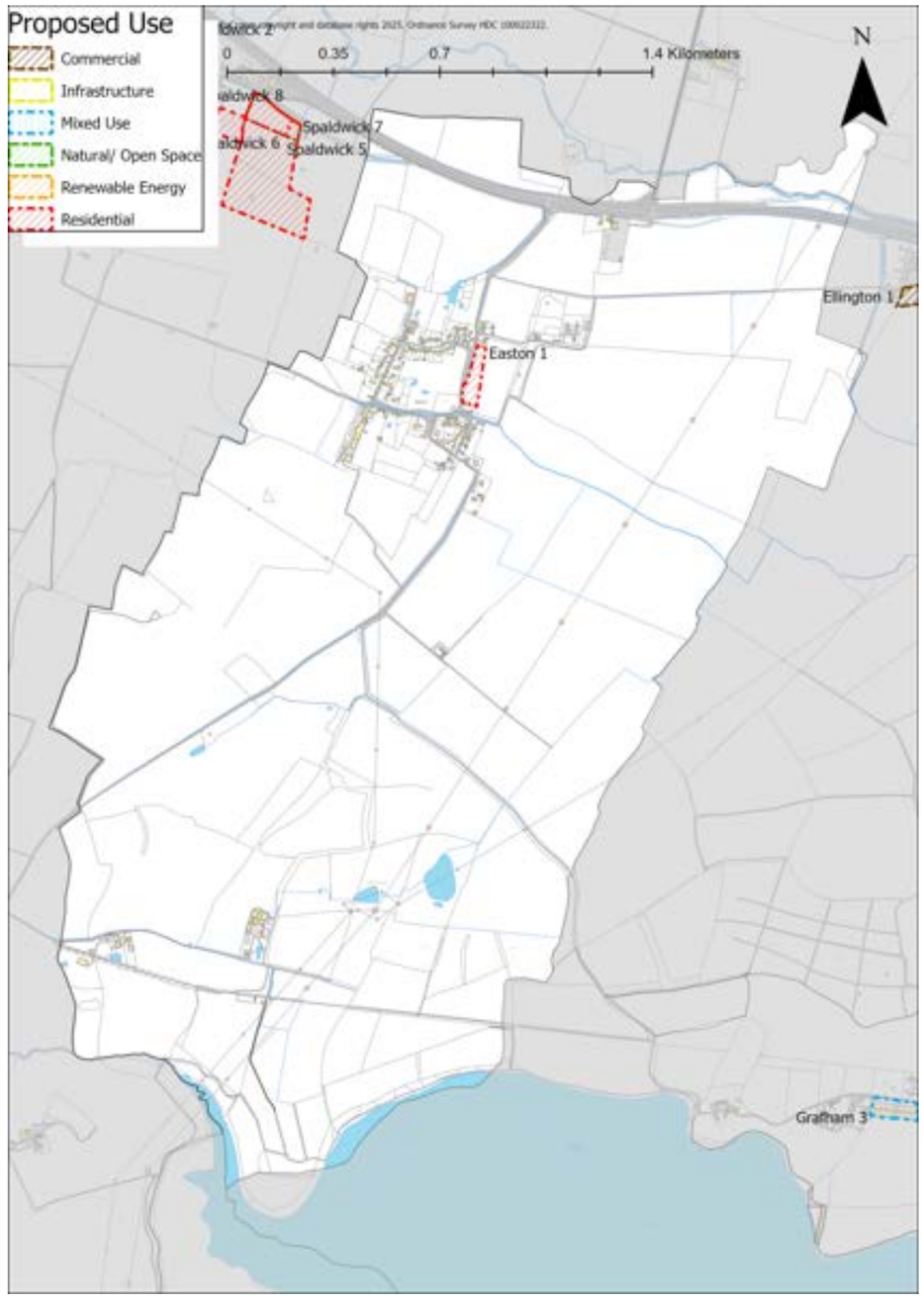
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

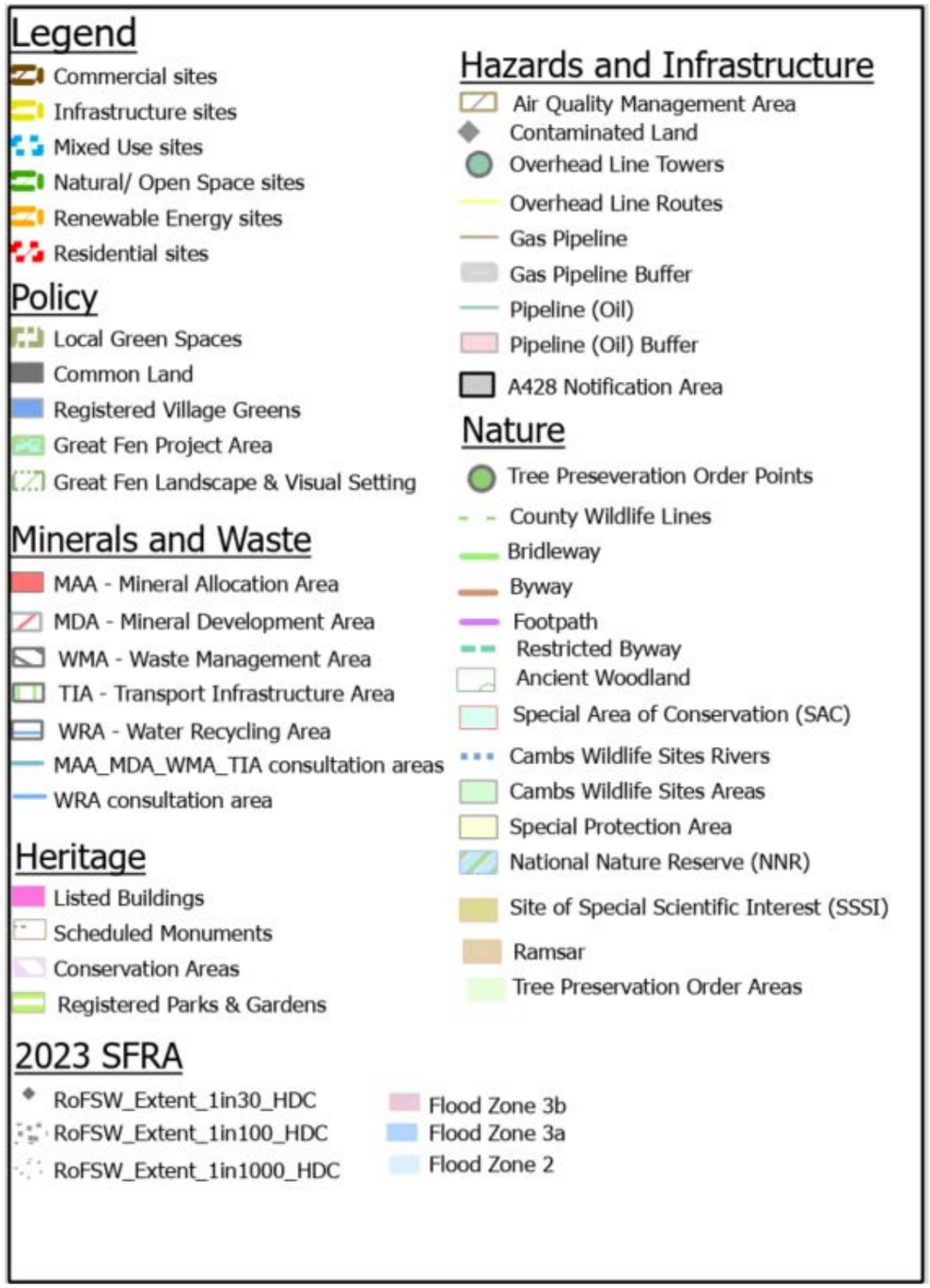
Easton

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

- Easton 1: Land East of Easton Road, Easton



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



Easton 1: Land East of Easton Road, Easton

Site reference	Easton 1
Site name	Land East of Easton Road, Easton

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

Promoter's Intentions

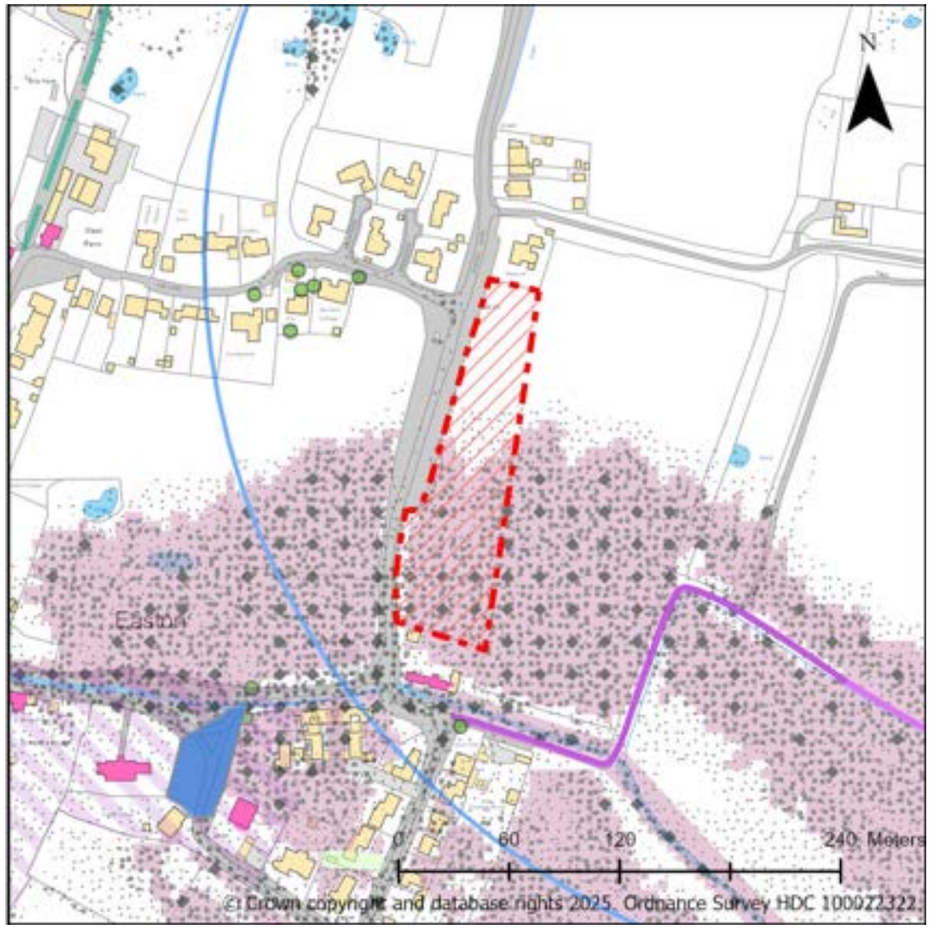
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	7 to 8 homes	Available 2024 - 2028 Build out over 1 year

Core information

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

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately half of the site is within flood zone 3b. The northern half of the site is within flood zone 1.	Fail as approximately half of the site is within flood zone 3b.
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter has not submitted an odour assessment and the proposed residential use is highly vulnerable to the impacts of this constraint. Therefore, the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

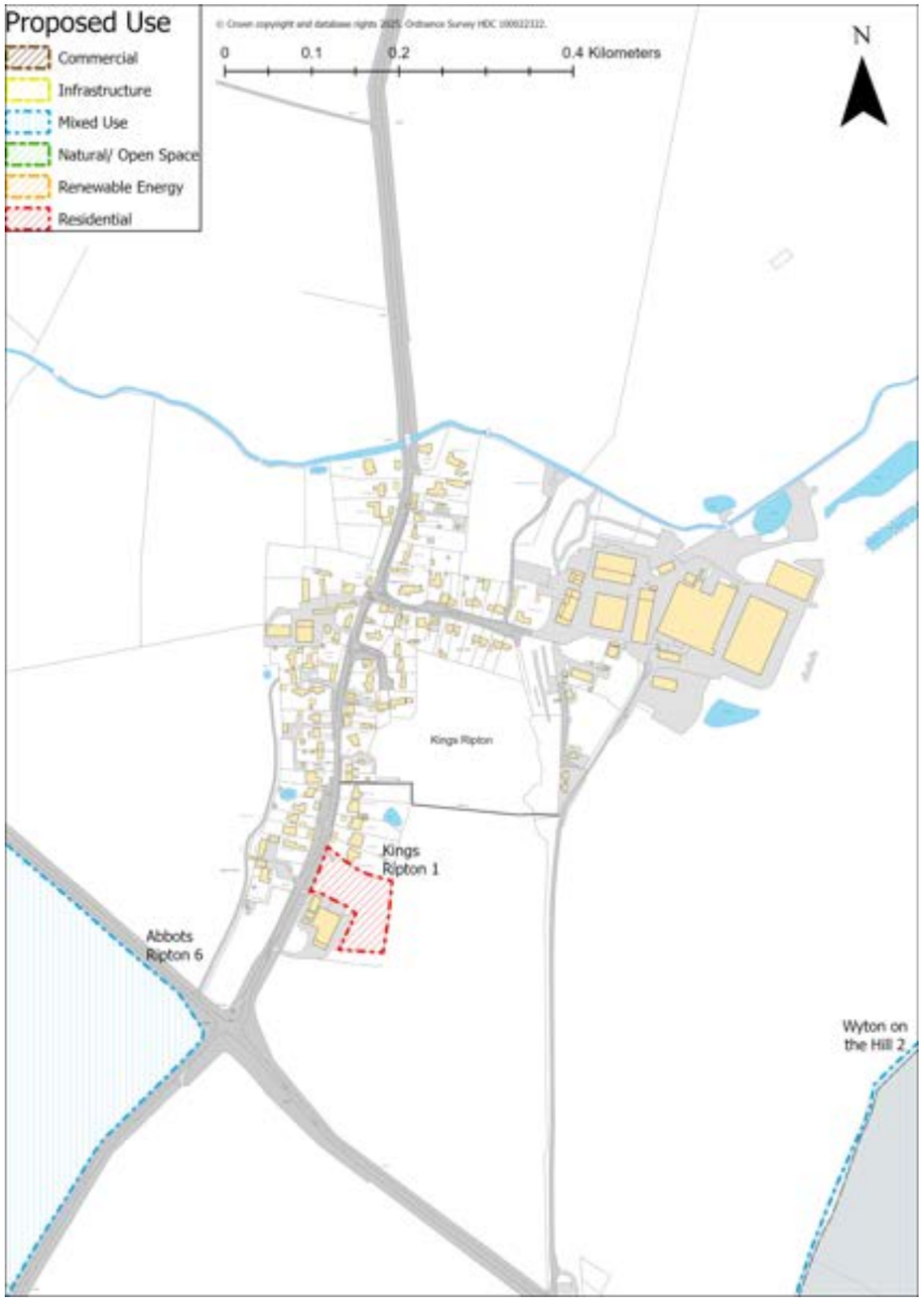
Progression of Site through to Sustainability Appraisal

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

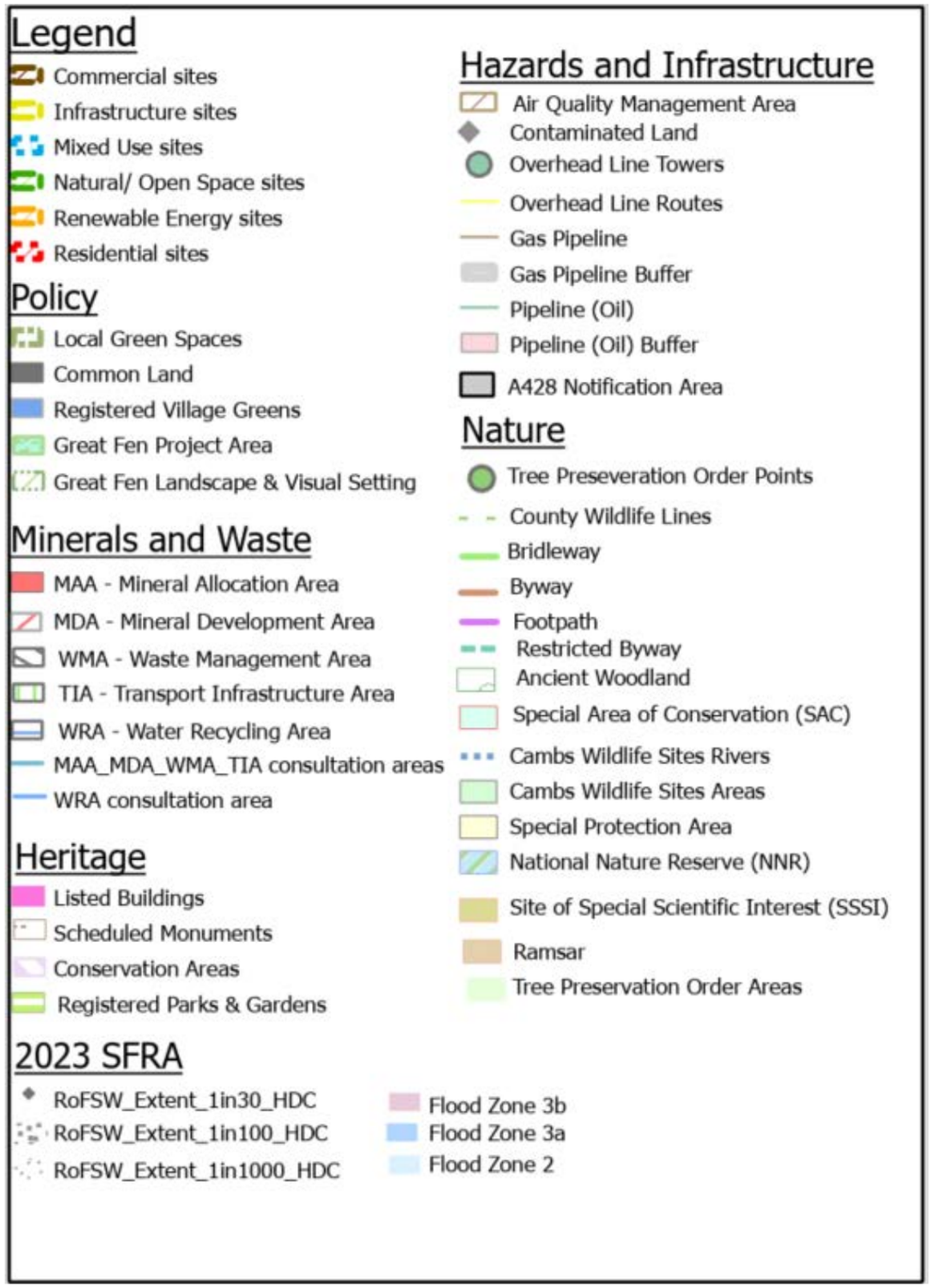
Kings Ripton

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

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



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



Kings Ripton 1: Land at Manor Farm, Kings Ripton

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

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

Promoter's Intentions

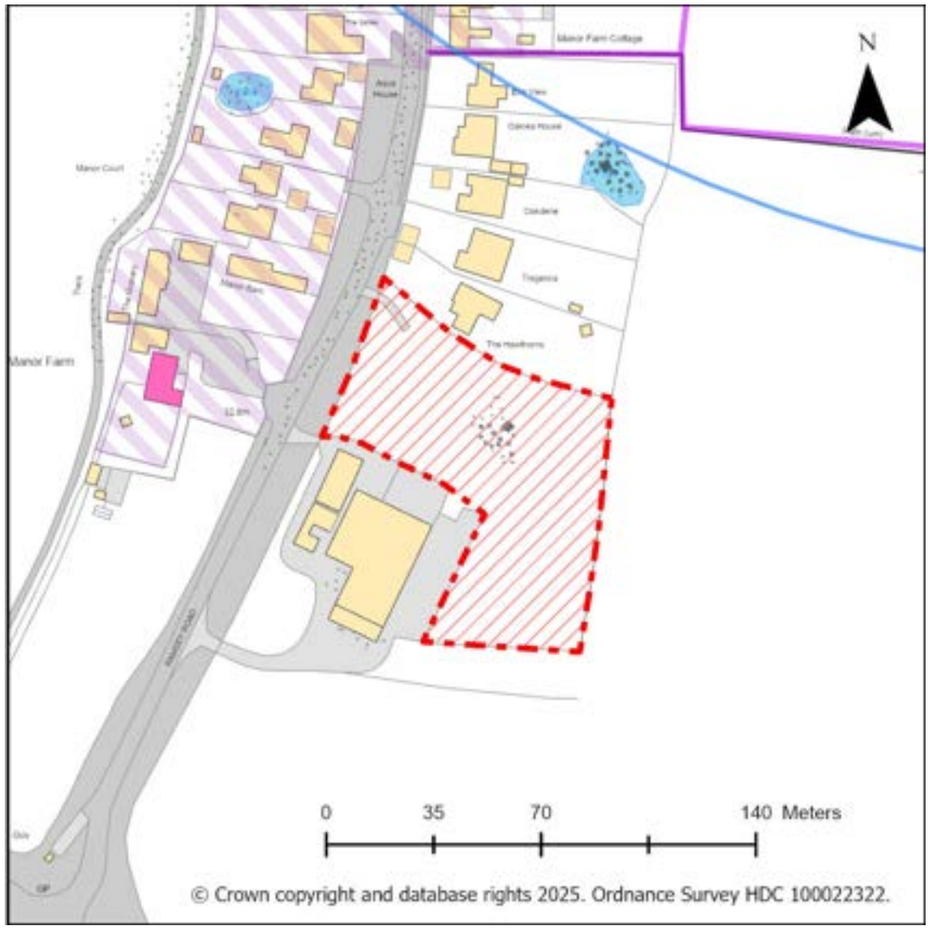
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/ or affordable housing	10 homes	Available between 2024 and 2028 2 years

Core information

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

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
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 with minimal risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The land within the site is flat reflecting the wider topography. The boundaries of the site vary in form with the western and eastern boundary consisting of limited vegetation which means the site is clearly visible from agricultural fields and roads to the east and south east and also on approach to the village from Ramsey Road to the west. In comparison, the northern and part of the southern boundary comprise established trees and hedgerow which acts as a barrier to the residential properties to the north and somewhat screens the proposal from agricultural land to the south. A public right way is situated approximately 180m east of the site and due to the flat nature of the land the development would be seen from this public vantage point and would likely cause significant adverse landscape impact if no mitigation is implemented. In combination, the flat and open nature of the wider landscape alongside the currently open boundaries means the proposal could cause significant adverse landscape impact. The site is not impacted by pollution, ground contamination and gas or oil pipeline buffer zones. The are no designated heritage assets within the site but is opposite Kings Ripton Conservation Area and a listed building to the west. There are no designated nature assets within the site. The site could be accessed from Ramsey Road to the west. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is outside a mineral safeguarding area and a water recycling buffer zone.	
Availability The site is controlled by a single individual/ company who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be delivered by the landowner. The site promoter has identified the land is available now and will take 2 years to build out.	+
Achievability The site promoter has stated that electricity supply and water mains are available within the site and digital infrastructure and public highway access are available from the site boundary. Gas supply is not immediately accessible. The site could be accessed from Ramsey Road which front onto the western boundary, consultation with Cambridgeshire County Council will help determine the most appropriate access point. There are no topographical constraints to overcome. As mentioned, there is potential for significant adverse landscape, substantial boundary screening particularly along the eastern boundary would help preserve the form of the surrounding landscape. The proposal would also need to be sensitive to Kings Ripton Conservation Area and a listed building in the immediate vicinity to the west.	~
Deliverability / developability	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

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

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

HDC's Delivery Calculations

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

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

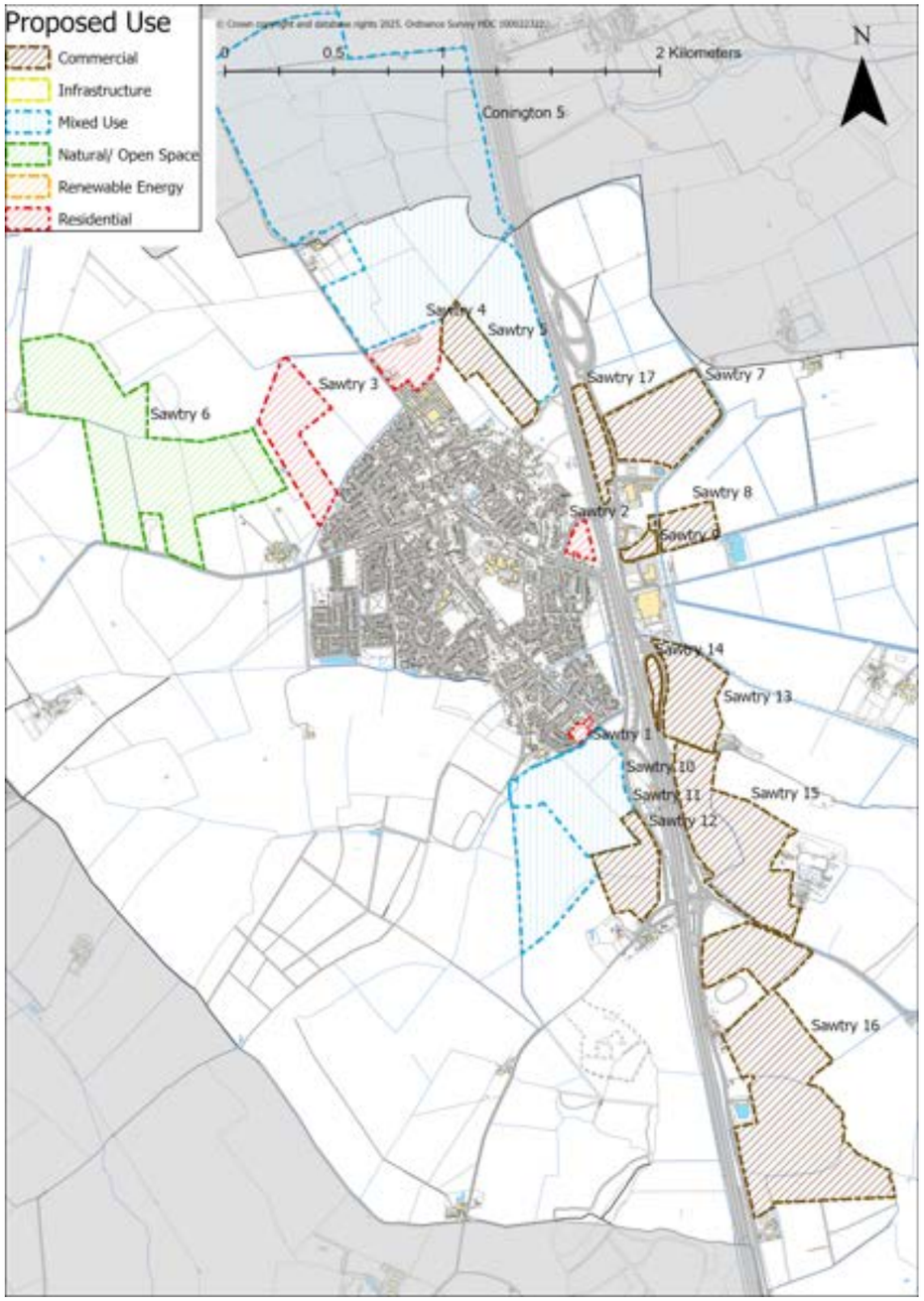
Updates after the Initial Assessment

Sawtry

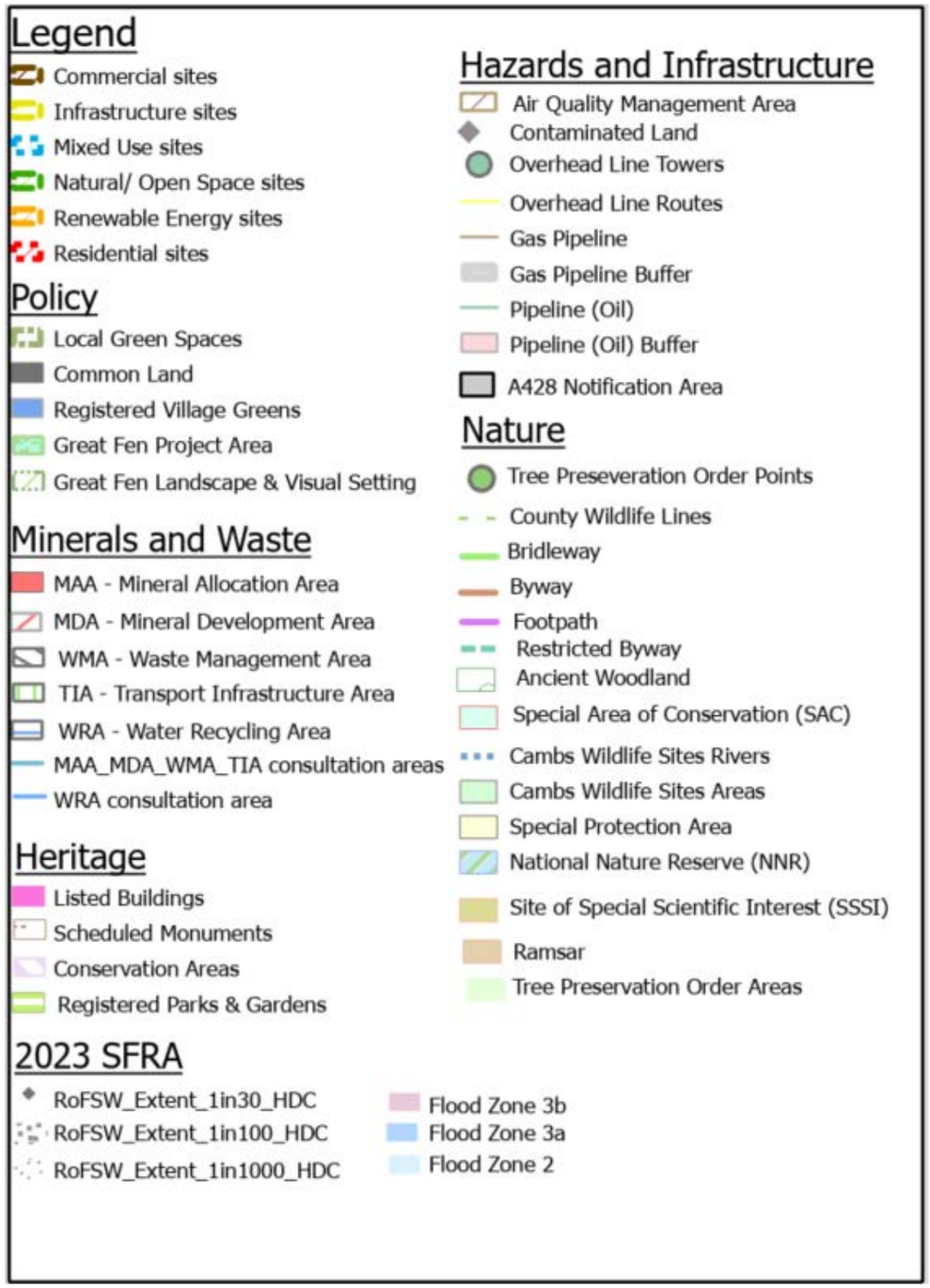
5.13 A total of 17 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

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

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



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



Sawtry 1: Green End Field, Sawtry

Site reference	Sawtry 1
Site name	Green End Field, Sawtry

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

Promoter's Intentions

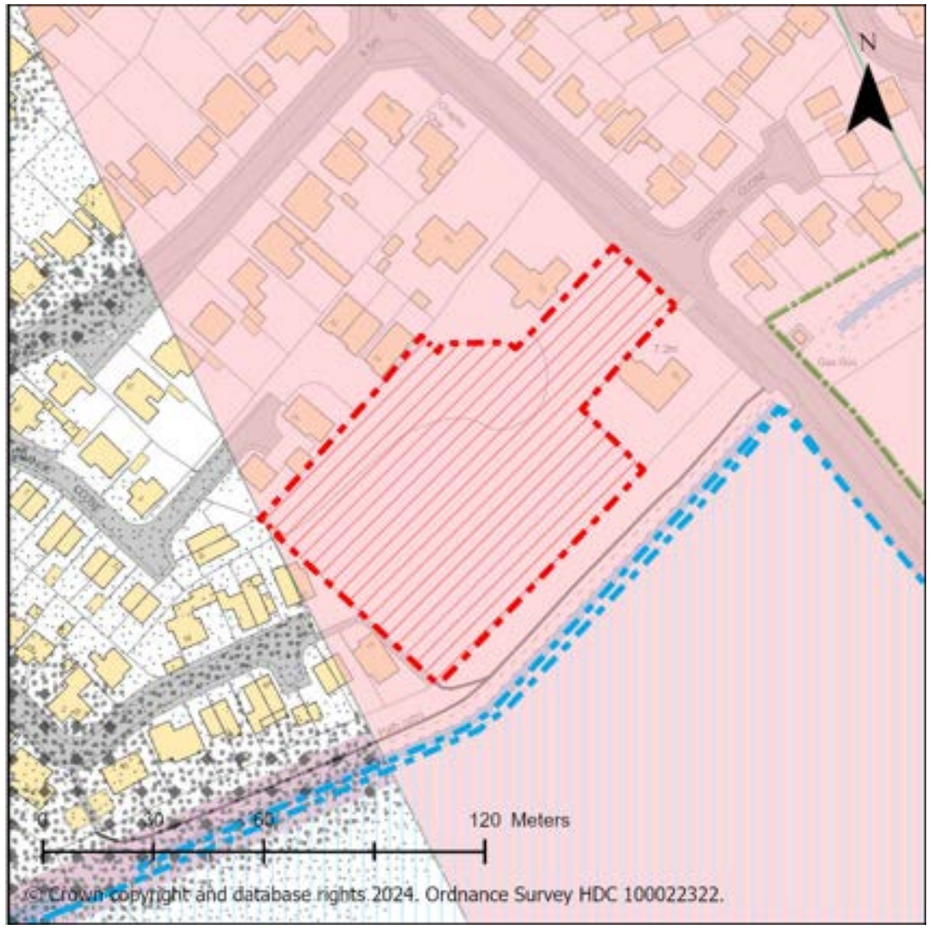
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and or affordable homes Custom and self build homes	5 minimum, 10 maximum market and or affordable homes 5 minimum, 10 maximum custom and self build homes	Available 2023 Build out 1 to 2 years

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial flood risk, or surface water flood risk.
- The site is wholly greenfield and classified as urban land meaning development will not impact on the best and most versatile agricultural land.
- The site is well related to the existing place and community.
- The site is close to local services and facilities and employment opportunities are 2km away.
- The southern aspect looks out onto open countryside which would require landscape mitigation, but is of a size that would not significantly impact the landscape.

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

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would require landscape mitigation to the south
- The impact on the landscape would be determinant on site density and elevation
- The oil pipeline buffer zone within the site may limit development and requires further assurance.
- Presence of overhead powerlines just outside the south eastern boundary may require consideration
- Site access requires resolution, ransom strips may be present inhibiting development.
- Surface water mitigation would be required.

HDC's Delivery Calculations

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

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

Updates after the Initial Assessment

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

Sawtry 2: Land at St Andrews Way, Sawtry

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

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

Promoter's Intentions

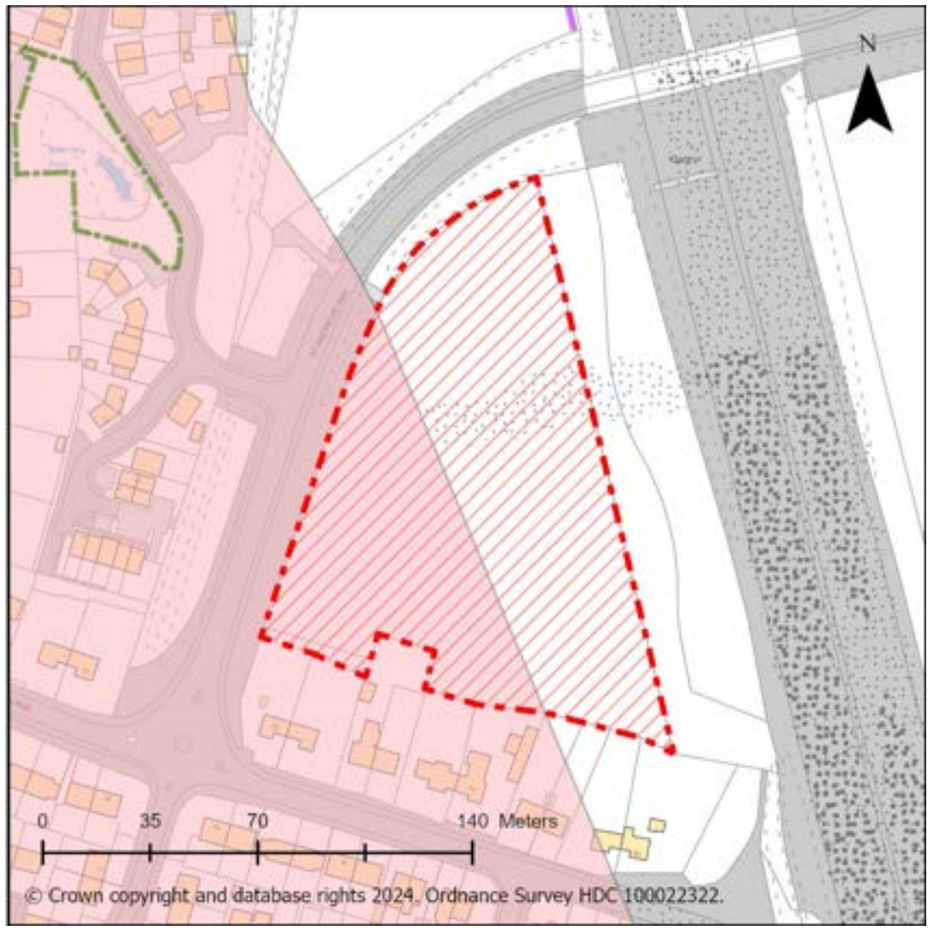
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and affordable homes Custom and self build homes Nursing and care homes	circa 40 Market and affordable homes (subject to masterplanning) Element of Custom and self build homes proposed Nursing and care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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk but a small percentage of low risk surface water flood risk is present. The site is a mix of grade 3 agricultural land and urban land. Residential properties sit on the southern boundary of the site (Fen Lane) and the A1 bounds the eastern boundary. St Andrews Way abuts the western boundary, this road crosses the A1 and is therefore elevated above ground level north of the site gradually sloping as it continues south. The western edge is screened by mature trees and hedgerow,	~

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

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

Progression of Site through to Sustainability Appraisal

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial flood risk, but has surface water flood risk.
- The site is wholly greenfield and mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds) meaning development would have a limited impact on the best and most versatile agricultural land.
- The site has little relationship to the existing place and community and contributes to the approach to the village.
- The site is close to local services and facilities and employment opportunities are 800m away.
- The site is subject to significant light, noise and air pollution due to proximity to the A1 and the presence of flyover on the northern boundary.
- There are safety issues regarding entrance and exit to the site.

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

- Has little relationship to the existing place and community and contributes to the approach to the village.
- Would be susceptible to substantial noise light, vibrational and air pollution, some of which may be from an elevated level above the site.
- Is impacted by an oil pipeline buffer zone which could impact development.
- Has safety concerns for access and exit to and from the site.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

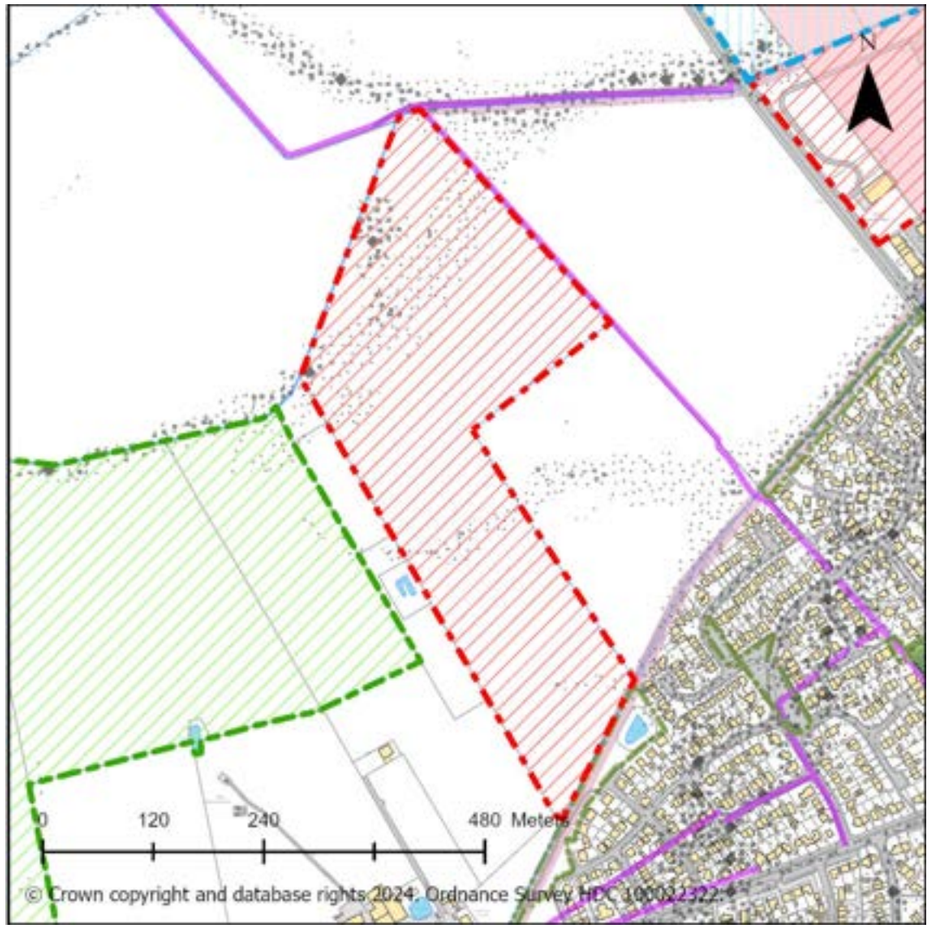
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes Open space: Natural Green or open space Biodiversity net gain Land to safeguard against flooding	circa 300 homes 1.50ha Natural Green or open space 1.60ha Biodiversity net gain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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by some 3b fluvial flood risk, and surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land. The site is of a size that could include a wide range of types, sizes and tenures.
- The site has little relationship to the existing place and community and is in an isolated countryside location.
- The site is close to a convenience store and Sawtry Village where there is a primary school; an unimplemented site to the east plans for provision of a primary school, however the site to date remains undeveloped. It is removed from other local services and facilities and cultural and leisure facilities, employment opportunities are 500m and 2km away.
- Development on the site would have significant landscape impact
- There are fundamental issues regarding access to the site.

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

- Is at present not appropriate for development as it has little relationship to the existing place and community and is in an isolated countryside location.
- Would require flood mitigation
- Investigation and mitigation from potential land contaminants may be required.
- Would require strategic landscape mitigation

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

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

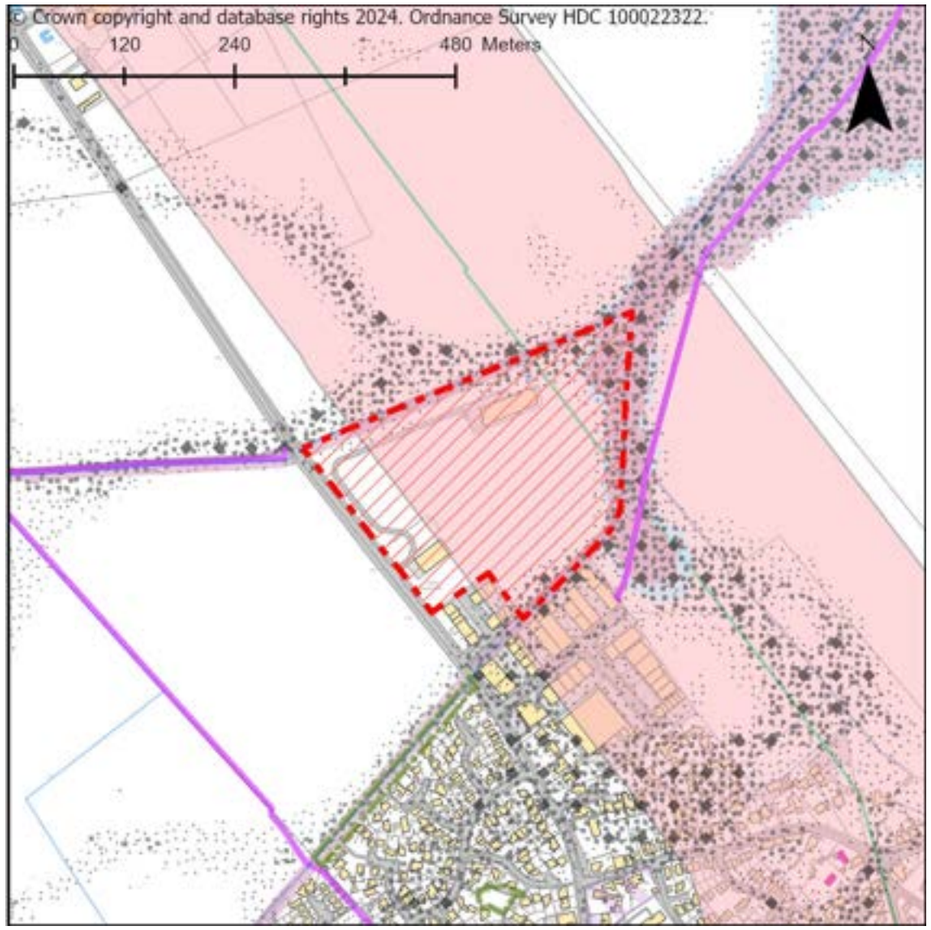
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 52
Relevant planning history	Application number: 1201154S73 Proposed development: Variation of condition 1 of PP 0900793FUL to allow the siting of a mobile home for use as temporary dwelling
	Outcome: Approved Application number: 0900793FUL Proposed development: Change of use of land for the siting of a mobile home for use as temporary dwelling for agricultural workers Outcome: Approved Application number: 0900780FUL Proposed development: Proposed poultry house including access road and landscaping scheme Outcome: Approved Application number: 0401288FUL Proposed development: Erection of turkey rearing building Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, flood zone 2 and 3b are also present on site following the north, east and southern boundary, some of the site is at risk of surface water flooding within the same locations. The site is grade 3 agricultural land.	~

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by some 2 and 3b fluvial flood risk, and surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land. There are two agricultural buildings on the site meaning that reuse of materials or buildings would be minimal
- The site is of a size that could include a wide range of types, sizes and tenures.
- The site forms part of the wider open countryside. It is exposed in both the local landscape and longer distance views, significant landscaping would be required.
- The site is close to some local services and facilities and employment opportunities are 2km away.
- Currently the site has little relationship to the built area of Sawtry meaning integration with the existing community at this point in time is not achievable.

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

- Is at present not appropriate for development as it has little relationship to the existing place and community and is exposed within the wider countryside setting.
- Would require flood mitigation
- Investigation and mitigation from potential land contaminants may be required.
- Would require strategic landscape mitigation
- The oil pipeline buffer zone within the site may limit development and requires further assurance.
- Electricity infrastructure within the western edge of the site may require mitigation
- There are legal restrictions on the site including overage and easement which would require addressing.
- Development could only be integrated into the existing community once development to the west is complete.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

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

Promoter's Intentions

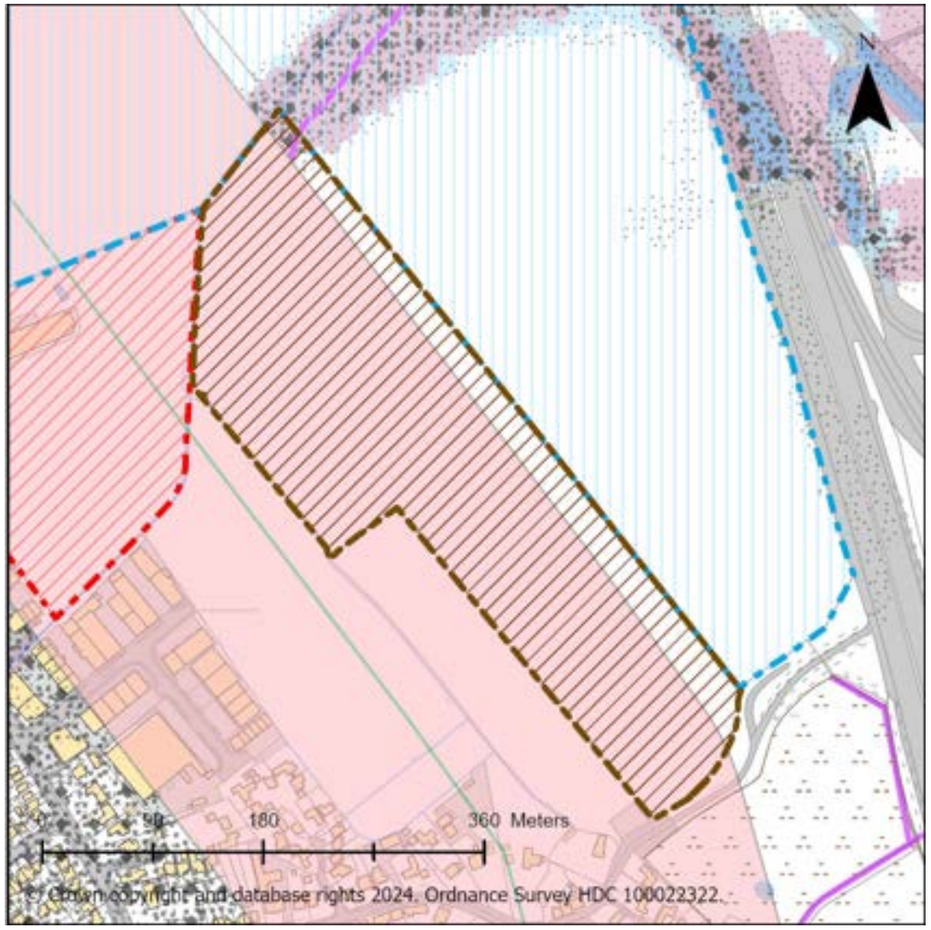
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution	25,000 sqm split to be determined	Available 2024-2028 Build out 2 to 3 years

Core information

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

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	6.86% of the site is in flood zone 3b (0.63ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

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

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by fluvial flood and surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site is more related to the countryside and forms part of the countryside approach to the village.
- The proposed use of the site could impact the character and form of the extremely low density residential area (where access would be required) and village in general and increase large goods vehicle and transport movements through the village.
- The site is close to a church and public house, but is beyond 800m from other cultural and leisure facilities. The site is adjacent to Brookside Industrial Estate which could provide additional employment opportunities and opportunities for expansion.
- The proposed use of the site could cause light, noise, odour, air or visual pollution dependent on the final use.
- There are safety issues regarding entrance and exit to the site.
- This would support a mix of new high and low density employment within the district.

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

- Has little relationship to the existing place and community and contributes to the approach to the village.
- Would cause light, noise, odour, air or visual pollution dependent on the final use.
- The proposed use of the site could impact the character and form of the extremely low density residential area (where access would be required) and village in general and increase large goods vehicle and transport movements through the village.
- Has safety concerns for access and exit to and from the site.

- An oil pipeline buffer zone could impact the layout and proposed use of the site.
- The site promoter notes that access is a significant constraint potential access from neighbouring land, may pose significant issues regarding viability or ransom strips affecting viability and/or achievability.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Sawtry 6: Glebe Farm, Sawtry

Site reference	Sawtry 6
Site name	Glebe Farm, Sawtry

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

Promoter's Intentions

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

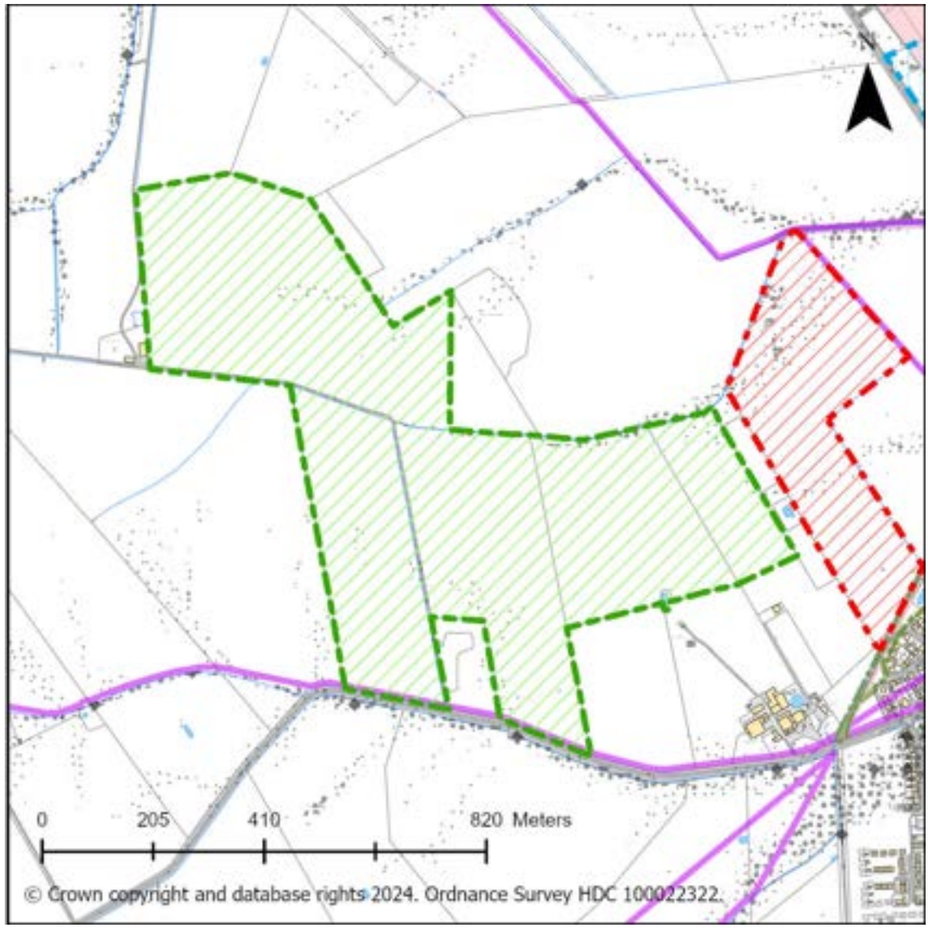
Core information

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

Fundamental Constraints

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

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



Assessment of Site Potential

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is not constrained by fluvial flood risk, surface water flood risk is present. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage.
- It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration
- Public right of way along the frontage could provide opportunities for active travel and leisure uses.
- The site would have a positive impact on the surrounding landscape and ecology.

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

- May be appropriate for biodiversity net gain
- Is proposed to be delivered through a combination of the biodiversity net gain representative and credit broker with the landowner establishing and managing the site for the 30 year period.
- The site promoter provides further information on the biodiversity status of the land and potential enhancements that could be achieved.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Sawtry 7: Land at Little Common Farm, Sawtry

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

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

Promoter's Intentions

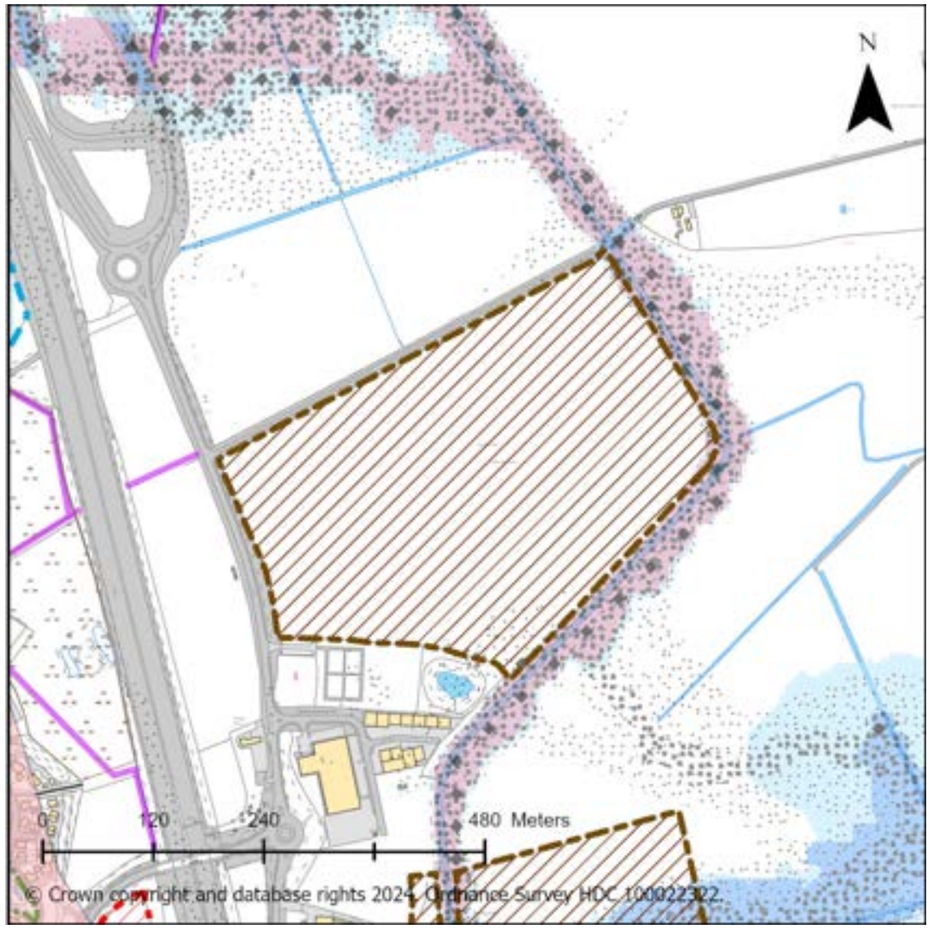
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses Infrastructure: Transport and parking/lorry parking Renewable energy	Not specified	Available 2024 to 2028 Build out 5 years

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1 with elements of flood zone 2, 3a and 3b present associated with drainage that bounds the south and east. Some surface water is also present in a similar location. The site is a combination of grade 3 and 2 agricultural land. The site slopes slightly down from west to east and is surrounded by countryside and in agricultural use. The site is bounded by Old Great North Road (B1043) to the west and Cooks Lane to the north; immediately south is St Andrew's Cemetery and grade II listed building along with land allocated in the Sawtry Village Neighbourhood Plan for new or	+

enhanced cemetery facilities. Hedgerow is present along the northern boundary and some sparse tree planting along the western edge. Long distance views can be seen into the site from the roads and cemetery and public rights of way further south meaning the site is highly exposed in the wider landscape, strategic landscaping would be required to address this. The site is removed from the main residential development of the settlement which is east of the A1, and more related to the countryside, although wider industrial uses are present to the south. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	
Availability The site is in single / individual company control, the land/property is owned by a registered charity as part of its investment property portfolio. supported by landowners. No known legal restrictions. How will the site be delivered - unknown, build out over 5 years	+
Achievability Access to gas, mains water and electricity supply are unknown as is digital and telecommunications infrastructure. Site access could be achieved from the Old Great North Road or Cooks Lane, proximity to the A1 would assist with the logistics of construction and operation of the site. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints, however evidence of how the site could be delivered is not provided. The evidence submitted by the site promoter suggests that access could be achieved from either the B1043 or Cooks Lane. Perimeter planting would screen development minimising landscape impact.	~
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site and landscape impact would require addressing. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by some fluvial and surface water flood risk.
- The site is wholly greenfield just over half of the site is grade 3 agricultural land and the remaining land is grade 2
- The site is well related to the existing employment cluster
- Has the potential to support high or low density employment within the district.
- The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution.
- The site is exposed in the wider landscape setting and would require landscape mitigation.
- Proposed uses could impact on the tranquillity and setting of the cemetery and grade II listed building.
- The site is distant from local services and facilities, with only a pavilion within 800m. The site will provide 14.56ha of employment land is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses.

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

- Has potential to provide development of a scale that could be integrated into the existing business cluster
- Access to the A1 could assist with the operation of the proposed use(s)
- Would require strategic landscape mitigation and flood mitigation
- Would need to mitigate impact on the cemetery and grade II listed building
- Would require investigation into noise, odour, air and visual pollution.
- Delivery of the site would have to be demonstrated including achievability of access to mains water, electricity supply and digital and telecommunications infrastructure.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry

Site reference	Sawtry 8
Site name	Land North of Black Horse Industrial Estate (larger site), Sawtry

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

Promoter's Intentions

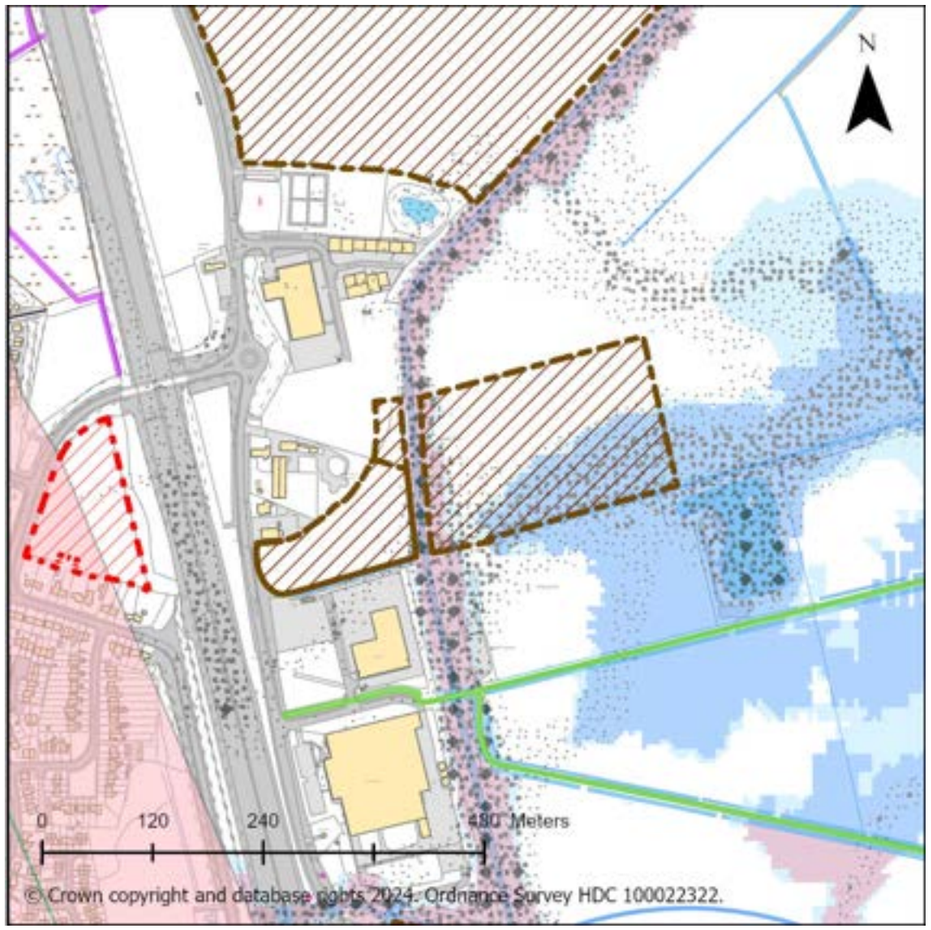
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Undefined	Available 2024-2024, Build out 3-4 years.

Core information

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

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	4.90% of the site is within flood zone 3b (0.29ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Just over two thirds of the site is within flood zone 1, with flood zone 2 (and some flood zone 3a & 3b) prominent in association with a drainage that runs through the site and focussing also on the south and south eastern area of the site, surface water food risk follows a similar pattern. The site is grade 3 agricultural land and is relatively flat sloping gently down west to east. The site is separated by Middle Level Catchwater Drain, which would require mitigation to allow for safe crossing. The eastern parcel of land has been allocated in the Sawtry Village Neighbourhood Plan - Proposed Allocation for Sport and Recreation (Greenfields Extension) - meaning that the land has been identified for community use and proposals to create new or enhanced community facilities for recreation and leisure. It is therefore considered that the western parcel is unsuitable for development as it undermines the Neighbourhood Plan. Immediately south of the western parcel lies Old Great North Road Industrial estate an established employment area, to the north is Sawtry Motors a nursery and some residential properties. Development in this location could join up existing business and industrial uses allowing room for commercial expansion of the industrial estate. The site is relatively enclosed but could be seen from the east from Greenfields (sports and leisure fields and facilities) and Sawtry Fishing Lake. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	-
Availability The site is in single individual / company ownership and in individual control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2024, the site would be delivered by acquiring allocation status acquired and then would be sold to a third party to obtain planning permission and develop. Build out is estimated to take 3 to 4 years.	+
Achievability Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Access could be achieved from the B1043 (Old Great North Road) and is in proximity to the A1 which could assist with the logistics of construction and day to day operation of the site. The site is separated by Middle Level Catchwater Drain, which would require mitigation to allow for safe crossing. The site promoter notes that a bridge or culvert may be required to cross Middle Level Catchwater Drain which separates two parcels, but access is not an issue for western parcel. They also note that the site could be subdivided.	-
Deliverability / developability The western parcel of the site is classified as not deliverable, there are significant constraints to overcome including crossing of the Middle Level Catchwater Drain and the land's status as a Neighbourhood Plan allocation for sports and recreation uses. The western parcel of this site has been assessed separately as Sawtry 9 - Land North of Black Horse Industrial Estate (smaller site), Sawtry	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

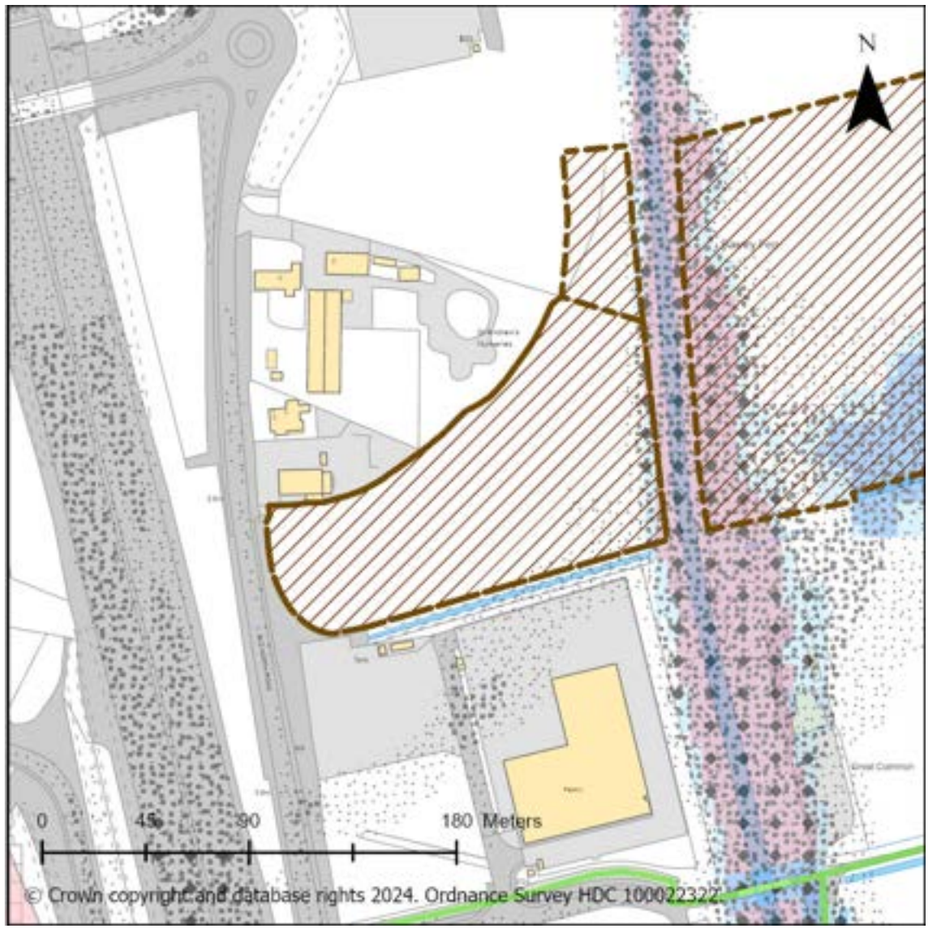
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure uses - hotels, gyms, cinemas Employment	Undefined	Available 2024-2028 Build out 3-4 years

Core information

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

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.16% of the site is within flood zone 3b (0.02ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1 with a negligible amount of land within flood zone 2, 3a & 3b associated with the Middle Level Catchwater Drain on the eastern edge of the site. Surface water food risk follows a similar pattern. The site is grade 3 agricultural land and is relatively flat. Trees and hedgerow line the west and south of the site and some of the north. Immediately south of the western parcel lies Old Great North Road Industrial estate an established employment area, to the north is Sawtry Motors a nursery and some residential properties. Development in this location could join up existing business and industrial uses allowing room for commercial expansion of the industrial estate. The sites location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities within the area. An ambition which is also set out in the Sawtry Village Neighbourhood Plan which favours businesses proposals the east the A1 thus limiting the impact of HGVs on the streets within the village. The site is relatively enclosed but could be seen from the east from Greenfields (sports and leisure fields and facilities) and Sawtry Fishing Lake, landscape mitigation would be required. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	+
Availability The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment. Availability status of the site has been taken from the planning agent submission which was submitted on behalf of the landowner for site Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry. The site is in single individual / company ownership and in individual control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2024, the site would be delivered by acquiring allocation status acquired and then would be sold to a third party to obtain planning permission and develop. Build out is estimated to take 3 to 4 years.	+
Achievability	+
Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Access could be achieved from the B1043 (Old Great North Road) and is in proximity to the A1 which could assist with the logistics of construction and day to day operation of the site. Flood mitigation measures associated with the Middle Level Catchwater Drain, would require mitigation as would landscape impact from the east.	
Deliverability / developability There are no significant constraints to development, flooding and landscape impact would require mitigation. The site is considered deliverable.	+

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by some fluvial and surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to Old Great North Industrial Estate
- Has the potential to support high or low density employment within the district.
- The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use, proximity to the A1could cause noise odour or visual pollution.
- Landscape impact would not be significant if existing trees and hedgerow were retained
- The site is distant from local services and facilities, with only a pavilion within 800m.
- The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors, a nursery and some residential properties to the north . It has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion.

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

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

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

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

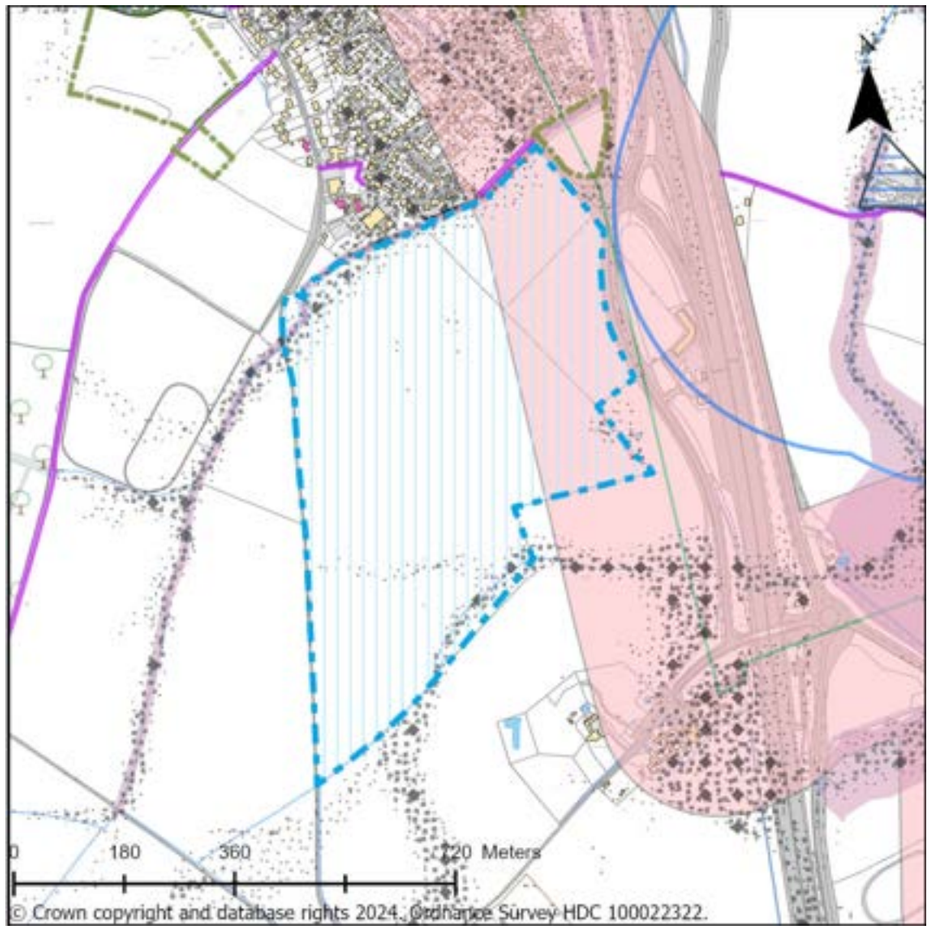
Promoter's anticipated uses	**Promoter's capacity**	**Promoter's delivery expectations**
Residential: • Market and / or affordable housing Commercial: • Retail Infrastructure: • Supporting infrastructure - schools, community centres • Health uses Open spaces: • Natural, green or open spaces • Biodiversity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

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 161
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Cambridgeshire County Council preapplication advice - education and libraries Location Plan Supporting Planning Statement Vision Document

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, a small portion in of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, some surface water flood risk is also present on the site, towards the southern edge and and also in similar locations to fluvial flood risk. The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less that 0.1ha)	~
The site contains part of a ridge which descends south west to north east. The site is agricultural land. Toll Bar Way bounds the eastern edge and St Judith's Lane the western. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. An ordinary watercourse runs along the northern boundary and ditches are located on the southern boundary. The site can also be clearly seen from elevated public vantage points such as High Holbourn Hill and from public rights of way outside the site. The northern edge abuts a dispersed pattern of development of garden land, homes and back gardens and farm building that provide a steady transition from built development to countryside. The site is highly exposed and would require significant strategic landscaping to ensure it integrates with the existing countryside. The site is of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Transport impact from the increase in residential properties would require assessment. Access to the site could be via Toll Bar Way. An oil pipeline and a buffer zone is present within the eastern third of site. The site promoter notes that three underground utility pipelines run north to south, through the eastern parcel of the site: an abandoned Ministry of Defence (MoD) underground pipeline runs close to the site's eastern boundary and enters the northeast corner of the site, to the west of the MoD pipeline, lies a CLH fuel pipeline. and the most western pipeline is a medium pressure Cadent gas main. Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.	
Availability The site is in single individual ownership and control, the land is optioned and a hybrid promotion agreement has been entered into with the landowner who supports the development. There are no known legal restrictions. The site is available from 2024 -2028, planning permission would be acquired and then the land sold to a third party for development. The site promoter estimates that the site could be completed within 10 years from the last relevant grant of planning permission (Reserved Matters or discharge of condition).	+
Achievability Gas supply is accessible from within the site and mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site could be via Toll Bar Way and proximity of the A1 would assist in the logistics of construction.	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by some fluvial and surface water flood risk.
- The site is wholly greenfield and grade 3 agricultural land.
- The site is well related to the village of Sawtry.
- The site is prominent within the wider landscape and in a sensitive location, strategic landscaping would be required to transition into the wider landscape.
- Sensitive design would be required to minimise landscape impact and ensure transport movement does not conflict rural landscape and use to the west.
- Proximity to the A1 could cause some odour, noise, or visual pollution
- The site is of a size which would be a significant extension to the village.
- The site is close to some local services and facilities and employment opportunities are within 2km.
- The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.

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

- Has potential to be integrated into the existing place and community, but may be disproportionate in size to the existing village.
- Would require flood mitigation
- Would require strategic landscaping and sensitive design to transition to the countryside and integrate with the more dispersed pattern of development to the north.
- Would need to respect the rural nature and use of St Judith's Lane
- Access to the A1 could assist with the operation of the proposed use(s), would require transport impact assessment
- Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact.
- Would require investigation into noise, odour, air and visual pollution.
- Mitigation would be required to address multiple underground pipelines which may affect the layout of development and the presence of overhead powerlines addressed
- Some services and facilities may be required to support the new community.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

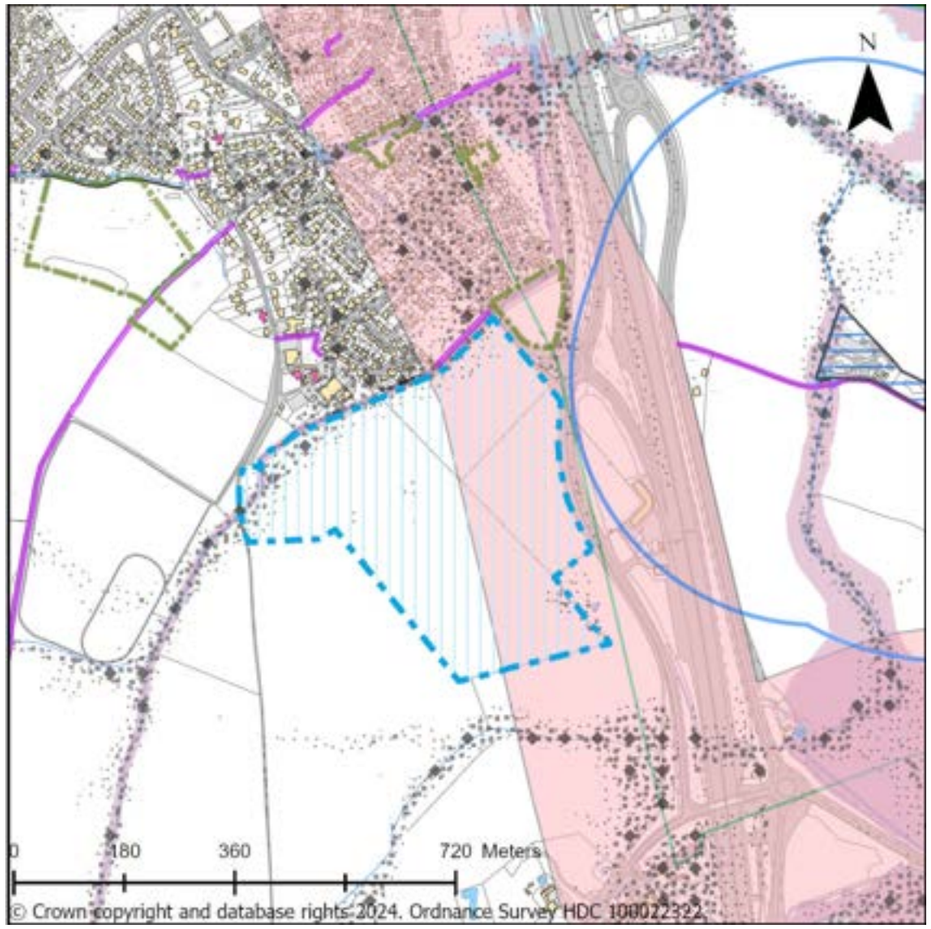
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and / or affordable housing Commercial: • Retail • Commercial leisure uses - hotels, gyms, cinemas etc. Infrastructure: • Supporting infrastructure - schools, community centres • Health uses Open spaces: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

Core information

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

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, a small portion of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, some surface water flood risk is also present within the site and in similar locations to that of fluvial flood risk. The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less that 0.1ha)	~

The is situated within a ridge which descends south west to north east. The site agricultural land. Toll Bar Way bounds the eastern edge and St Judith's Lane the north western, the remainder of the western boundary is set back from St Judith's lane and contained within the wider countryside. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. An ordinary watercourse runs along the northern boundary. The site can also be clearly seen from elevated public vantage points such as High Holbourn Hill and from public rights of way outside the site. The northern edge abuts a dispersed pattern of development of garden land, homes and back gardens and farm building that provide a steady transition from built development to countryside. The site is highly exposed and would require significant strategic landscaping to ensure it integrates with the existing countryside. The site may be of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Transport impact from the increase in residential properties would require assessment. Access to the site could be via Toll Bar Way. An oil pipeline and a buffer zone is present within the eastern third of site. The site promoter notes that three underground utility pipelines run north to south, through the eastern parcel of the site: an abandoned Ministry of Defence (MoD) underground pipeline runs close to the site's eastern boundary and enters the northeast corner of the site, to the west of the MoD pipeline, lies a CLH fuel pipeline. and the most western pipeline is a medium pressure Cadent gas main. Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.	
Availability The site is in single individual ownership and control, the land is optioned and a hybrid promotion agreement has been entered into with the landowner who supports the development. There are no known legal restrictions. The site is available from 2024 -2028, planning permission would be acquired and then the land sold to a third party for development. The site promoter estimates that the site could be completed within 6 years from the last relevant grant of planning permission (Reserved Matters or discharge of condition).	+
Achievability Gas supply is accessible from within the site and mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site could be via Toll Bar Way and proximity of the A1 would assist in the logistics of construction.	~

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by some fluvial and surface water flood risk.
- The site is wholly greenfield and grade 3 agricultural land.
- The site is well related to the village of Sawtry.
- The site is prominent within the wider landscape and in a sensitive location, strategic landscaping would be required to transition into the wider landscape.
- Sensitive design would be required to minimise landscape impact and ensure transport movement does not conflict rural landscape and use to the west.
- Proximity to the A1 could cause some odour, noise, or visual pollution
- The site is of a size which would be a substantial extension to the village.
- The site is close to some local services and facilities and employment opportunities are within 2km.
- The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.

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

- Has potential to be integrated into the existing place and community
- Would require flood mitigation
- Would require strategic landscaping and sensitive design to transition to the countryside and integrate with the more dispersed pattern of development to the north.
- Would need to respect the rural nature and use of St Judith's Lane
- Access to the A1 could assist with the operation of the proposed use(s)
- Would require investigation into noise, odour, air and visual pollution.
- Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact.
- Mitigation would be required to address multiple underground pipelines which may affect the layout of development and the presence of overhead powerlines addressed
- Some services and facilities may be required to support the new community.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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

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

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

Promoter's Intentions

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

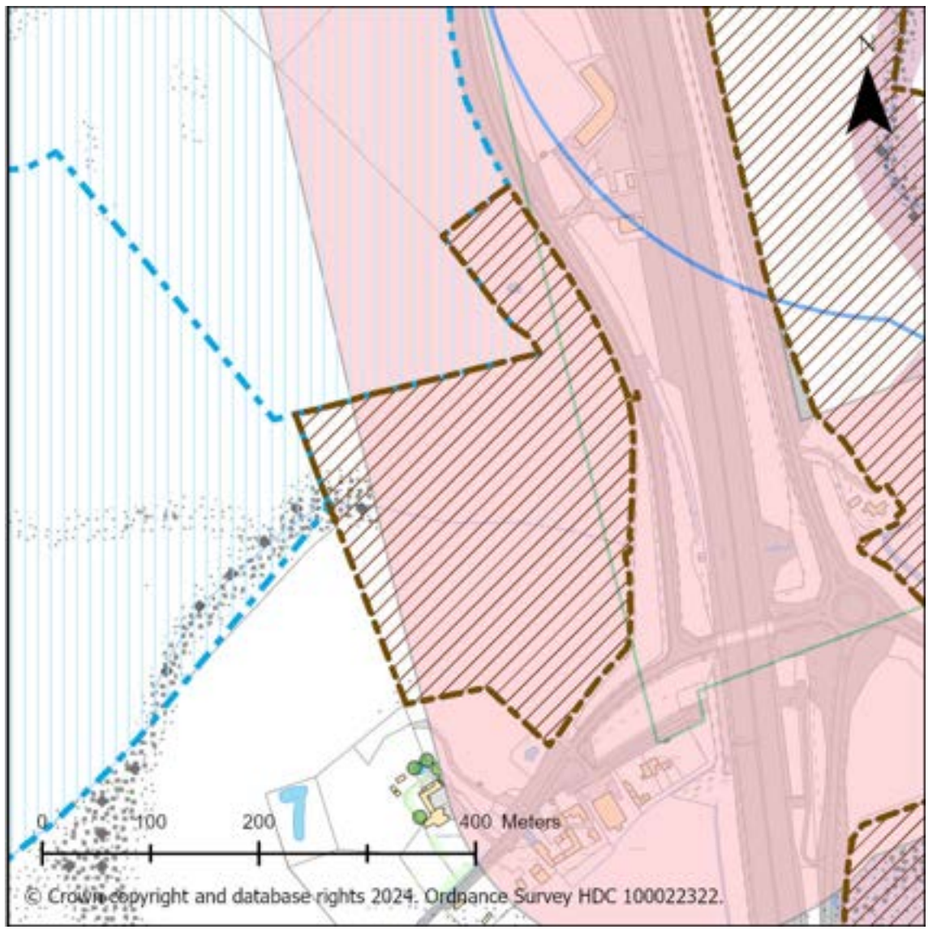
Core information

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

Fundamental Constraints

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

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



Assessment of Site Potential

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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

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

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

- The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.

- The site is distant from local services and facilities , the site proposes employment and/or roadside services on the site which could provide additional high or low density employment.

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

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 9.04ha Site reduction by 50% to reflect development density on Coppingford Road. 9.04ha x 50% = 4.52ha 60% net developable area to provide landscape mitigation. 4.52ha x 60% = **2.712ha**	The net developable area is 2.712ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (2.712ha x 0.35) x 10,000= **9,492sqm**	Available post 2028 subject to allocation Build out 1-3 years

Updates after the Initial Assessment

Sawtry 13: Land South of Old Great North Road Industrial Estate (larger site), Sawtry

Site reference	Sawtry 13
Site name	Land South of Old Great North Road Industrial Estate (larger site), Sawtry

Site address	Parish(es)	Site area (ha)
Land South of Old Great North Road Industrial Estate (larger site), Sawtry	Sawtry	12.31ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	floorspace to be determined	Available 2024-2028 Build out 10 years

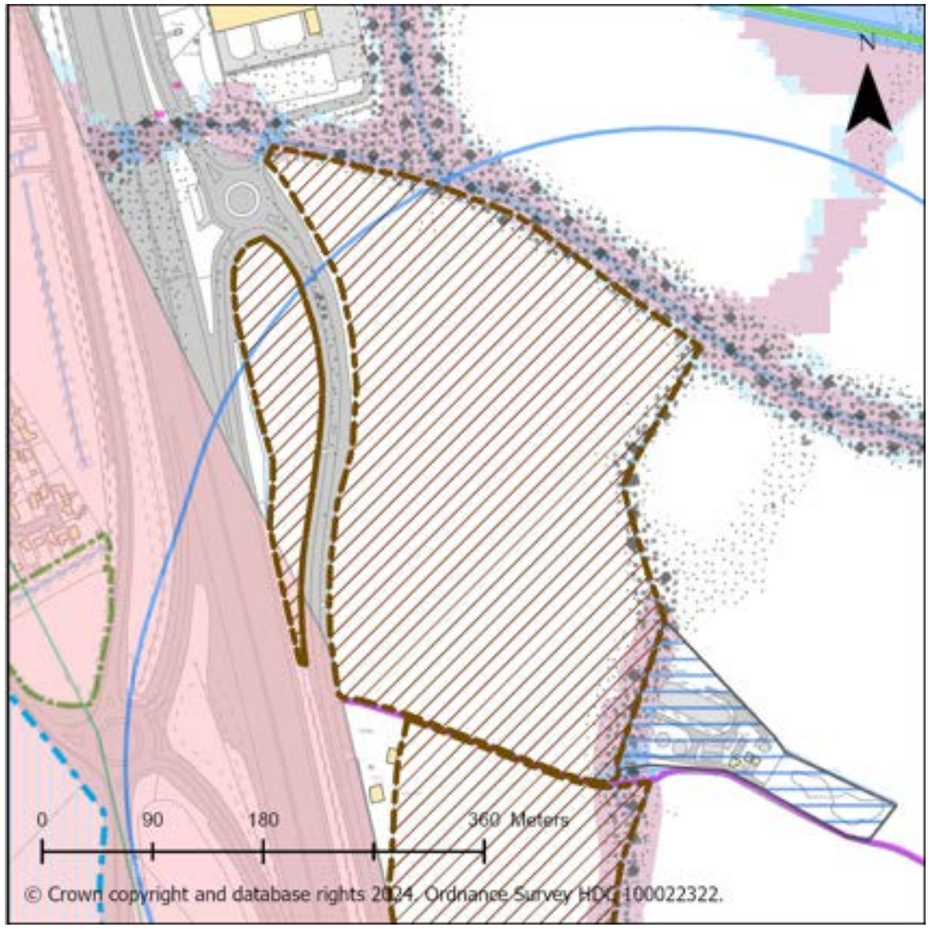
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 15
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter and further information Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	3.34% of the site is within flood zone 3b (0.41ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, flood zones 2, 3a and 3b are present along the south eastern and northern boundary, surface water flood risk is also present within the site along the northern and eastern boundaries in association with the Middle Level Catchment Drain to the north and field drainage on the east. The site is grade 3 agricultural land. The site is split into two parcels a smaller site to the west of the B1043 (1.26ha) and the other to the east of the B1043. The western parcel (1.26ha) is in use for motocross, so although relatively flat it has been sculpted specifically to match its current use. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, with the exception of the area around the access point off the B1043, which provides a clear view into the site. Development on this site would have minimal landscape impact. Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. The eastern parcel (11.05ha) is relatively flat agricultural land. Parts of the eastern and southern site boundaries are screened by mature tress and hedgerow, however clear views into the site can still be seen from parts of the B1043 (although transient in nature). A public right of way runs along southern boundary and two further to the north outside of the site (Red Drove and Straight Drove) where the site can be clearly seen sitting within the wider countryside landscape meaning strategic landscaping would be required to mitigate the impact of development. The south eastern boundary abuts a water recycling area, which is screened by trees and hedgerow. The south western boundary has Toll Bar residential property just outside. There is no current vehicular access to the site. The sites location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities within the area. An ambition which is also set out in the Sawtry Village Neighbourhood Plan which favours businesses proposals the east the A1 thus limiting the impact of HGVs on the streets within the village. The eastern parcel of land could be considered more suitable for commercial development if vehicle access can be achieved. Parts of the site (especially the western parcel) may be impacted by noise, light and air pollution due to proximity to the A1 and land pollution and contamination due to its existing use. No oil or gas pipelines buffer zones or overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and approximately 0.9ha is outside the water recycling area buffer zone leaving around 93% of the site within the area and a water recycling centre on the south eastern boundary, meaning odour issues will require mitigation. Suitability of the proposed uses in this area would require confirmation. The site promoter's odour risk assessment notes that it could be used for industrial purposes and the large majority could alternatively (even) be used for high sensitivity receptors e.g. residential. However residential use is not listed as a proposed use in the site submission and due to the sites location being removed from substantial residential development and services, residential development would be considered unsuitable.	~
Availability The site is in single company ownership and control and development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission to be developed. Build out would be estimated to take 10 years.	+
Achievability Access to gas, mains water, electricity supply and digital and telecommunications infrastructure is unknown. Access could be achieved from the western parcel from the B1043 , although upgrades to access would be required potentially taking a large portion of the site out of the developable area, as could remediation for noise air and light pollution as a result of the A1 and associated parking. Access to the eastern parcel would require further confirmation. Proximity to the A1 and B1043 would assist with the logistics of construction and operation of the site. The impact of odour on the site would require assessment and mitigation as would the impact of the site on the wider landscape. Assessment on the impact on the operation or expansion of the water recycling centre would be required One of the site promoters notes that an odour risk assessment demonstrates that the whole of the site could be used for industrial purposes, that there are options to secure a suitable vehicle access(es) into the site, and the site could be linked in with the existing cycle/footway extending north into the village from Straight Drove. The promoter also mentions development could support training and apprenticeship schemes	~
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including land pollution & contamination, air, light and noise pollution, odour and landscape mitigation, access and parking issues. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for	~

obtaining planning permission and to be developed. Build out of the site is estimated to take 10 years. The site is classified as potentially developable, if constraints could be overcome.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is within flood zone 1, flood zones 2, 3a are present as is surface water flood risk which would require mitigation.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to existing employment uses and the A1 making access and operation of the uses achievable
- The eastern parcel is exposed in the wider landscape require strategic landscaping
- The shape of the western parcel makes it unclear whether development could be accommodated on site.
- Proximity to the A1 and B1043 could cause some odour, noise, or visual pollution, as could the proposed use of the site.
- The site is distant from most to local services and facilities, with the exception of the playing fields and sports pavilion.
- The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion.

In combination the outcomes of the LAA and SA indicate that the site:

- The site has the potential to be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion
- Flood risk mitigation would be required
- Would require strategic landscaping on the eastern parcel
- Would require investigation into noise, odour, air and visual pollution.
- Further masterplanning would be required to justify if the western parcel could be developed.
- Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north.
- Odour assessments and compatibility of use with water recycling centre and location within the buffer zone would be required.
- Would have to address impact on residential property on the south western boundary
- Would need to identify means of access to eastern parcel.

- Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Western Parcel Gross site area 1.26ha 75% net developable area to allow for retention of trees and hedgerow and tapered southern extent. 1.26ha x 75% = 0.945ha	Net developable area 0.945ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (0.945ha x 0.35) x 10,000= **3,307.5sqm**	Available post 2028 subject to allocation Build out 1 to 3 years
Eastern Parcel Gross site area 11.05ha 60% net developable area to allow strategic landscaping, mitigation of impact on water recycling centre and residential property. 11.05ha x 60% = 6.63ha	Net developable area 6.63ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (6.63ha x 0.35) x 10,000= **23,205sqm**	Available post 2028 subject to allocation Build out 10 years
Total	**26,512.5 sqm**	**Available post 2028 subject to allocation** **Build out 10 years**

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted an Odour Report (August 2022) in support of their site.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again submitting a flood risk map. No new evidence provided to allocate this site over sequentially preferable sites in Sawtry.

Sawtry 14: Land South of Old Great North Road Industrial Estate (smaller site), Sawtry

Site reference	Sawtry 14
Site name	Land South of Old Great North Road Industrial Estate (smaller site), Sawtry

Site address	Parish(es)	Site area (ha)
Land west of the B1043 and south of Old Great North Road Industrial Estate (smaller site), Sawtry	Sawtry	1.26ha

Promoter's Intentions

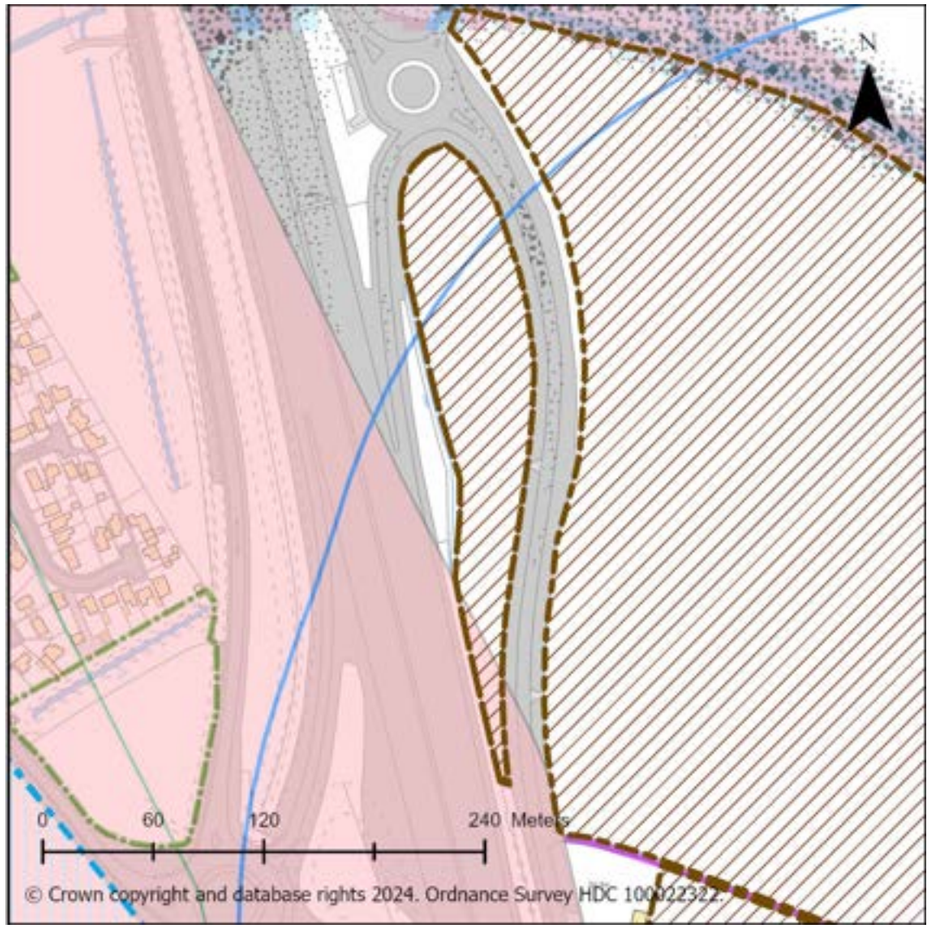
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure uses - hotel, cinema, gyms etc Employment Note: The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment on a larger footprint of land	Floorspace unknown	Available 2024-2028 Build out unknown

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 384
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Community Uses
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial or surface water flood risk and is grade 3 agricultural land. The site is in use for motocross, so although relatively flat it has been sculpted specifically to match its current use. The site is south of and established employment area Black Horse Business Park and separated from this by a roundabout. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, with the exception of the area around the access point off the B1043, which provides a clear view into the site. Development on this site would have minimal landscape impact. Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. Pollution and contamination may be present on site due to its current use, the site may be impacted by noise, light and air pollution due to its proximity to the A1. No oil or gas pipelines buffer zones or overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and approximately 0.34ha of the site is within a water recycling area buffer zone leaving around 73% of the site within the area, meaning odour issues will require mitigation. Suitability of the proposed uses in this area would require confirmation.	~
Availability The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment on a larger footprint of land. Availability status of the site has been taken from the planning agent submission which was submitted on behalf of the landowner for site Sawtry 13: Land South of Old Great North Road Industrial Estate (larger site), Sawtry. The site is in single company ownership and control and development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission and to be developed. Build out of this smaller site is unknown.	~
Achievability Access to gas, mains water, electricity supply and digital and telecommunications infrastructure is unknown. Access could be achieved from the B1043, although upgrades to access would be required potentially taking a large portion of the site out of the developable area, as could remediation for noise air and light pollution as a result of the A1 and associated parking. Proximity to the A1 and B1043 would assist with the logistics of construction and operation of the site and the impact of odour would require mitigation. One of the site promoters notes that an odour risk assessment demonstrates that the whole of the site could be used for industrial purposes, that there are options to secure a suitable vehicle access into the site, and the site could be linked in with the existing cycle/footway extending north into the village from Straight Drove. The promoter also mentions development could support training and apprenticeship schemes	~
Deliverability / developability	~

There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including pollution & contamination mitigation, access and parking issues which could make the site unachievable. Odour mitigation would be required. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission and to be developed. Build out of this smaller site is unknown. The site is classified as potentially developable, if constraints could be overcome.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial or surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to existing employment uses and the A1 making access and operation of the uses achievable
- Landscape impact would be minimal.
- The shape of the site makes it unclear if built development and associated parking could be accommodated on the site and elevation of buildings would require careful consideration.
- Proximity to the A1 and B1043 could cause some odour, noise, or visual pollution, as could the proposed use of the site.
- The site is distant from most to local services and facilities, with the exception of the playing fields and sports pavilion.
- The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion.

In combination the outcomes of the LAA and SA indicate that the site:

- The site has the potential to be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion
- Would require investigation into noise, odour, air and visual pollution.
- Further masterplanning would be required to justify if development and associated infrastructure is acheivable.
- Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north.
- Ground pollution and contamination would require assessment and mitigation.
- Odour assessments and compatibility of use due to location within water recycling buffer zone would be required.
- Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.26ha 75% net developable area to allow for retention of trees and hedgerow and tapered southern extent. 1.26ha x 75% = 0.945ha	Net developable area 0.945ha Commercial - Commercial leisure uses at 0.25 plot ratio stand alone large units with associated smaller associated uses and extensive complimentary parking **= (0.945ha x 0.25) x 10,000= 2,362.5sqm** or Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (0.945ha x 0.35) x 10,000= **3,307.5sqm**	Available post 2028 subject to allocation Build out 1 to 3 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted an Odour Report (August 2022) in support of their site.

Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry

Site reference	Sawtry 15
Site name	Land East of B1043 and East of Keeper's Cottage, Sawtry

Site address	Parish(es)	Site area (ha)
Land east of B1043 and Keeper's Cottage and north of the B1090, Sawtry	Sawtry	25.64ha

Promoter's Intentions

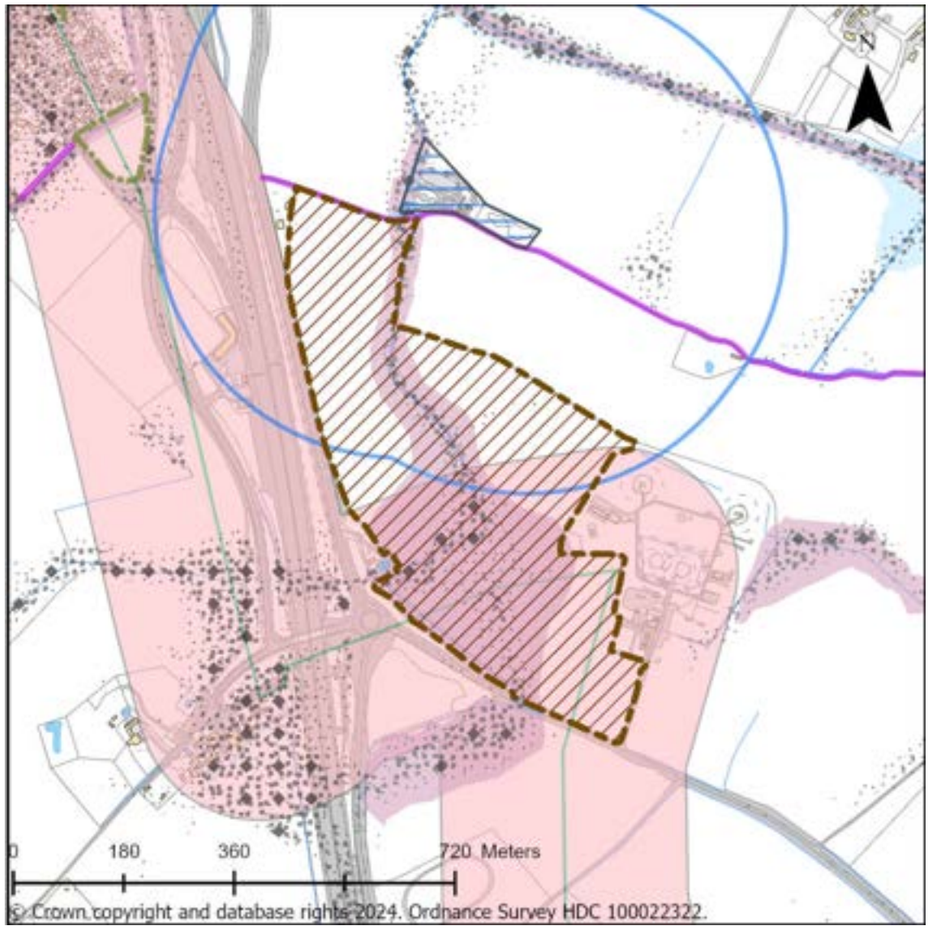
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	floorspace to be confirmed	Available 2023 Build out unknown

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 335
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	41% of the site is within flood zone 3b (10.55ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

Flood zone 3a runs through centre of site leaving separated portions of the north eastern, north western and south western outside, this amounts to approximately 59% of the site. Surface water flood risk is present stretching from south west corner towards centre and north travelling along north eastern boundary. Just under half of the eastern portion of the site is grade 3 agricultural land whilst the rest is grade 2. The site is relatively flat. The western boundary with the B1043 is heavily screened by trees and hedgerow, the southern boundary with the B1090 less so and views can clearly be seen across the site from here. A public right of way also follows the northern boundary enabling long distance views into the site and possibly from droves further to the north/ north east. The site forms part of the wider landscape and is isolated from any other major built development. Toll Bar House sits outside the north western corner of the site and Keepers Cottage the south western. On the south east boundary sits a development former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment. Landscaping would be required to the east to screen development. There is no identified access to the site. There is no known pollution or contamination and no known gas pipelines or buffer zone crosses the site. Overhead powerlines cross the site and an oil pipe and buffer zone lies within southern half of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and just over half of the northern portion of the site is within a water recycling area buffer zone meaning odour may impact the area.	
Availability The site is in individual ownership and control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2023, allocation status would be acquired before land is sold to a third party for obtaining planning permission and developing. Build out of the site is unknown.	~
Achievability Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. Access could be achieved off the B1043 or B1090, but has yet to be determined. Proximity to the A1, B1090 and B1043 would assist with the logistics of construction and operation of the site. The impact of odour on the site would require assessment and mitigation as would the impact of the site on the wider landscape. The presence of an oil pipeline and buffer zone may impact the what could be achieved on site. Further work would required to ascertain if the site could mitigate against flooding as comprehensive development of the site is currently uncertain.	~
The site promoter proposes detailed modelling of the potential flood risk, together with site specific mitigation measures, to address flood risk issues.	
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including access, odour and landscape mitigation and presence of an oil pipeline. All of which could limit the deliverability of the site. The site is available from 2023 and allocation status would be required. Build out of the site is unknown, making deliverability difficult to asses. The site is classified as potentially developable, if constraints could be overcome.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- A substantial proportion of the site is within flood zone 3 (11ha) and surface water flood risk is present.
- The site is wholly greenfield land with just under half of the eastern portion of the site is grade 3 agricultural land and the rest is grade 2.
- The site is more related to the countryside and would be isolated from existing employment related development meaning integration with existing business development would be difficult to achieve.
- Development would have a significant landscape impact
- Development could impact isolated residential properties
- Proximity to the A1 and B1043 and B1090 could cause some odour, noise, or visual pollution, as could the proposed use of the site.
- Proximity to road networks could assist in the operation of the site
- The site is distant from local services and facilities.
- Capacity of site would need to be established to identify if the site would constitute an efficient use of land.

In combination the outcomes of the LAA and SA indicate that the site:

- There are substantial challenges to overcome, further masterplanning would be required to justify if development could be integrated with existing employment related development. The

site is currently more related to the countryside. Proximity to road networks could assist in the operation of the site.

- Substantial flood mitigation would be required and evidence of developable area after flood mitigation, flood zone 3 currently runs through the centre of the site leaving isolated parcels of flood zone 1.
- The site could provide high density employment further south of Old Great North Industrial Estate and could provide opportunities for business expansion
- Strategic landscape mitigation to the east would be required including assessment and mitigation regarding impact on isolated residential properties and integration of public right of way.
- Would require investigation into noise, odour, air and visual pollution.
- Transport impact as a result of proposed use would be required and proposed access to the site
- Mitigation would be required to address oil pipeline buffer zone which may affect the layout of development and the presence of overhead powerlines.
- Odour assessments and compatibility of use due to location within water recycling buffer zone would be required.
- Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.
- On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment, a contamination risk assessment would be required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 25.64ha Site reduction to 15ha to represent development in flood zone 1 only. 60% net developable area to provide strategic landscape mitigation. 15ha x 60% = 9ha	Net developable area 9ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (9ha x 0.35) x 10,000= **31,500sqm**	Available post 2028 subject to allocation Build out 2 to 5 years

Updates after the Initial Assessment

Sawtry 16: Land at Brickyard Farm, Sawtry

Site reference	Sawtry 16
Site name	Land at Brickyard Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Land east of the B1043, at Brickyard Farm and south of the B1090, Sawtry	Sawtry	51.20ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Logistics, distribution	170,000 sqm	Available 2023 Build out 5 years

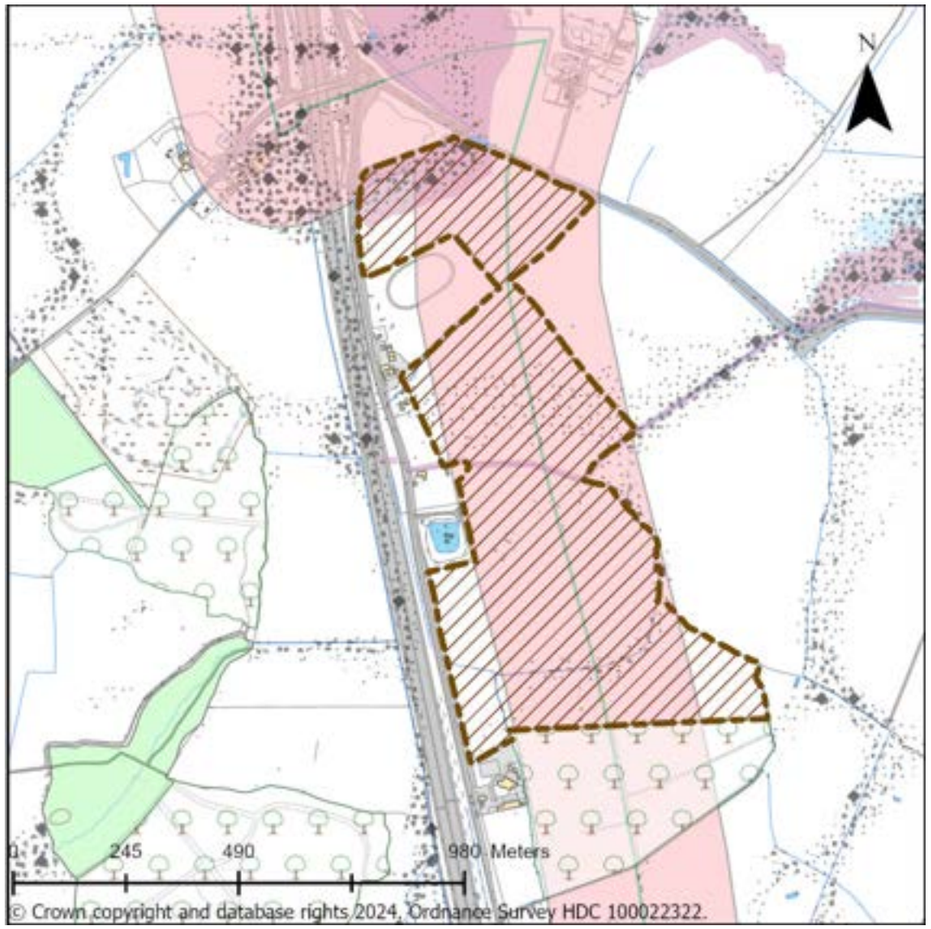
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 76
Relevant planning history	None
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	7.38% of the site is within flood zone 3b (3.78ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The majority of the site is within flood zone 1, flood zone 3b is present within the northern quarter of the site, surface water flood risk is also present. The northern quarter of the site is grade two agricultural land with the remainder grade 3. The site is relatively flat with slight elevations to the west. The western boundary with the B1043 is heavily screened by trees and hedgerow, the northern boundary with the B1090 less so and views can clearly be seen across the site from here. The site forms part of the wider landscape and is isolated from any other major built development. The Southern boundary abuts ancient woodland and SSSI 'The Odd Quarter' and a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. Impact on the SSSI would require landscape mitigation. Residential properties and agricultural buildings associated with Brickyard Farm sit outside the north western boundary and Green Acres residential property also sits just outside the western boundary. Landscaping may be required to the east to screen development. There is no identified access to the site. There is no known pollution or contamination and no known gas pipelines or buffer zone crosses the site. Overhead powerlines cross the site and an oil pipe and buffer zone covers the majority of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area not within a water recycling area.	
Availability The site is in single family ownership and control, development is supported by all landowners. There are no known legal restrictions. The site is available from 2023, allocation status would be acquired before the land would be sold to a third party for obtaining planning permission and developing. Build out is estimated to take 5 years.	+
Achievability Access to gas is unknown. Access to mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved off the B1043 or B1090, but has yet to be determined. Proximity to the A1, B1090 and B1043 would assist with the logistics of construction and operation of the site. The impact of the site on the wider landscape and SSSI/ancient woodland would require assessment and mitigation. The presence of an oil pipeline and buffer zone and brickclay safeguarding area may impact what could be achieved on site, mitigation would be required to relocate the powerlines underground, or mitigate their presence, all of which could impact viability of the site. The site would need to consider whether the site could integrate with residential properties or minimise impact of development through appropriate landscaping. Further work would be required to ascertain if the site could mitigate against flooding.	~
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding and an oil pipeline and buffer zone may limit the deliverability of residential uses on site. There are a number of constraints which require resolution including access, relocation or integration of overheas powerlines and impact on SSSI all of which could limit the deliverability of the site. ,The site is available from 2023 and allocation status would be required. Build out of the site is estimated to take 5 years. The site is classified as potentially developable, if constraints could be overcome.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the is within flood zone 1, however flood zone 3 present on approximately 7% located predominantly within the north and also through the centre in association with a drain and surface water flood risk.
- The site is wholly greenfield land with the northern quarter grade two agricultural land with the remainder grade 3.
- The site is more related to the countryside and significantly isolated from existing employment related development meaning there is no prospect of integration with existing business development.
- Development could have a significant landscape impact.
- Proximity to SSSI 'The Odd Quarter' means that landscape setting, ecological and biodiversity impact could be significant and not sensitive to the character of the local environment.
- Development could impact isolated residential properties
- Proximity to the A1 and B1043 and B1090 could cause some odour, noise, or visual pollution, as could the proposed use of the site.
- Proximity to road networks could assist in the operation of the site, but require assessment of impact of increased presence of HGVs.
- The site is distant from local services and facilities.

In combination the outcomes of the LAA and SA indicate that the site:

- The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
- Benefits from links to the A1 which could compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.
- Would need to identify access to the site.
- Would require flood mitigation, development could be focussed away from flood zone 3 with the northern aspect of the site reserved for flood mitigation.
- The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area.
- Could have significant impact on ancient woodland and SSSI 'The Odd Quarter' and thus landscape setting, ecological and biodiversity and is not sensitive to the character of the local environment. Mitigation measures such as landscaping and separation of development may be required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 51.20ha 10ha of land to the north removed for flood mitigation 8ha of land removed from south to provide separation from SSSI Remaining land = 51.20ha - 10ha - 8ha = 33.20ha 80% developable area to allow for landscaping, flood mitigation and access. 33.20ha x 80% = 26.56ha	Net developable area of 26.56ha Commercial - Logistics, distribution at 0.40 plot ratio = (26.56ha x 0.40) x 10,000 = **106,240sqm**	Available post 2028 subject to allocation Build out Build out 5 to 7 years

Updates after the Initial Assessment

Sawtry 17: Land off Old North Road, Sawtry

Site reference	Sawtry 17
Site name	Land off Old North Road, Sawtry

Site address	Parish(es)	Site area (ha)
Land off Old North Road, Sawtry	Sawtry	4.12ha

Promoter's Intentions

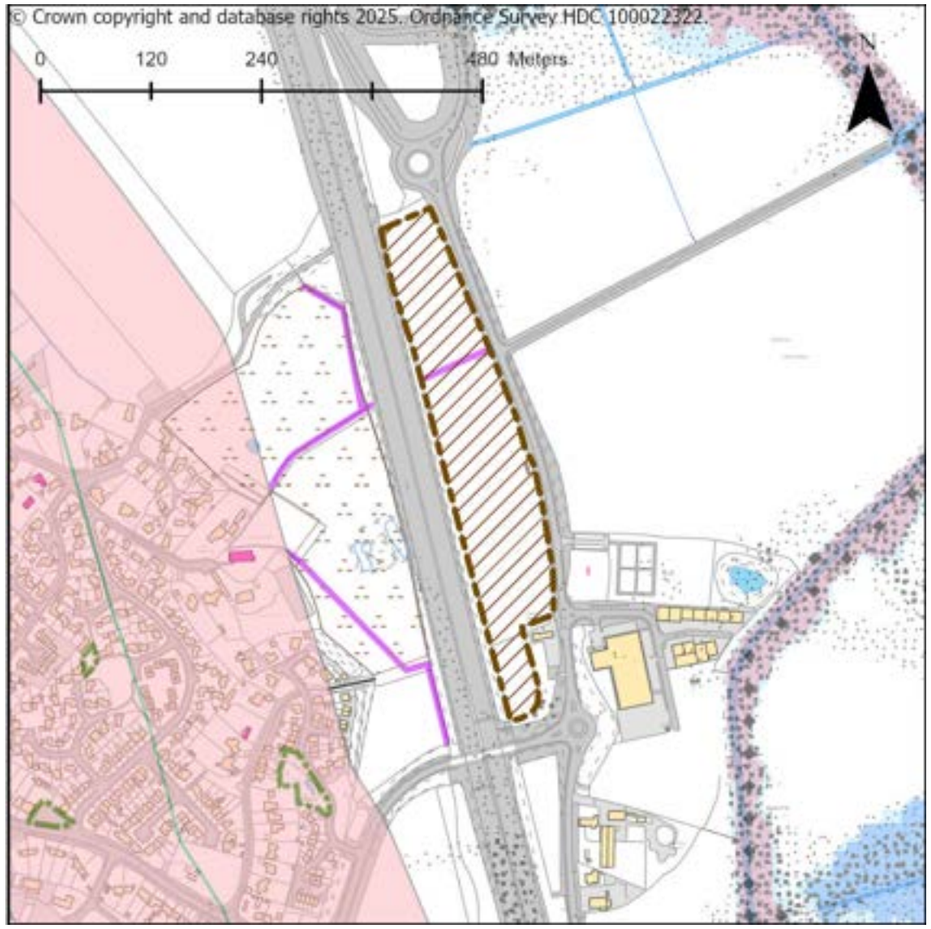
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Commercial leisure • Logistics, distribution • Retail Open Space: • Natural, green or open space Infrastructure: • EV charging	Unknown	Available: 2024 to 2028 Build out: 2 to 5 years

Core information

How was the site identified?	Ongoing call for sites submission, site reference: CfS23-24188
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land (pastoral)
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, minimal surface water flood risk is present in the southern tip of the site, it is grade 3 agricultural land. The land peaks in the centre, and is pastoral agricultural land. The site is bounded by the A1(M) to the west and the Old North Road (B1043) to the east and trees and hedgerow surround it. A roundabout connecting the B1043 to the A1(M) heading north sits on the northern edge of the site and a small business unit is located on the southern boundary. There is existing access to the site to facilitate its agricultural use which is available from Old North Road. To the east lies Sawtry Cemetery and Oakwood Business Park with further	+
larger scale commercial units to the south. A public right of way transects the site, however the site is isolated from the wider countryside due to being bounded by roads. Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north. The elevation of buildings would require careful consideration, however landscape impact may be minimal if trees and hedgerows retained. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and not within a water recycling area.	
Availability The site is single individual/company ownership and control, development is supported by the landowner(s). There are no known legal constraints. The site is available from 2024 to 2028 and would be delivered in combination with landowner and developers, build out is estimated to take 2 to 5 years.	+
Achievability Access to gas, mains water, electricity supply and digital and telecommunications infrastructure are noted as unknown. The site can be accessed from the B1043. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site, nor overhead powerlines. The site is in proximity to the A1 which would assist with the logistics of construction. Proximity to the A1(M) may require noise, air and vibrational mitigation and access would require careful assessment. The site promoter notes that the site could be available for commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage.	~
Deliverability / developability There are no known legal restrictions. Access and impacts from proximity to the A1(M) would require assessment and potential mitigation. The site is available from 2024-2028 and allocation status would be required. The site is classified as potentially developable, if constraints could be overcome.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood and has minimal surface water flood.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to the existing employment cluster
- Has the potential to support high or low density employment within the district.
- The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use.
- The site is near the A1 which could cause noise odour or visual pollution.
- Landscape impact would be minimal.
- Proposed uses could impact on the tranquillity and setting of the cemetery and heritage assets.
- The site is distant from local services and facilities.
- The site will provide some employment land and is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing business cluster, access to the A1 could assist with the operation of the proposed use(s)
- Access and impacts from proximity to the A1(M) would require assessment and potential mitigation.
- Would require flood mitigation
- Would need to mitigate impact on the cemetery and heritage assets.
- Elevation of buildings would require consideration.
- Would require investigation into noise, odour, air and visual pollution.
- Delivery of the site would have to be demonstrated including achievability of access to mains water, electricity supply and digital and telecommunications infrastructure.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site promoter notes that the site could be available for commercial and leisure purposes including electric	3.296ha net developable area.	Available 2024 - 2028 Build out 2 to 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage. Gross site area of 4.12ha 80% net developable area to allow for retention of trees and hedgerow. 4.12ha x 0.80 = **3.296ha**	Deduction of **1.5ha for leisure and recreation** in the northern half of the site incorporating public right of way. Remaining developable area = **1.796ha** Commercial - Employment and commercial leisure at plot ratio of 0.35 applied to remaining land to accommodate commercial and leisure purposes including electric vehicle charging, roadside retail/café uses and reflect need for parking = (0.35 x 1.796ha) x 10,000 = **6,286 sqm**	

Updates after the Initial Assessment

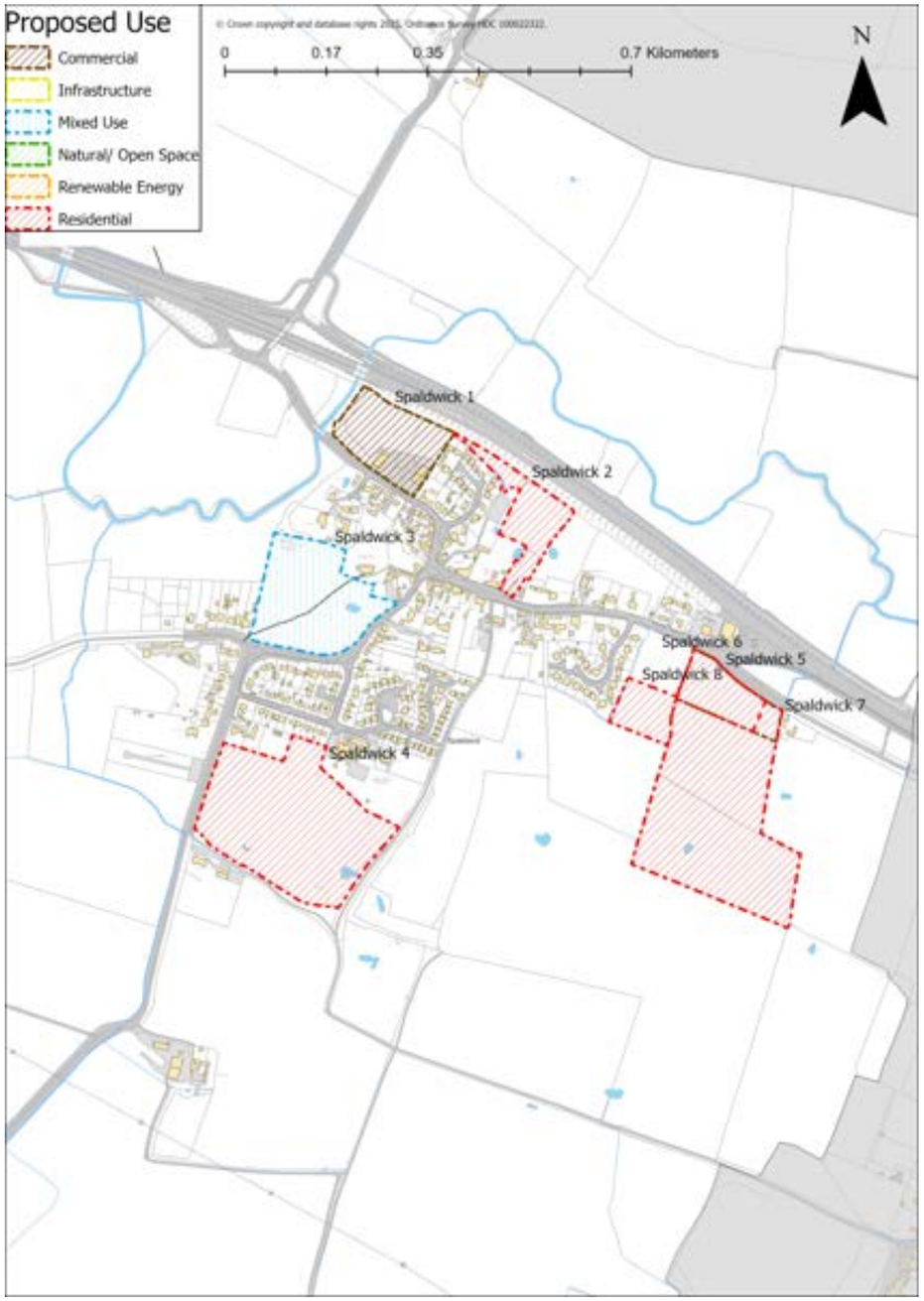
In response to the Spring 2025 consultation on additional sites, the site promoter submitted a site development layout plan (drawing no.: XXXXX-ST-600-2, rev. C, June 2025) setting out two commercial development parcels and a third parcel for leisure and recreation uses. They are seeking less leisure and recreation and more commercial development on the same net developable area:

- Potential commercial development (North): 0.7ha
- Potential commercial development (South): 1.73 ha
- Leisure & recreation uses: 0.7ha
- Potential access: 0.2ha

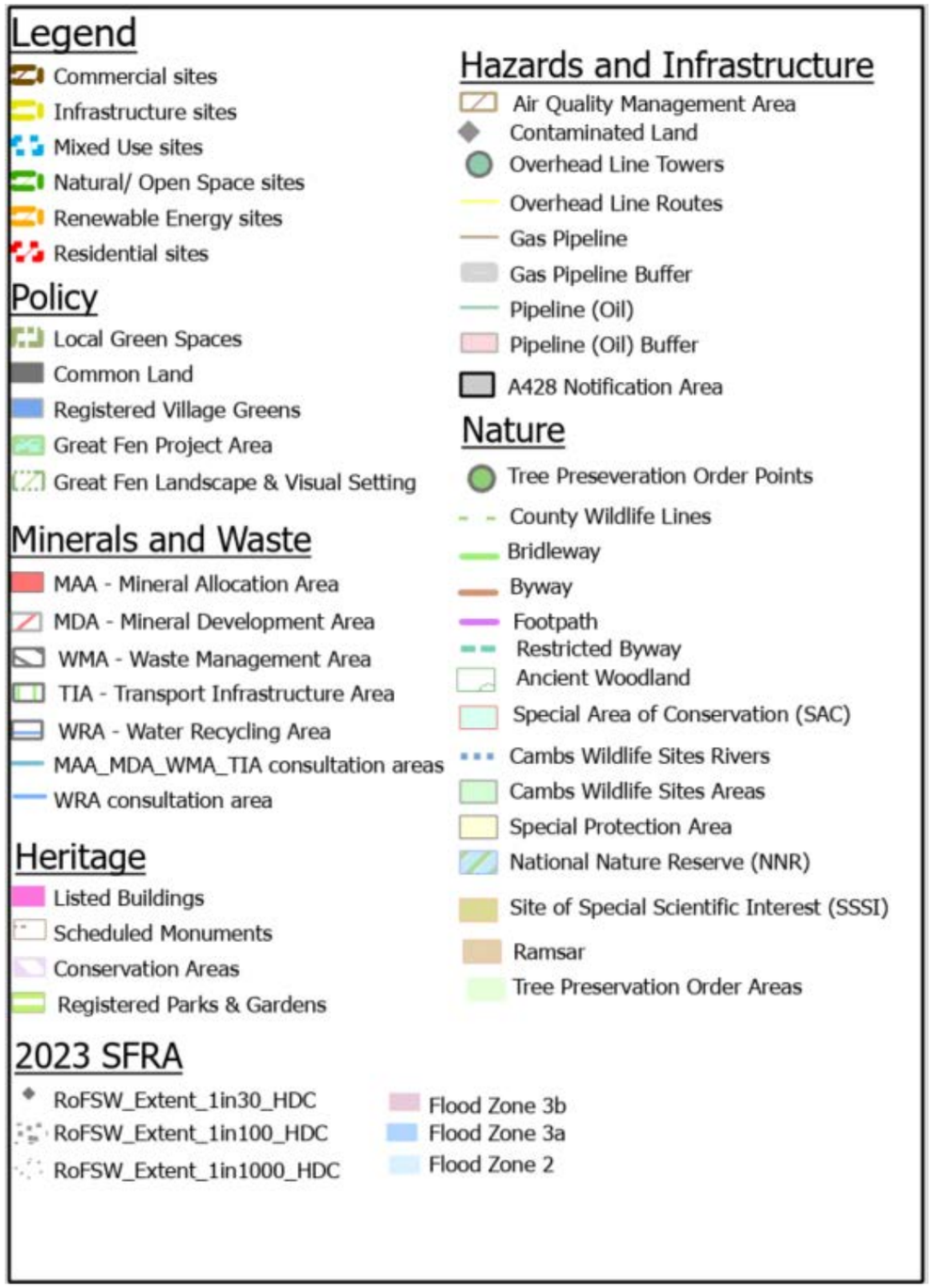
Spaldwick

5.16 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Spaldwick 1: Land at Thrapston Road, Spaldwick
- Spaldwick 2: Rear of Manor Farmyard, Spaldwick
- Spaldwick 3: Church Field, Spaldwick
- Spaldwick 4: Land to East of Stow Road, Spaldwick
- Spaldwick 5: Land South of the A14, Spaldwick (modest employment)
- Spaldwick 6: Land South of the A14, Spaldwick (modest residential)
- Spaldwick 7: Land South of the A14, Spaldwick (larger scale residential)
- Spaldwick 8: Land to the South of High Street, Spaldwick



5.17 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Spaldwick 1: Land at Thrapston Road, Spaldwick

Site reference	Spaldwick 1
Site name	Land at Thrapston Road, Spaldwick

Site address	Parish(es)	Site area (ha)
Land at Thrapston Road, Spaldwick	Spaldwick	2.04ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment Infrastructure: • Transport and parking/lorry parking Open Spaces: • Biodiversity net gain • Land to safeguard against flooding	2,500 to 3,000sqm Transport and parking/lorry parking, biodiversity net gain and land to safeguard against flooding in conjunction with proposed development and relevant adopted parking standards	Available 2024-2028 Build out 2 to 5 years

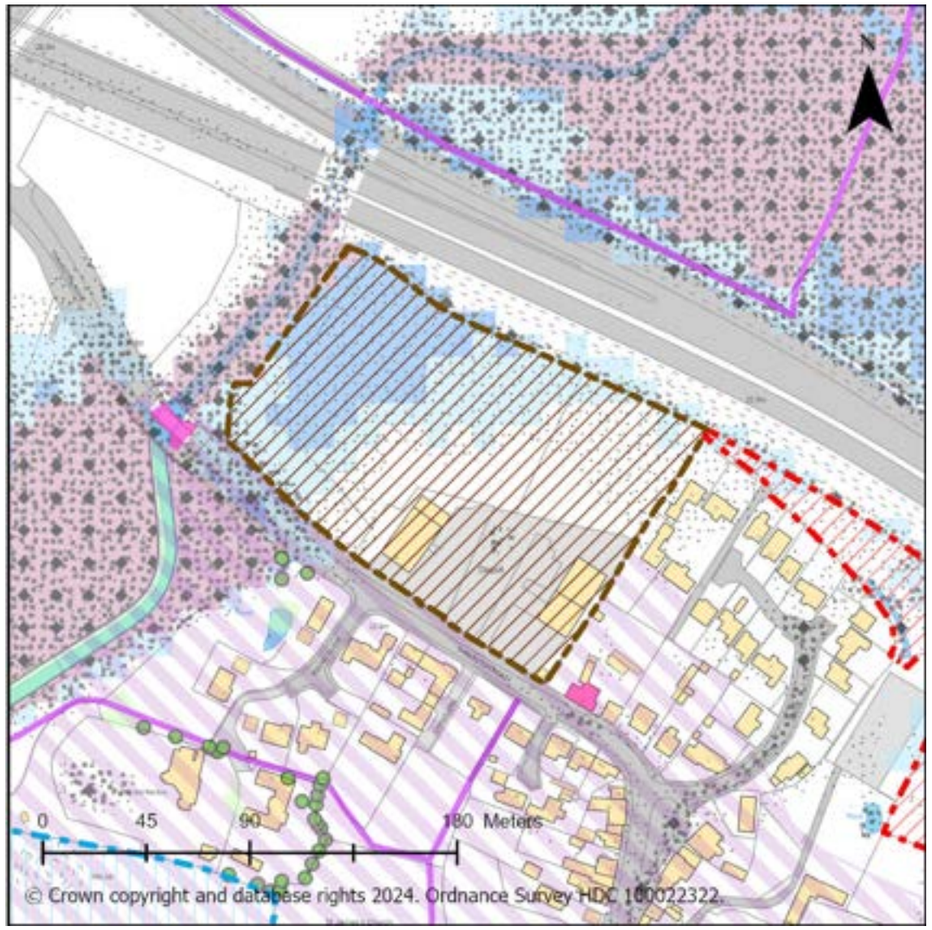
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 86
Relevant planning history	Application number: 0701739FUL Proposed development: Erection of building (B1) following demolition of existing Outcome: Approved Application number: 0603313FUL Proposed development: Erection of building following demolition of existing Outcome: Refused
	Application number: 0503290FUL Proposed development: Alterations and extension to embankment to form a flood defence Outcome: Approved Application number: 0505023CCM Proposed development: Extraction of clays for the off-site construction of a flood defence embankment. [Note - the application boundary for extraction is west of the site]
Land type	Part previously developed part greenfield
Current use of the site	Commercial and greenfield
Supporting information	Proposed development layout Site location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.5851% of the site (0.12ha) is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability 56% of the site is within flood zone 1, flood zone 2 is present on approximately 22% of the site with 3a slightly less. Surface water is also present. The site is grade 3 agricultural land.	~

The site is flat, the southern boundary runs along Thrapston Road and the northern edge bounds the A14 and, both of which are lined with trees and hedgerow. Views into the site can be seen from the A14, however due to the contained nature of the site landscape impact would be minimal if trees and hedgerow were retained. Ellington Brook runs is just outside the western boundary. Gated access to the site is available from Thrapston Road for both the existing business and the greenfield land to the west. The site is part previously developed land (approximately 0.51ha) with an existing business and hardstanding on site, the remaining land to the west is greenfield land. Residential properties lie to the south and east which also fall within the conservation area. Grade II listed building sits west of the site, the boundary of which meets the current business use on the site. The south eastern corner sits just outside the grade II listed Spaldwick Bridge which is also a Scheduled Monument. Increases in transport and movement in association with the proposed use would have to assess the impact on this heritage asset. Ellington Brook runs is just outside the western boundary, which once past Thrapston road to the south is designated as 'Ellington Brook Pollard Willows' County Wildlife Site which supports mature pollard willows and other semi-natural habitat. Any associated run-off from uses on the proposed site has the potential to detrimentally impact this site. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site, nor overhead powerlines. There are no known tree preservation orders affecting it. The site is part previously developed land which offers the opportunity for some regeneration. The site is within a sand and gravel mineral safeguarding area, but not a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028 and build out expected to take 2 to 5 years. It is currently unknown how the site will be delivered.	~
Achievability Mains water and electricity supply and digital telecommunications infrastructure are notes as being accessible from within the site. Gas supply is not accessible. Access can be achieved via Thrapston Road from two locations. The site is in proximity to the A14 which would assist with the logistics of construction and the operation of the site as a business. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets such as the Grade II listed bridge would require assessment especially in relation to the type and frequency of traffic. Any site proposal would also have to assess the impact of the proposed uses on 'Ellington Brook Pollard Willows' County Wildlife Site.	~

The site promoter notes that the land benefits from flood defences which were granted planning permission in 2005 and has been effective since, the flood defences sit within the site area. A tree landscape belt is proposed in the north east of the site between residential units on Littlecotes Close and access to the site moved further west.	
Deliverability / developability There are no known legal or ownership constraints. Development would need to consider the impacts on nearby heritage and nature conservation assets. Delivery of the site is currently unknown. If these constraints could be overcome the site could be categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Flood zone 2 and surface water flood risk is present.
- The site is grade 3 agricultural land, is part greenfield and part garden land with an existing business use on site.
- Landscape impact would be minimal if trees and hedgerow are retained.
- The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.
- The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning the site may be impacted by the proposed use of the site.
- Its relationship with the conservation area, listed building, bridge and townscape character would require consideration in terms of design, layout.
- The proposed use has the potential to impact upon the grade II listed bridge through increased transport movements in association with the proposed employment use.
- The presence of the A14 has the potential to cause light, noise odour or visual pollution.
- The proposed development allow for local business expansion or small scale local business opportunities.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and allow for local business expansion or small scale local business opportunities
- Would require retention of trees and hedgerows would minimise landscape impact.
- Requires flood mitigation.
- Would require sensitive design and layout to ensure the townscape, listed buildings and conservation area are not detrimentally impacted.
- May require a traffic impact assessment and heritage impact assessment.
- May need assessment and mitigation of pollution from the A14.
- Would require ecological impact assessment on Ellington Brook Pollard Willows a County Wildlife site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.04ha 60% net developable area to mitigate against conservation area and flooding. 2.04ha x 60% = **1.224ha**	Net developable area of 1.224 ha. Commercial - Employment on 1.6224ha at 0.35 plot ratio Capacity = (1.224ha x 0.35)*10,000 = 4,284 sqm	Available from 2024 Build out 2 to 5 years

Updates after the Initial Assessment

In the Autumn 2024 consultation, the site promoters commented wishing to clarify the proposed site area for development. They confirm it should be 2.04ha rather than 2.83ha and the capacity calculations should be adjusted as a result. This has resulted in a slight reduction in the commercial floorspace that could be delivered on site as set out above (down to 4,284sqm from 5,943sqm).

Spaldwick 2: Rear of Manor Farmyard, Spaldwick

Site reference	Spaldwick 2
Site name	Rear of Manor Farmyard, Spaldwick

Site address	Parish(es)	Site area (ha)
Rear of Manor Farmyard, High Street, Spaldwick, PE28 0TD	Spaldwick	1.50ha

Promoter's Intentions

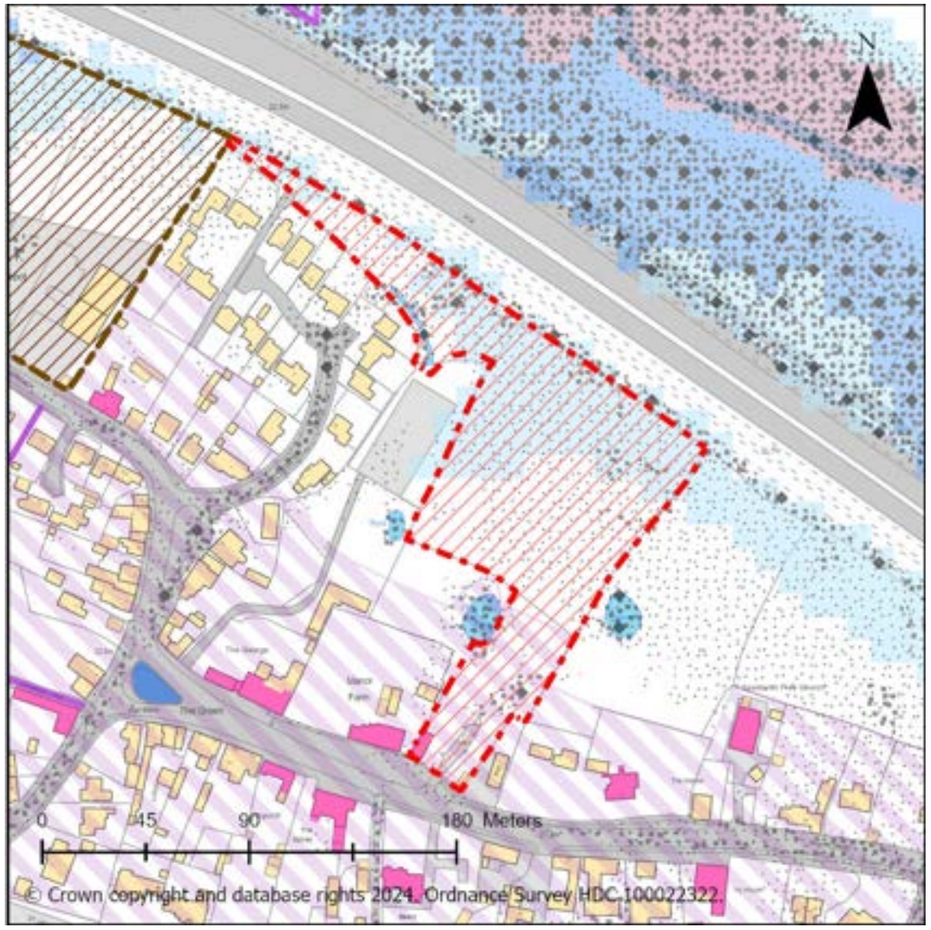
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 to 20 homes	Available 2024 - 2028 Build out circa 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 351
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	Call for sites covering letter Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
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	~

60% of the site is within flood zone 1 (0.90ha), with the remainder within flood zone 2, risk of flooding from surface water is also present. The site is grade 3 agricultural land. The site is flat in keeping with the surrounding area. The entrance is from Thrapston Road. The site lined to the west and east with listed buildings. Most of the proposed site sits further north from Thrapston road. The A14 bounds the northern edge, which is lined with trees, showing some glimpses into the site. Littlecotes Close sits to the west and a public house, residential properties and associated back gardens line most of the southern boundary. Within the site sits a Grade II listed barn (south western corner), a small derelict agricultural shed is in the south eastern corner. Development of the site could impact the setting of the Grade II listed barn, but also may offer opportunity to enhance the setting if masterplanned correctly. The southern portion of the site sits within the village conservation area. The site promoter notes that until recently the site has been used for low intensity storage of agricultural implements. The site is predominantly greenfield land. Development of the site is unlikely to have a detrimental impact upon the landscape due to the enclosed nature of the site, however consideration of the impact of nearby residential properties and listed buildings outside and within the site and the conservation area would require assessment. Proximity to the A14 could present noise air and light pollution on potential future residents which would require mitigation. There is a potential that land contamination may be present due to the storage of agricultural equipment which would require further investigation. No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is predominantly greenfield land offering little opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.	
Availability The site is single individual control and ownership, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028, allocation status and planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take circa 2 years.	+
Achievability There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from Thrapston Road. The site in proximity to the A14 which would assist with the logistics of construction.	~

Noise and air pollution from the A14 and land contamination would require investigation and mitigation. No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets within and outside the site and the conservation area would require assessment. The site promoter notes that there will be an opportunity to restore and potentially repurpose the building barn on the site and that given the heritage sensitives of the site, very careful consideration will need to be made to the design of the site.	
Deliverability / developability There are no known legal or ownership constraints. Development would require mitigation from land, noise, air and light pollution and consideration of the impact of heritage assets carefully masterplanned. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Flood zone 2 and surface water flood risk is present**.**
- The site is grade 3 agricultural land, is part greenfield and part garden land.
- Landscape impact would be minimal if trees and hedgerow are retained.
- The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.
- Its relationship with the conservation area, listed buildings and townscape character would require consideration in terms of design, layout.
- The site could impact the Grade II listed barn but also presents the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units.
- The presence of the A14 has the potential to cause light, noise odour or visual pollution.
- The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place.
- Would require retention of trees and hedgerows would minimise landscape impact.
- Requires flood mitigation.

- Would require sensitive design and layout to ensure the townscape, listed buildings and conservation area are not detrimentally impacted.
- May require a heritage impact assessment.
- May need assessment and mitigation of pollution from the A14.
- Has the potential to include land contamination which would require further investigation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.50ha 60% net developable area to mitigate against conservation area and flooding. 1.50ha x 60% = **0.90ha**	Net developable area of 0.90ha Residential – market and/or affordable homes. Very low density of 20 dph to reflect density to the west at Littlecote Close Capacity = 0.90ha x 20dph = **18 homes**	Available 2024 to 2028 Build out 1 to 3 years

Updates after the Initial Assessment

Spaldwick 3: Church Field, Spaldwick

Site reference	Spaldwick 3
Site name	Church Field, Spaldwick

Site address	Parish(es)	Site area (ha)
Church Field, Stow Road, Spaldwick, PE28 0TE	Spaldwick	3.40ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open spaces: Natural, green or open spaces for a variety of uses. Other: Car parking area for the church which is due to provide a function as a community hall.	10 to 15 homes circa 1.50 hectares of public open space space for car parking to be determined.	Available 2024 to 2028 Build out circa 2 years.

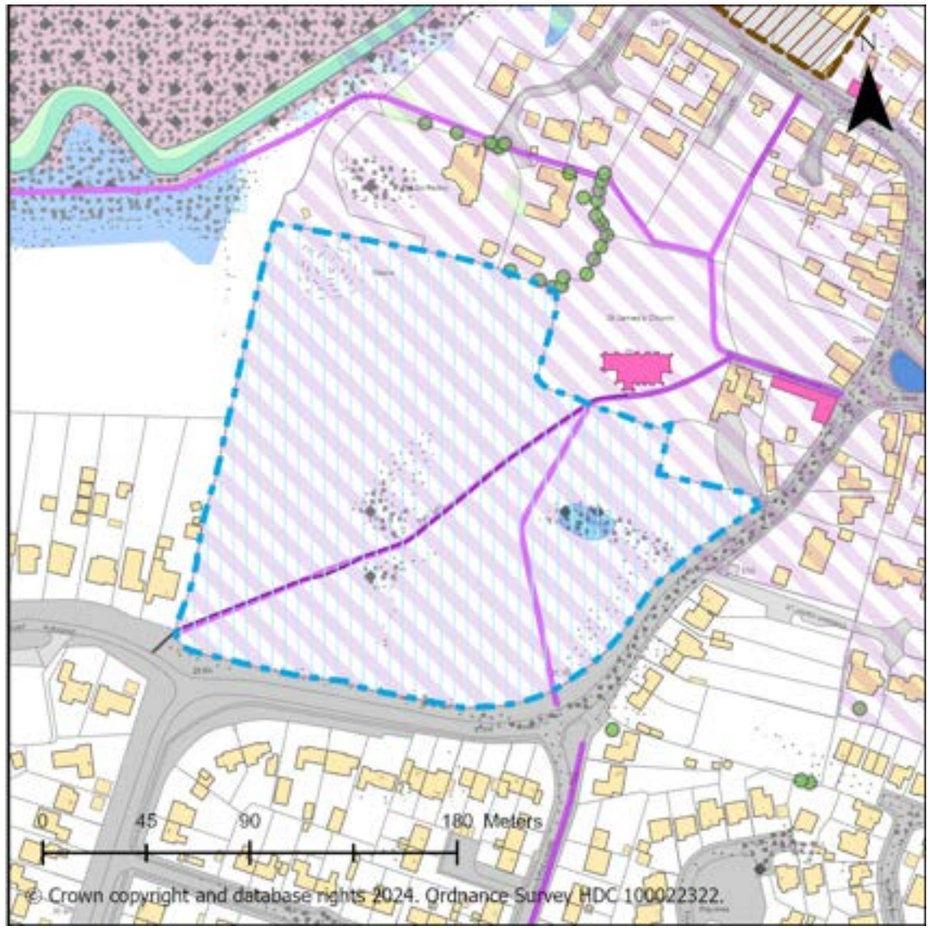
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 353
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Site location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present on site some of which is associated with a pond located on site. The site is grade 3 agricultural land.	~

The site is relatively flat agricultural grazing land. Along Stow Road the site is lined with low hedgerow and some tree planting and the site can be clearly seen from the road and from the residential properties across the road. Similar planting continues on the western and northern boundaries. The north eastern corner of the site bounds the Church of St James and cemetery (a Grade I listed building) and some residential properties. Public rights of way traverse the site meaning that the site can be clearly seen from within. A cluster of established trees and a pond are a key feature within the site. The site sits within a prominent location within the village providing a green break. The site provides a clear setting establishing a clear view and context of Church of St James. The site is highly exposed forming an integral part of the village identity. The proposal is for 10 to 15 homes, public open space and car parking. As no layout proposals have been provided it is unclear to what extent the proposal would impact upon, heritage, landscape and village setting. Further evidence would be required to justify the provision of car parking in association with increased church usage as the site promoter notes that it is their understanding that the church going to be partially repurposed to provide the functions of a community hall, in the absence of a village hall. It is unclear whether the church would require land for future cemetery expansion, land may be required to be set aside for future use. Tree Preservation Orders are present on the northern boundary and further north a cluster of tree preservation orders and areas are present. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Ellington Brook sits to the north west, designated as 'Ellington Brook Pollard Willows' County Wildlife Site which supports mature pollard willows and other semi-natural habitat. Any associated run-off from uses on the proposed site has the potential to detrimentally impact this site. The site sits within the village conservation area. The site is greenfield land and offers no opportunities to contribute to regeneration. The majority of the site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.	
Availability The site is single individual control and ownership, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028, allocation status and planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take circa 2 years.	+
Achievability There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Site access has not been established, access from Stow road would require consultation with the highways authority to establish safe access and exit. The site is near to the A14 which could assist with the logistics of construction.	~

No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets, the conservation area, setting of the church and would require assessment and design and layout would require careful consideration to determine if the site proposal is achievable. The site promoter proposes housing, public open space (with potential playing field, children's play and /or other amenity uses) for the village and a car parking area for the Church, which is due to provide a function as a community hall. Housing would assist in delivery of the open space provision.	
Deliverability / developability There are no known legal or ownership constraints. Development would require consideration of the impact of heritage and nature conservation assets and setting of the church, wider landscape and village. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk, but surface water flood risk is present.
- The site is wholly greenfield grade 3 agricultural land.
- The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.
- The site provides a distinct setting, establishing a clear view of Church of St James (a grade I listed building). The site is highly exposed forming an integral part of the village identity. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements.
- Its relationship with the conservation area, listed buildings and townscape character would require consideration in terms of design, layout.
- The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning the site may be impacted by the proposed use of the site.
- The site relates well to the existing settlement with residential properties to the north south and west of the site.

In combination the outcomes of the LAA and SA indicate that the site:

- The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area.
- Requires flood mitigation and potential retention of pond.
- Elevation and layout of the buildings would be an important consideration in terms of views of the Church.
- Would need to consider integration of existing public rights of way and active travel routes
- Would require sensitive design, elevations and layout to ensure the townscape, listed building and conservation area are not detrimentally impacted.
- Would need to demonstrate need for car parking and access to avoid impact on heritage assets and Church Lane.
- May require assessment to ensure continued operation of the church in terms of future cemetery requirements.
- Would require ecological impact assessment on Ellington Brook Pollard Willows a County Wildlife site
- Trees and hedgerows would require retention so as not to detrimentally impact the character of the area.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.40ha 30% net developable area to mitigate against church setting, conservation area and flooding and provision of open space. 3.40ha x 30% = **1.02ha**	Net developable area of 1.02ha Residential – market and/or affordable homes. Very low density of 20 dph minimise impact of church setting and reflect nearby residential density Capacity = 1.02ha x 25dph = **26 homes**	Available 2024 to 2028 Build out 1 to 3 years

Updates after the Initial Assessment

Spaldwick 4: Land to East of Stow Road, Spaldwick

Site reference	Spaldwick 4
Site name	Land to East of Stow Road, Spaldwick

Site address	Parish(es)	Site area (ha)
Land to East of Stow Road, Spaldwick	Spaldwick	6.10ha

Promoter's Intentions

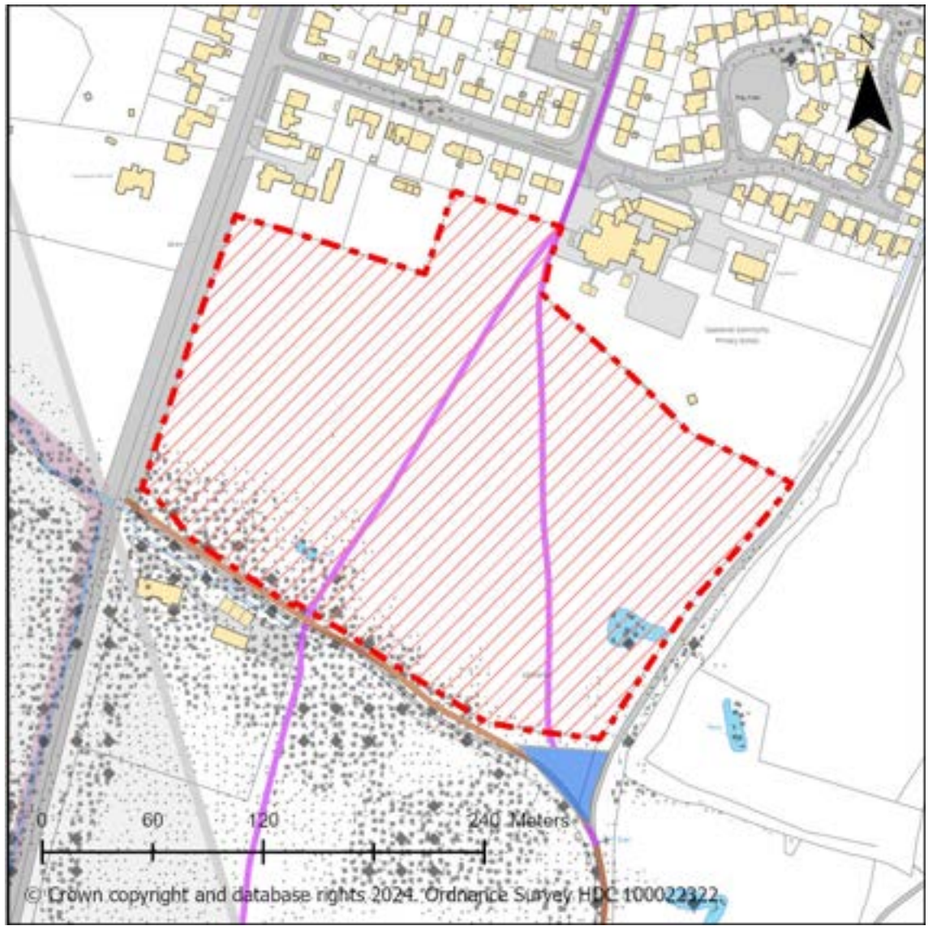
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	80 to 100 homes	Available 2024-2028 Build 1 to 2 years.

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 305
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is not constrained by fluvial flood risk, some surface water flood risk is present in alignment with a drain which runs along the southern edge. The site is grade 3 agricultural land. The site is flat agricultural land. The western, southern and eastern boundaries are screened by trees and hedgerow. Residential properties and a primary school bound the northern edge and a residential property sits just outside the south western corner. Two public rights of way traverse the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton. Access could be provided from Stow Road. Due to the screened nature of the site, it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. However the site would require integration or mitigation of public rights of way and could significantly impact the setting and access to Upthorpe Green (a registered village green - H-VG15), which sits just outside the south eastern corner. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site. An overhead electricity powerline runs along the western boundary of the site. There are no known tree preservation orders affecting it. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, planning permission would be acquired and then sold to a third party for development. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 1 to 2 years.	+
Achievability There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from Stow Road. The site is near to the A14 which could assist with the logistics of construction. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site. An overhead electricity powerline runs along the western boundary of the site, which may require mitigation. Works on a village green are heavily restricted and mitigation would be required to ensure no detrimental impact.	+

The site promoter notes that the area at risk of surface water flooding could be set aside as part of the development of the site and a detailed drainage strategy would accompany any future planning application	
Deliverability / developability There are no known legal or ownership constraints. Development would be required to address public rights of way and impact and setting of Upthorpe Green. As it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk, but surface water flood risk is present.
- The site is wholly greenfield grade 3 agricultural land.
- The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.
- The site is well located on Stow Road with a school and residential properties bounding the northern edge with public rights of way linking to the village and nearby services and facilities.
- Landscape impact from the west, south and east would be minimal if trees and hedgerow were to be retained.
- Development has the potential to impact the setting and access to Upthorpe Green (a registered village green), which sits just outside the south eastern corner.
- The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.

In combination the outcomes of the LAA and SA indicate that the site:

- Should consider a smaller number of residential units to would assist in integration of the proposed development, integration of public rights of way and setting and impact upon the village green.
- Requires flood mitigation.
- Would need to consider integration of existing public rights of way and provision of active travel routes.
- Trees and hedgerows would require retention so as not to detrimentally impact the character of the area.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 6.10ha Site reduced by 50% to provide more proportionate development in comparison to the size of the existing settlement and retain setting of village green. 50% x 6.10 = 3.05ha net developable area. 70% net developable area to allow for integration of public rights of way and setting of village green 3.05ha x 70% = **2.135ha**	Net developable area of 2.135ha Residential – market and/or affordable homes. Very low density of 20 dph to reflect nearby residential density Capacity = 2.135ha x 20dph = **43 homes**	Available post 2028 subject to allocation Build out 1 to 3 years

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted two illustrative layout plans to address issues relating to public footpaths, landscaping and integration with village.

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. The site promoter wrote in support of this and promoted the site again during the consultation and provided a site layout plan illustrating how a development of 90 homes over two phases can be accommodated incorporating the public right of way, SuDs and landscaping. Following a review of the responses received, the site will be an allocation in the pre-submission Local Plan.

Spaldwick 5: Land South of the A14, Spaldwick (modest employment)

Site reference	Spaldwick 5
Site name	Land South of the A14, Spaldwick (modest employment)

Site address	Parish(es)	Site area (ha)
Land South of the A14, Spaldwick	Spaldwick	1.67

Promoter's Intentions

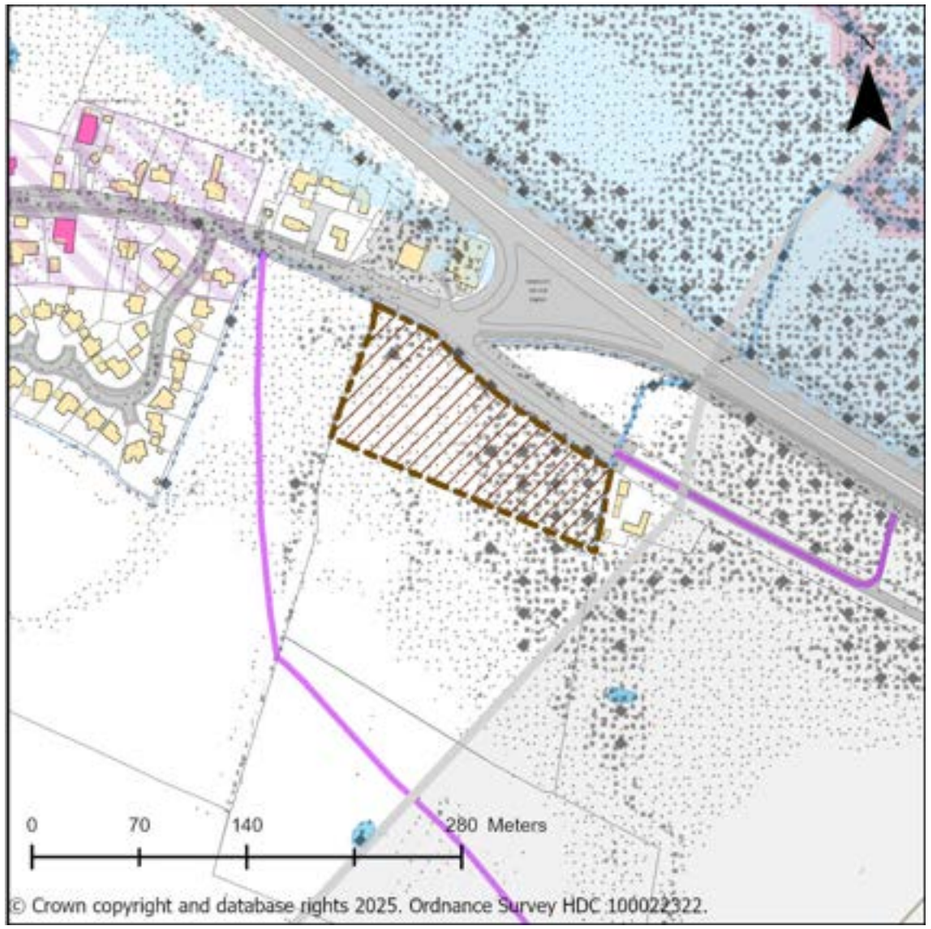
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment	Floorspace TBC	Available 2024 - 2028 Build out rate TBC depending on proposal

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24285
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement (December 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly within flood zone 1 but there is some very significant risk from surface water flooding on its eastern half and also on its frontage. It is classified as being grade 3 agricultural land. The site is broadly level, an established tree line largely screens the site from public view on its northern edge. Its western and eastern edge also benefits from existing vegetation but the site's southern edge is completely open as it forms part of a larger field. A drain also runs along the site's eastern edge. To the north on the other side of High Street is a services off the A14. To the south is open countryside, to the east is a farm complex and open countryside. To the west of the site is another agricultural field which separates the site from the main built form of Spaldwick, however this field has permission for 15 new homes. There is no known pollution or contamination on site. The site is not impacted by oil or gas pipelines, electricity poles run along the site's frontage on High Street. There are no nature conservation designations or heritage assets on site. The site could be accessed from Thrapston Road. There is is an existing pedestrian access into the site from here. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site. The site promoter states that the site is 'currently being promoted by the landowner. However, at this stage, it is not yet known whether a development partner will be brought on board to secure the relevant planning permissions and delivery, and/or whether the site will be sold. The landowner is fully committed to bringing forward this site for development through the local plan process.' The promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter states that all access and services to the site are accessible form the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. Access could be achieved from High Street, the achievability and safety of this access will require investigation as it would be located near to the point where High Street and the A14 slip route meet as well as the access to the adjacent services station.	~
Deliverability / developability	~

There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding. The promoter has submitted this site for modest employment uses (quantum unspecified) but also considers the site and the larger field it sits within to be potentially suitable for residential development. It is intended to deliver an development on this site via the local plan process, therefore it is categorised as being developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield grade 3 agricultural land
- Is constrained by fluvial surface water flood risk
- Remote from natural greenspace
- Is nearby to the A14 which could give rise to increased levels of pollution
- Not constrained by nature conservation or heritage designations
- Located to the east of the main built form where there is a more rural feel. The site extends into the countryside away from the built form and does not adjoin any existing built development.
- Has the potential to provide some modest employment opportunities in a village location that could be compatible with surrounding uses
- Has good accessibility to leisure and cultural facilities and retail within Spaldwick
- Has poor accessibility via public and sustainable modes of transport

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for some employment development at a scale that could contribute to local job creation in a village location. Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy. It would also require engagement on the creation of a safe access from High Street taking into account its proximity to the A14 slip road.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.675ha 50% net developable area to allow sufficient sustainable drainage and landscaping. 1.67 ha x standard proportion of 50% = **0.835 ha**	Commercial - employment The site promoter has not specified the type of employment that could be delivered on the site, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity: 0.40 plot ratio x 0.835 ha = 0.334 ha of land for employment uses equating to **3,340 sqm**.	Available post 2028, subject to allocation status Build out over 1 year

Updates after the Initial Assessment

Updates to SFRA mapping demonstrate that the risk of flooding has increased since the initial assessment. More that 99% of the site is now at risk of fluvial flooding (flood zones 3a and b), and the majority of the site is also at high risk from surface water flooding. The site is therefore now considered **inappropriate for development.**

Spaldwick 6: Land South of the A14, Spaldwick (modest residential)

Site reference	Spaldwick 6
Site name	Land South of the A14, Spaldwick (modest residential)

Site address	Parish(es)	Site area (ha)
Land South of the A14, Spaldwick	Spaldwick	0.98

Promoter's Intentions

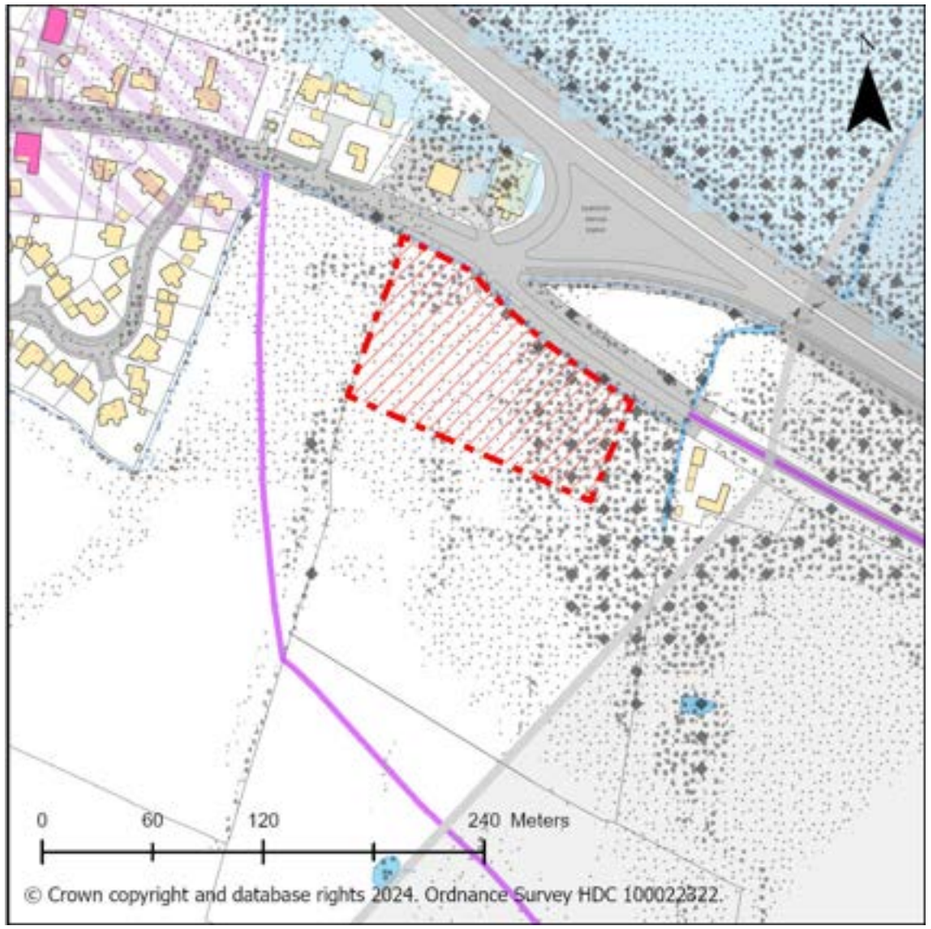
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	15 homes	Available 2024 - 2028 Build out 1 year

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24284
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement (December 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly within flood zone 1 but there is some very significant risk from surface water flooding on its eastern half and also on its frontage. It is classified as being grade 3 agricultural land. The site is broadly level, an established tree line largely screens the site from public view on its northern edge. Its western edge also benefits from existing vegetation but the site's eastern and southern edge is completely open as it forms part of a larger field. To the north on the other side of High Street is a services off the A14. To the south is open countryside, to the east is a farm complex and open countryside. To the west of the site is another agricultural field which separates the site from the main built form of Spaldwick, however this field has permission for 15 new homes. There is no known pollution or contamination on site. The site is not impacted by oil or gas pipelines, electricity poles run along the site's frontage on High Street. There are no nature conservation designations or heritage assets on site. The site could be accessed from Thrapston Road. There is is an existing pedestrian access into the site from here. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site. The site promoter states that the site is 'currently being promoted by the landowner. However, at this stage, it is not yet known whether a development partner will be brought on board to secure the relevant planning permissions and delivery, and/or whether the site will be sold. The landowner is fully committed to bringing forward this site for development through the local plan process.' The promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter states that all access and services to the site are accessible from the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. Access could be achieved from High Street, the achievability and safety of this access will require investigation as it would be located near to the point where High Street and the A14 slip route meet as well as the access to the adjacent services station.	~
Deliverability / developability	~

There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding. The promoter has submitted this site for modest residential uses (some 15 homes which follows that of the permission on the adjoining field to the west) but also considers the site and the larger field it sits within to be potentially suitable for a larger residential development and potentially modest employment too. It is intended to deliver an development on this site via the local plan process, therefore it is categorised as being developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield grade 3 agricultural land
- Is constrained by fluvial and surface water flood risk
- Remote from natural greenspace
- Is nearby to the A14 which could give rise to increased levels of pollution
- Not constrained by nature conservation or heritage designations
- Located to the east of the main built form where there is a more rural feel. The site extends into the countryside away from the built form and does not adjoin any existing built development.
- Has the potential to provide a further modest residential expansion to the village and contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- Has good accessibility to leisure and cultural facilities and retail within Spaldwick
- Has poor accessibility via public and sustainable modes of transport

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for some residential development. Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy. It would also require engagement on the creation of a safe access from High Street taking into account its proximity to the A14 slip road.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.98ha	Residential - market and/or affordable houses	Available post 2028, subject to allocation status

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
50% net developable area to allow sufficient sustainable drainage and landscaping. 0.98 ha x standard proportion of 50% = **0.49 ha**	Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.49 ha x 25 dph = **12 homes**.	Build out over 1 year

Updates after the Initial Assessment

Updates to SFRA mapping demonstrate that the risk of flooding has increased since the initial assessment. More that 99% of the site is now at risk of fluvial flooding (flood zones 3a and b), and the majority of the site is also at high risk from surface water flooding. The site is therefore now considered **inappropriate for development.**

Spaldwick 7: Land South of the A14, Spaldwick (larger scale residential)

Site reference	Spaldwick 7
Site name	Land South of the A14, Spaldwick (larger scale residential)

Site address	Parish(es)	Site area (ha)
Land South of the A14, Spaldwick	Spaldwick	7.75

Promoter's Intentions

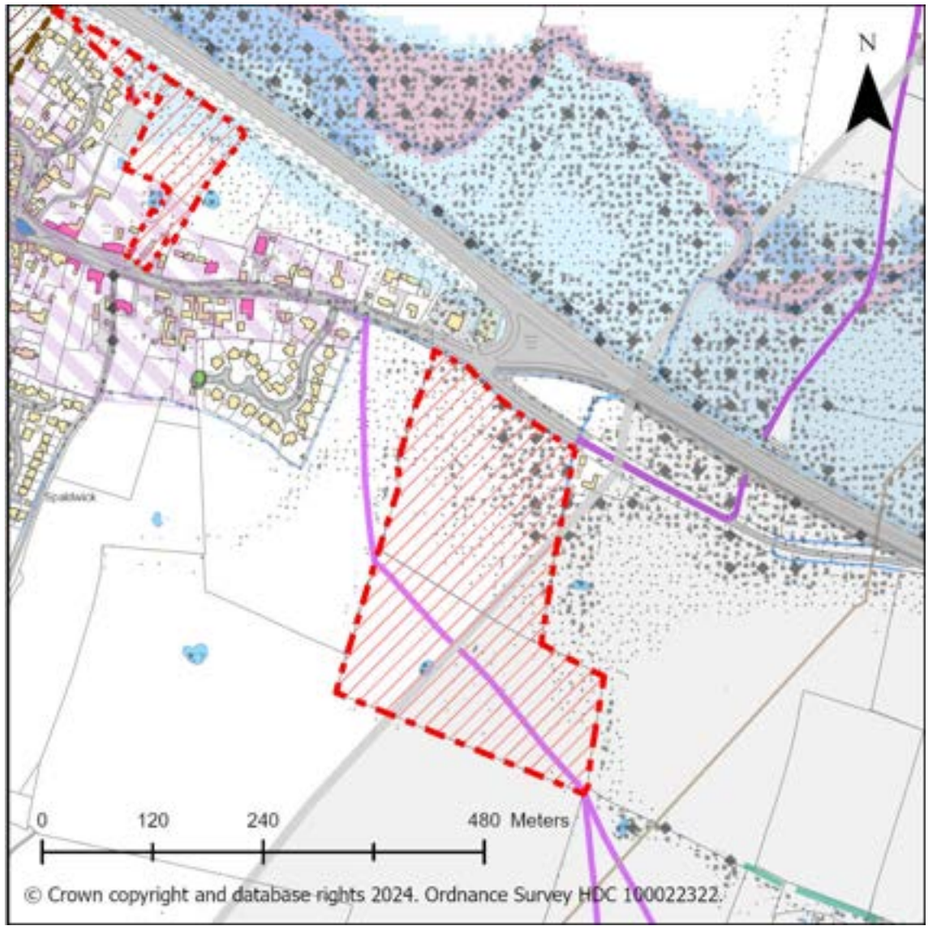
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Number of homes TBC	Available 2024 - 2028 Build out rate dependent on proposal

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24286
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement (December 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
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 risk from surface water flood risk across the whole of the site, the most significant of which is found on its northern edge and north eastern corner. It is classified as being grade 3 agricultural land. The site is broadly level, an established tree line largely screens the site from public view on its northern edge. Its remaining edges are also clearly defined by hedgrows which enclose the site. Within the site there is a line of tress and also a pond. A public right of way runs across the southern half of site from High Street through to the open countryside southwards. To the north on the other side of High Street is a services off the A14. To the south is open countryside, to the east is a farm complex and open countryside. To the west of the site is another agricultural field which separates the site from the main built form of Spaldwick, however this field has permission for 15 new homes. There is no known pollution or contamination on site. The site is not impacted by an oil pipeline, however the about a third of the site (its southern western corner) is within the buffer zone of a gas pipeline. Electricity poles run along the site's frontage on High Street. There are no nature conservation designations or heritage assets on site. The site could be accessed from Thrapston Road. There is is an existing pedestrian access into the site from here. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The northern half of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site. The site promoter states that the site is 'currently being promoted by the landowner. However, at this stage, it is not yet known whether a development partner will be brought on board to secure the relevant planning permissions and delivery, and/or whether the site will be sold. The landowner is fully committed to bringing forward this site for development through the local plan process.' The promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter states that all access and services to the site are accessible from the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. Access could be achieved from High Street, the achievability and safety of this access will require investigation as it would be located near to the point where High Street and the A14 slip	~
route meet as well as the access to the adjacent services station. The public right of way will need to be incorporated within proposals as would the presence of the the gas pipeline buffer zone.	
Deliverability / developability There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding. The promoter has submitted this site for residential uses (quantum unspecified) but also considers part of the site could be brought forward for a smaller residential or employment scheme. It is intended to deliver an development on this site via the local plan process, therefore it is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield grade 3 agricultural land
- Is constrained by fluvial and surface water flood risk
- Remote from natural greenspace
- Is nearby to the A14 which could give rise to increased levels of pollution
- Not constrained by nature conservation or heritage designations
- Located to the east of the main built form where there is a more rural feel. The site extends into the countryside away from the built form and does not adjoin any existing built development. Development across the whole of the site would result in a significant expansion of the village into the open countryside.
- Has good accessibility to leisure and cultural facilities and retail within Spaldwick
- Has poor accessibility via public and sustainable modes of transport

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for some residential development within the northern half of the site in order to better reflect settlement character after the adjoining permission has been implemented to ensure development relates to the settlement.
- Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy. It would also require engagement on the creation of a safe access from High Street taking into account its proximity to the A14 slip road.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 7.75ha - focusing development within the northern half of the site would reduce the potential site area to approximately 4ha. Then 50% net developable area to focus development to allow sufficient sustainable drainage and landscaping. 4 ha x standard proportion of 50% = **2 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2 ha x 25 dph = **50 homes**.	Available post 2028, subject to allocation status Build out over 2 - 3 years.

Updates after the Initial Assessment

Updates to SFRA mapping demonstrate that the risk of flooding has increased since the initial assessment. More that 99% of the site is now at risk of fluvial flooding (flood zones 3a and b), and the majority of the site is also at high risk from surface water flooding. The site is therefore now considered **inappropriate for development.**

Spaldwick 8: Land to the South of High Street, Spaldwick

Site reference	Spaldwick 8
Site name	Land to the South of High Street, Spaldwick

Site address	Parish(es)	Site area (ha)
Land to the South of High Street, Spaldwick	Spaldwick	0.83

Promoter's Intentions

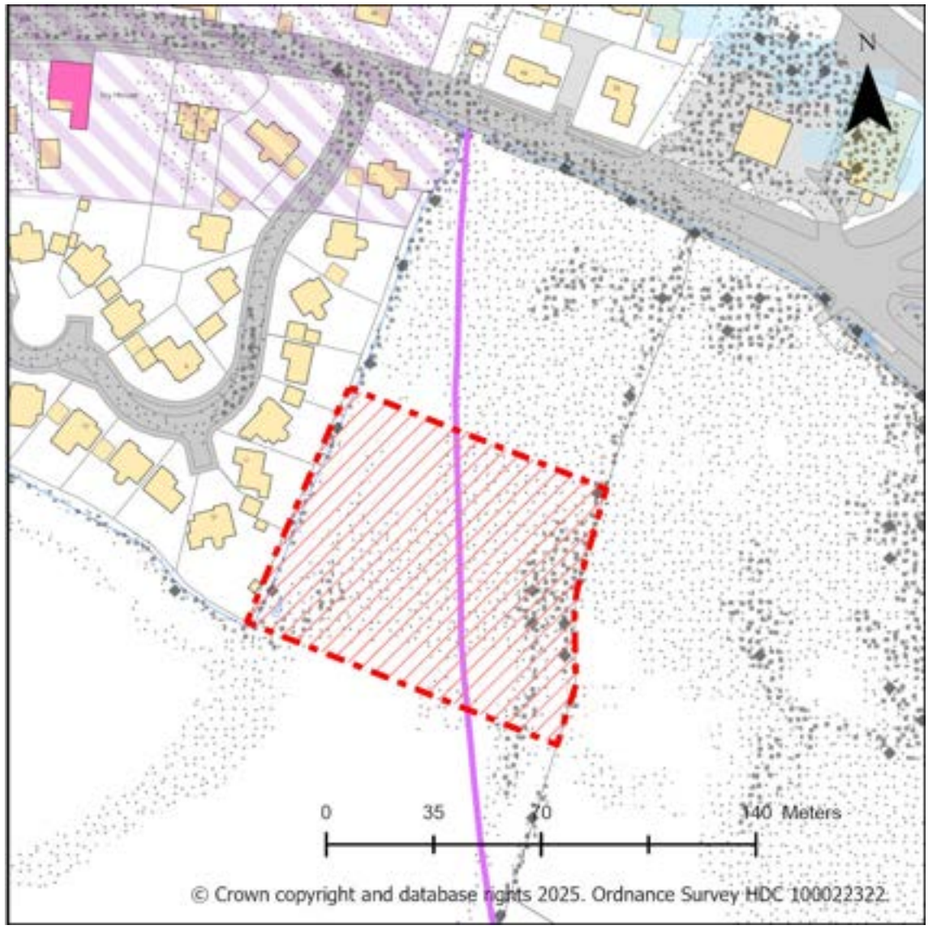
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Up to 25 homes	Available 2024 - 2028 Build out over 18 months

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24322
Relevant planning history	None on the site, however the site to the north has permission under 23/01948/FUL for the construction of 15 dwellings with associated access, car parking and landscaping. Access through the northern site will be required to serve this site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement (February 2025) • Proposed Site Plan (drawings no: 0310_00_100, revision: 2) (January 2025)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but there is some very significant risk from surface water flooding on its western edge and also on its eastern edge, these correspond with drains that run along the site's boundaries. It is classified as being grade 3 agricultural land. The site is broadly level, there are established trees along its eastern and western edges which partially enclose the site, it forms part of a wider agricultural field whereby its northern and southern edges are completely open. To the west are residential properties, to the north is agricultural land with full planning permission for residential properties. To the south and east are further agricultural fields and open countryside. It is noted that the land to the east has also been submitted to the Call for Sites process for potential development opportunities (see Spaldwick 5, 6 and 7). A public right of way runs through the centre of the field, the proposed site plan shows that this route will be realigned to run along the western and edge of the site still providing a connection into the village and out across the countryside. There is no known pollution or contamination on site. The site is not impacted by oil or gas pipelines. There are no nature conservation designations or heritage assets on site. There is no existing access into the site, however the proposed site plan shows that access is planned from the adjoining development site to the north. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The same housebuilder has acquired permission on the site to the north and seeks to extend development into this site. They state that the extant permission on the site to the northern permitted under 23/01948/FUL is due to start imminently. The promoter states the land will be available between 2024 and 2028 and take up to 18 months to complete.	+
Achievability The site promoter states that all access and services to the site are accessible from the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. The site promoter has identified how access to the site can be achieved and also how to overcome the public right of way that runs through the site. Delivery of the site is ultimately dependent on the delivery of the northern site, the same housebuilder owns both parcels of land and state that they intend to start work on the permitted development on the northern parcel imminently.	
Deliverability / developability There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding, access and the public right of way. Measures to overcome these have been put forward within the proposed site plan submitted alongside this call for sites submission. A housebuilder is already involved with the site, the same housebuilder owns the adjoining land whose delivery underpins the delivery of this site. As the site is not put forward for a rural exceptions site, the site would likely need to an allocation status, also delivery will only be possible once the access has been completed from the northern parcel. Considering these factors the site is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield grade 3 agricultural land
- Is constrained by fluvial and surface water flood risk
- Remote from natural greenspace
- Is nearby to the A14 which could give rise to increased levels of pollution
- Not constrained by nature conservation or heritage designations
- Located to the east of the main built form where there is a more rural feel. The site could form a further extension with an access from an extant planning permission to the north of the site.
- Has the potential to provide a further modest residential expansion to the village and contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- Has good accessibility to leisure and cultural facilities and retail within Spaldwick
- Has poor accessibility via public and sustainable modes of transport

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for residential development. Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy.

- It would also require the relocation of the existing public right of way which has already been set out in the proposed site plan for the site.
- Would also require access form the adjoining extant development, it is believed development on this site will start imminently.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.83ha 90% net developable area to allow sufficient sustainable drainage and landscaping. 0.83 ha x standard proportion of 90% = **0.747 ha**	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.747 ha x 25 dph = **19 homes**.	Available post 2028, subject to allocation status Build out over 1 to 2 years

Updates after the Initial Assessment

Updated level 1 SFRA mapping and site specific level 2 SFRA indicate that site is no longer suitable for development. This site is 19% flood zone one with the remaining site within flood zones 2 and 3a and surface water risk predominantly high. The site is now considered inappropriate for development.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

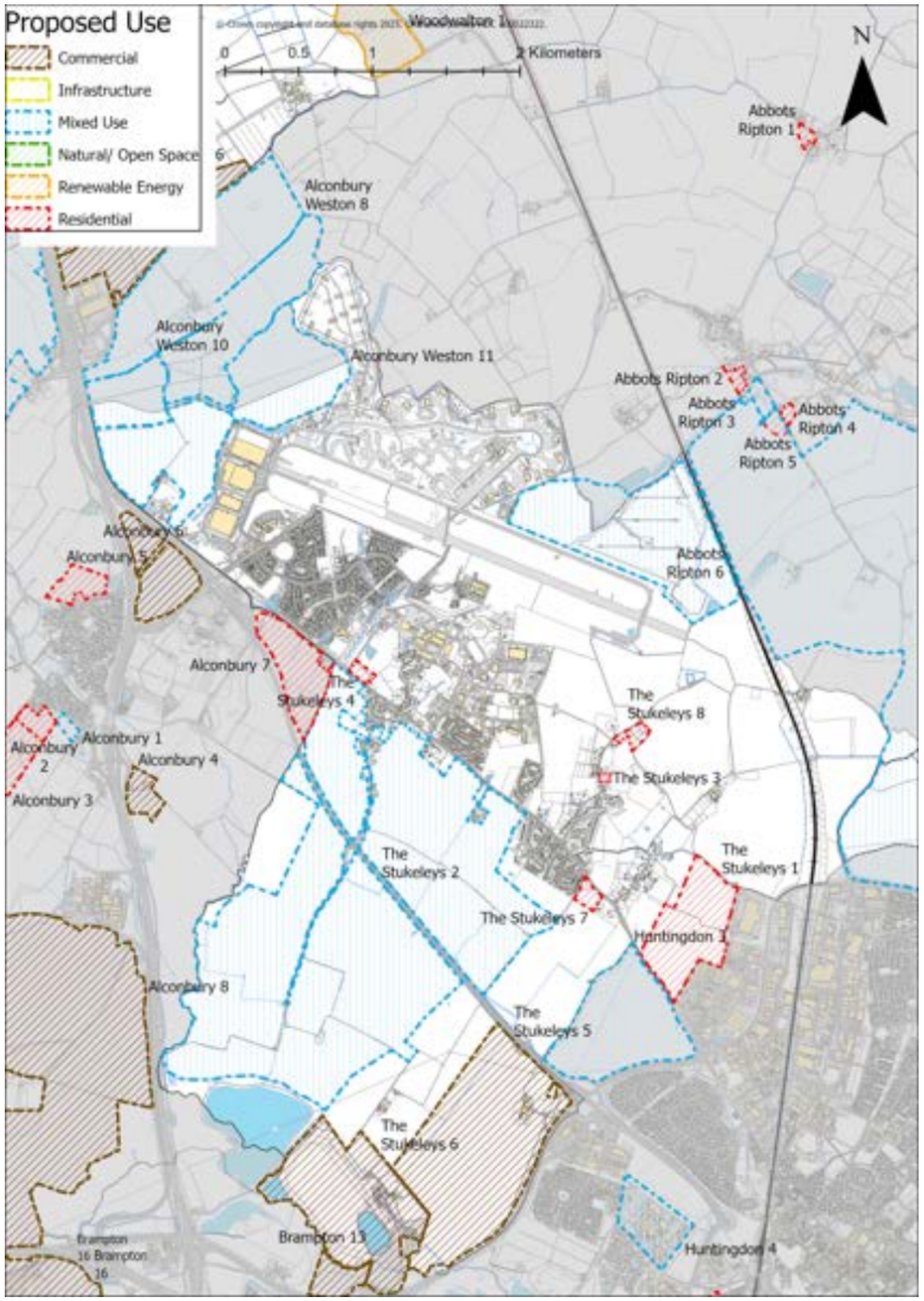
The Stukeleys

5.18 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

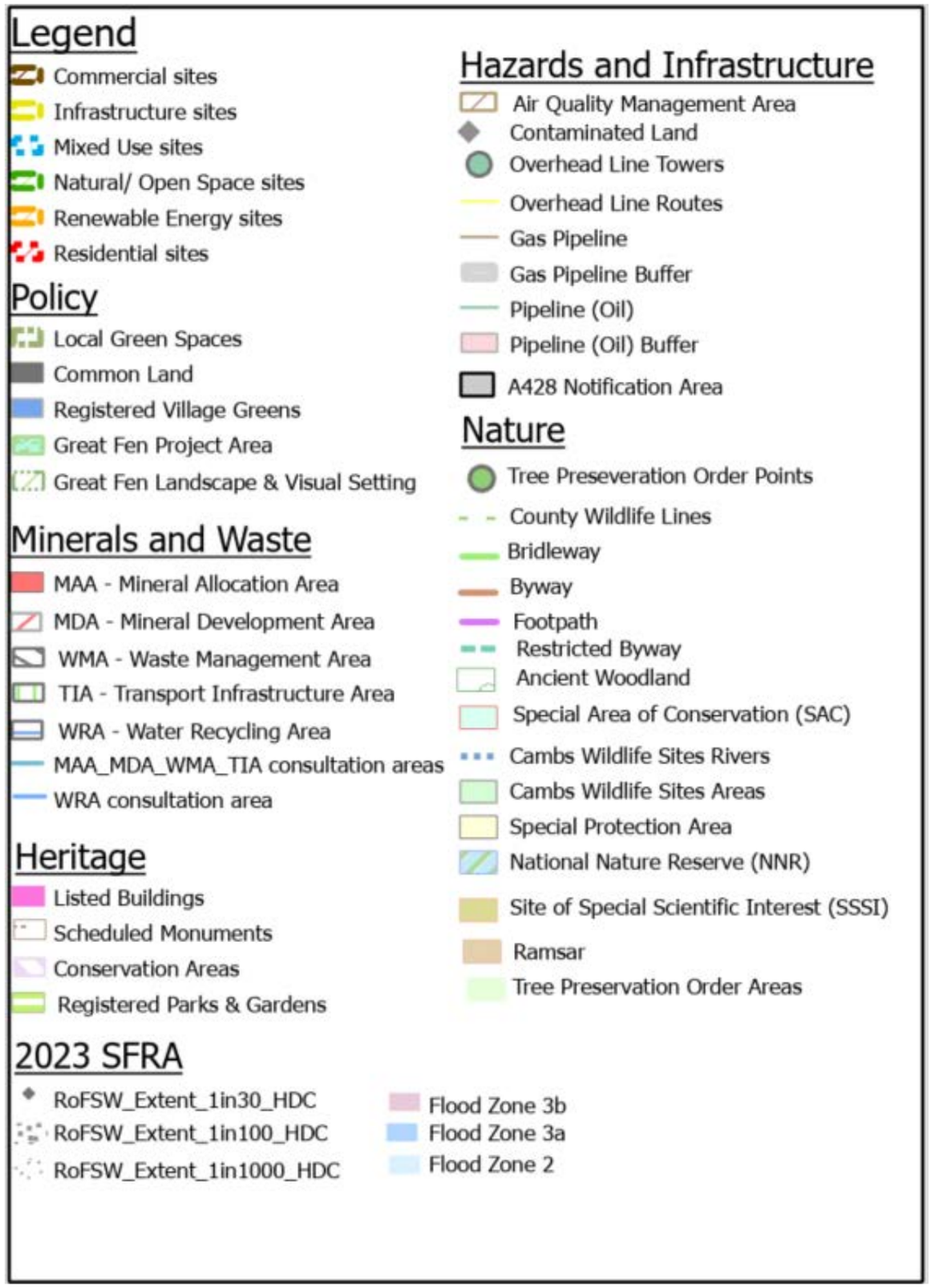
- The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)
- The Stukeleys 2: Nook Farm, Little Stukeley
- The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley
- The Stukeleys 4: Land North of Ermine Street, Little Stukeley
- The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307
- The Stukeleys 6: Huntingdon Racecourse - this site also partially falls within Brampton parish. As the majority of the site falls within The Stukeleys parish, the site has been assessed here instead. A link to the site can also be found within the Brampton section of the Central Huntingdonshire LAA document.
- The Stukeleys 7: Millers' Land, Great Stukeley
- The Stukeleys 8: Heron Shore, Land South of Owl End, Great Stukeley

5.19 Please note that the following sites also partially fall within The Stukeleys:

- 'Abbots Ripton 6: Sapley Park Garden Village' also partially falls within The Stukeleys parish as well as Huntingdon and Kings Ripton parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.
- 'Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield' also partially falls within The Stukeleys parish as well as Upton and Coppingford parish, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 'Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury' - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 'Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury' - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.



5.20 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)

Site reference	The Stukeleys 1
Site name	Land North East of Ermine Street (adjoining Huntingdon)

Site address	Parish(es)	Site area (ha)
Land North East of Ermine Street (adjoining Huntingdon)	The Stukeleys	33.96ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces Biodiversity net gain	648 homes Land for open space not defined site promoter states "part of development'.	Available from 2024-2028 Build out over 7 years.

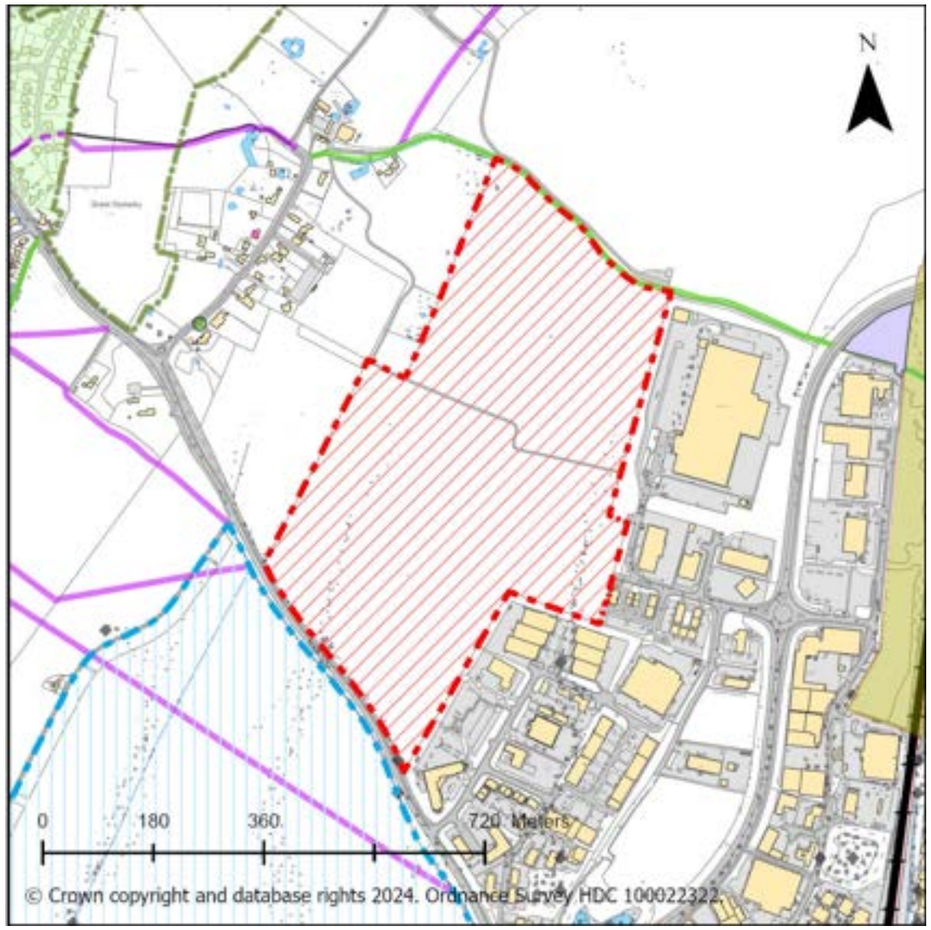
Core information

How was the site identified?	Call for Sites 2023 Submission: site reference - CfS: 77
Relevant planning history	Application number: 20/00847/OUT Proposed development: Outline planning application for the phased development of up to 648 dwellings with associated public open space, services and other ancillary infrastructure with all matters reserved except for the means of access. Outcome: Pending Consideration Application number: 18/70210/SCOP
	Proposed development: EIA Scoping Opinion: Up to 550 dwellings, highways access from Ermine Street and Washingley Road, pedestrian and cycle links, formal and informal green space, and landscaping. Application number: 1300730OUT Proposed development: Business park comprising of 36,246 sqm of B1 business uses (comprising of 12,096 sqm B1a office use, 2,700 sqm of B1a office/B1b research and development, 5,600 sqm of B1b research and development/B1c light industrial and 15,850 sqm of B1c light industrial), 5,000 sqm of B2 general industrial and 34,850 sqm of B8 storage and distribution with all matters reserved apart from means of access Outcome: Approved and lapsed. Part of HLP2036 site allocation : HU1 Ermine Street HELAA (December 2017): Washingley Farm
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present on site. The majority of the site is grade 2 agricultural land with a negligible portion the southern corner within grade 3, the site is wholly greenfield and in agricultural use.	+
The land slopes upward south to north by approximately 15m. The Southern edge is mostly bounded by trees and hedgerow and Ermine Street. The eastern boundary of the site adjoins Ermine Business Park and a protected settlement break designated in The Stukeleys Neighbourhood Plan bounds the western boundary highlighting the importance of the retention of the character and setting of Great Stukeley through its separation with other built development at Huntingdon and Alconbury Weald, some trees and hedgerow are also present. The site is well related to strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. There is a public right of way which runs along the northern boundary long distance views into the site can be seen from here and Green End. Development may adversely affect the surrounding countryside to the north due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and landscape impact. Access to the site could be achieved from Ermine Street. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site not within a mineral safeguarding area nor a water recycling area.	
Availability The site owned and controlled by a single company, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2028, it is proposed that planning permission would be acquired before the land is sold to a third party for development, build out is expected to take 7 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The layout and capacity of the site may be impacted on the western edge by the proposed realignment of the A141. Land in this vicinity will need to be safeguarded to allow for the future construction of the a new road. Access to A and B road networks would assist with long term access to the site and the logistics of construction, current access is from the Ermine Street. The presence of major roads may require further measures to safely integrate the community from proposed site with the existing residential area of Huntingdon (currently separated by the A141). Due to the proposed capacity of the site major infrastructure such as revised junctions, retail, social and community facilities may be required.	~

The site promoter notes that the site has been submitted to reiterate the commitment to deliver the site within the current plan period, with progress having now been made to identify the required safeguarding of land to facilitate a potential realignment route for the A141.	
Deliverability / developability The site is allocated in Huntingdonshire's Local Plan to 2036. There are no known legal restrictions and a planning application has been submitted to demonstrate how constraints can be overcome which includes the issue of requiring land to be safeguarded for the re-routing of the A141. Once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as deliverable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Surface water flood risk is present.
- The site is wholly greenfield land with the majority grade 2 agricultural land and a negligible portion the southern corner within grade 3.
- The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm
- Due to the site's elevated nature, the site's visibility within the wider landscape and location next to a protected settlement break, strategic landscaping would be required.
- Masterplanning should consider how the site can integrate safely with Huntingdon and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm
- Proximity to Ermine Business Park may expose the site to light, noise and odour pollution, the proposed use may impact residential development north of the site.
- Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site.
- The site is distant from local services and facilities but Huntingdon town centre is 2km away.

In combination the outcomes of the LAA and SA indicate that the site:

- Is allocated in the Huntingdonshire's Local Plan to 2036 forming part of allocation HU1 Ermine Street.
- Has the potential to be integrated with the existing community and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm
- Is of a size that could include a wide range of types, sizes and tenures.
- Would require strategic landscaping, integration of public rights of way and surface water flood risk mitigation
- Would need to address impact on settlement break and visual and light pollution to residential properties to the north.
- Requires land to be safeguarded for the re-routing of the A141.
- Would need to demonstrate how it can be safely integrated with Huntingdon and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 33.96ha 50% net developable area to provide strategic landscape mitigation and safeguarding of land for re-routing of A141. 33.96ha x 50% = **16.98ha**	Net developable area of 16.98ha Residential - Market and/or affordable housing. Low density of 35dph to reflect edge of town development, mixture of housing types and visual impact on The Stukeleys due to elevated nature of site. 16.96ha x 35dph = **594 homes**	Available from 2024 Build out 6 to 8 years

Updates after the Initial Assessment

The Stukeleys 2: Nook Farm, Little Stukeley

Site reference	The Stukeleys 2
Site name	Nook Farm, Little Stukeley

Site address	Parish(es)	Site area (ha)
Nook Farm, Land south of Little Stukeley & Great Stukeley and south of the A1307.	The Stukeleys	375.77ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self-build housing Commercial: • Employment • Retail • Logistics, distribution Infrastructure: • Supporting infrastructure e.g. schools, community centres • Health uses • Transport and parking / lorry parking • Renewable energy Open spaces • Natural, green or open spaces • Biodiversity net gain • Land to be safeguarded against flooding	3,000 homes including market and/or affordable, specialist and custom and self-build housing. Commercial element to be determined. Infrastructure element to be confirmed. Open spaces to be determined.	Available 2023 Build out 15 or more years

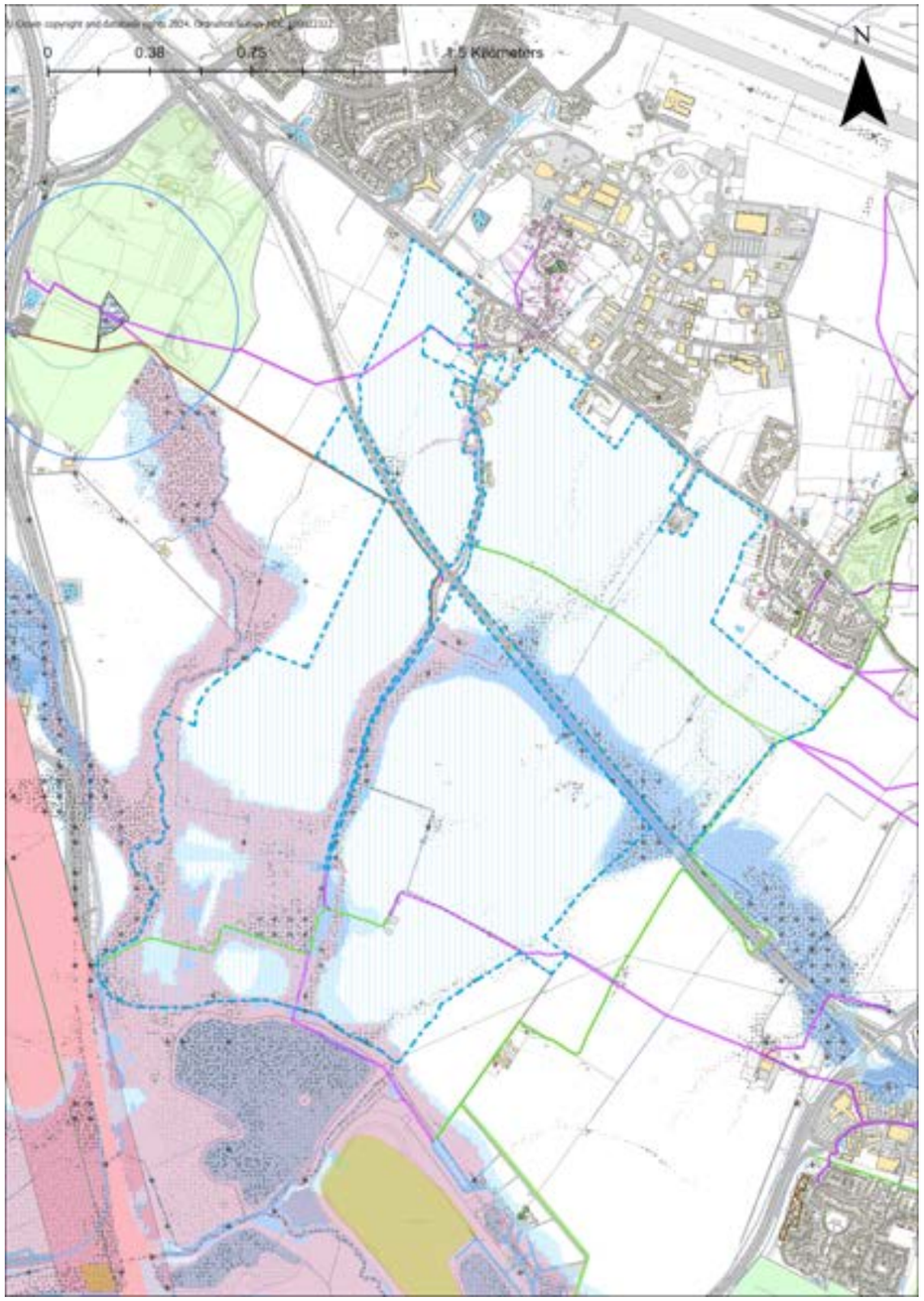
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 36
Relevant planning history	Application number: 18/01391/FUL Proposed development: Retrospective application for the erection of a two storey dwelling replacing a former dwelling (new design to replace two previously approved schemes) and associated works. Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 14% of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately 14% of the site is within flood zone 3b, Flood zone 3a and 2 are also present in the south east and along the A1307 and Low Road with approximately 74% in flood zone 1. Surface Water flood risk is also present in similar locations. The site is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel. In the northern parcels the land slopes significantly from north to south in excess of 20m and undulates east to west, creating a distinctive landscape character and separation of the villages of Great Stukeley and Little Stukeley and the A1307. This is reflective of its location within the Central Claylands. The southern most parcel (south of the A1307) slopes more gently with less significant topographic variation. The northern parcels of land abut the villages of Great Stukeley and Little Stukeley, which have a distinctive identities and village characters. Regularly spaced traditional villages, are also a feature of the Central Claylands. The large field sizes within the proposed site create a strong sense of openness which is enhanced by the lack of trees and hedgerows across much of the area, prompting a sense of remoteness and tranquillity. The limited hedgerow and tree coverage facilitate long distance views in many places and from multiple public rights of way, where large structures are highly visible in the landscape. The Northern boundary at points tightly bounds residential properties in the Stukeleys. The site includes protected settlement breaks as set out in The Stukeleys Neighbourhood Plan, which demonstrate the local importance of the separation of the villages and their relationship with the wider countryside. Nook Farm and associated buildings sit within the north eastern edge of the site. The Former Three Horseshoes opportunity site is also included within the site on the northern boundary. Local Greenspace *Land at West View* associated with Great Stukeley also abuts the northern edge, which is valued for its ecological potential, recreational value and important contribution to the character and appearance of the local area. The Great Ouse Green Infrastructure Strategic area which is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) abuts the southern boundary of the site as does Local Plan allocation HU 9 - Huntingdon Racecourse. Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines however, oil pipeline buffer zone sits outside the south west boundary and and overhead powerline just outside the south eastern boundary. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. The site is predominantly	~

greenfield land, opportunities to contribute to regeneration are negligible. The southern parcel of the site includes a mineral safeguarding area, it is not within a water recycling area.	
Availability The site owned and control by a single company, development is supported by the landowner. There are no known legal restrictions. The site is available from 2023, it is proposed that the site would be delivered by a master developer build out is expected to take 15 or more years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site promoter proposes a new junction off the A1 to access the site, without further information it is unclear if there are any issues regarding land ownership to facilitate this and the viability and practicality of achieving such access. Safe active travel connections particularly across the A1307 to link the northern and southern parcel would be required and opportunities to integrate with nearby communities, the southern parcel is removed from residential development and could therefore represent an isolated pocket of development in the countryside. The northern parcels of the site have significant topographical distinctiveness and challenges, significant strategic landscaping would be required and the achievability of this is uncertain. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. Some of the site is close to the A1 and A1307 meaning that noise and pollution mitigation measures may be required. However, access to the A1 and A1307 road network would assist with the logistics of construction. Major infrastructure would be required to support development, such as primary schools and a secondary school (or major extension to an existing school), local services and facilities and green spaces/infrastructure. The site promoter noted that the area falling within Flood zone 3, can be used to help deliver a biodiversity net gain, improve the existing drainage situation and provide noise attenuation (if required) and that masterplanning would demonstrate how an offset can be created to enable the Stukeleys to maintain village identities. It is proposed that the quantum of development could help finance a new junction off the A1 and that the site can improve connections and sharing facilities with Alconbury Weald / the western side of Huntingdon whilst offering opportunities to better link Nook Farm to existing development as well as to provide improved pedestrian and cycle routes. It is also proposed that a rapid transit/busway network could connect to Alconbury Weald and Huntingdon.	~

Deliverability / developability	
The site is allocated in Huntingdonshire's Local Plan to 2036. There are no known legal restrictions. There are significant constraints to overcome including access and impact on The Stukeleys. Significant infrastructure would be required. It is proposed that the site would be delivered by a master developer build out is expected to take 15 or more years. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield and predominantly grade 2 agricultural land
- Three quarters of the site is within flood zone 1 (approximately 564ha), flood zones 2 and 3a present, there is some risk from surface water flooding.
- There is potential for enhanced public transport connections via a rapid transit/busway network, however this scheme is not confirmed without this private transport could dominate.
- The site may impact on SSSIs, heritage assets, (listed buildings) and is close to conservation areas in Great Stukeley and Little Stukeley.
- The proposal would create a new community changing the landscape from what is predominantly what is currently open farmed countryside.
- The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages development in the northern parcels would fundamentally alter the setting. It is considered that development in these northern parcels should be avoided.
- The size of the site has the potential to increase traffic on the local and strategic road network (A1 and A1307) creating air and noise pollution with the potential to affect future residents.
- Strategic infrastructure would be required to access the site and impact on the highway network would require assesment.
- Integration of the site with Huntingdon would require may be difficult to achieve and require **s**afe active travel connections.

In combination the outcomes of the LAA and SA indicate that the site:

- The southern parcel may be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable placemaking.
- Development in the northern parcel should be avoided to prevent significant impact on the landscape impact and the setting of Great Stukeley and Little Stukeley.
- Noise, air, and light pollution and transport impact would require mitigation.
- Flood mitigation would be required.
- The site would require major infrastructure to support development including community services and facilities, local retail, employment, active travel and green infrastructure and integration with the wider network
- Impact on SSSIs, heritage assets and conservation areas in Great Stukeley and Little Stukeley would require assessment and mitigation.
- Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 375.77ha. Removal of approximately 153ha to represent the northern parcels of land which would have a significant impact on the landscape and setting of Great Stukeley and Little Stukeley. Proposed site area minus northern parcels 375.77ha - 153ha = **Gross site area = 222.77ha** 80% net developable area to provide for strategic landscaping. 222.77ha x 80% = **178.216ha**	Net developable area of 178.216ha 4ha deducted to 2 2FE Primary schools 1.5ha deducted for 2 local centres 20ha deducted for employment 0.5ha deducted for community/health uses 60ha deducted for strategic open space 92.216ha for residential uses Remaining land for residential = **92.216ha (**178.216ha -4ha - 1.5ha- 20ha - 0.5ha - 60ha)	Available post 2028 subject to allocation Build out 15 to 20 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 2.76648ha x 145dph = 401 homes • 7% of land at high density 85dph. 6.45512ha x 85dph = 549 homes • 25% of land at moderate density 50dph. 23.054ha x 50dph = 1,153 homes • 55% of land at low density 35dph. 50.7188ha x 35dph = 1,775 homes • 10% of land at very low density 25dph. 9.2216ha x 25dph = 230 homes **4,108 total homes**	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted additional plans:

- Indicative Concept Plan
- Constraints Plan

The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley

Site reference	The Stukeleys 3
Site name	Land between 76 and 86 Owl End, Great Stukeley

Site address	Parish(es)	Site area (ha)
Land between 76 and 86 Owl End, Great Stukeley PE28 4AQ	The Stukeleys	0.30ha

Promoter's Intentions

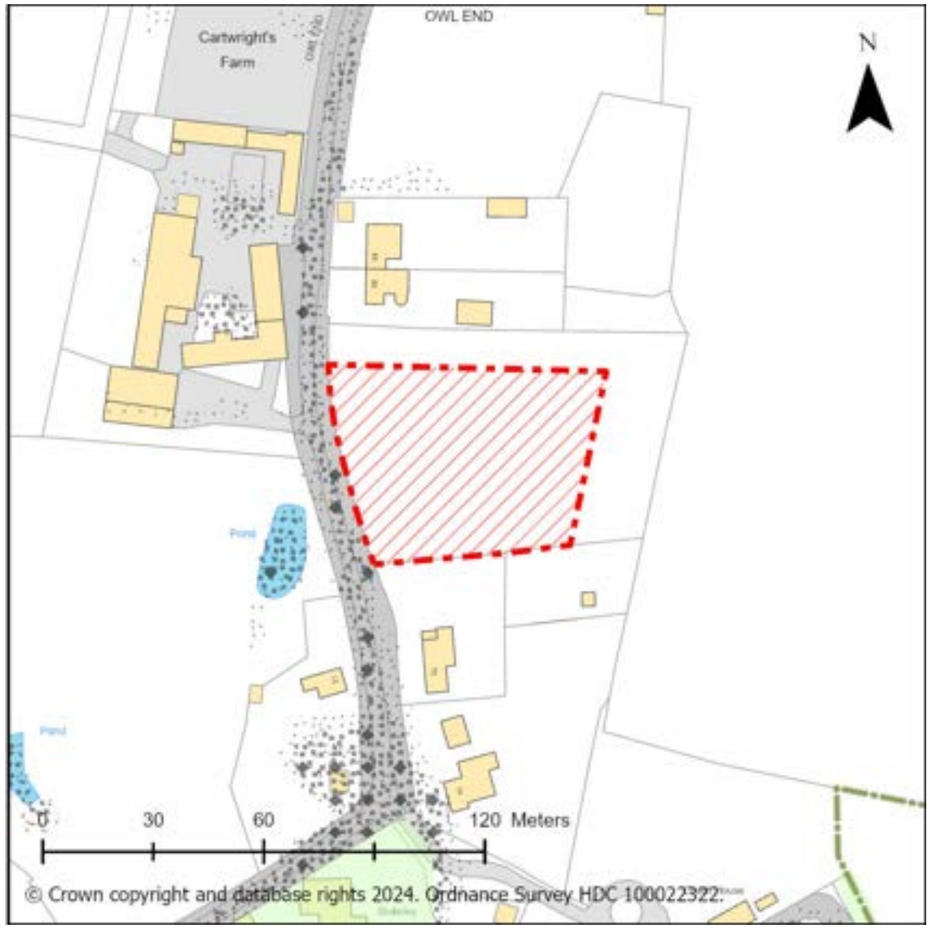
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	2 to 3 homes	Available 2024-2028 Build out 1 year

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 28
Relevant planning history	Application number: 1300883FUL. Proposed development: Creation of new entrance to paddock including engineering operations to culvert ditch. Outcome: Approved.
Land type	Wholly greenfield land
Current use of the site	Paddock associated with residential garden
Supporting information	Ecological assessment Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial or surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the north western corner grade 2. The land is relatively flat and located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed and interrupted with green breaks. The western boundary of the site is bounded with trees and hedgerow and separated from the road by a drainage ditch. Trees are also present around the remaining boundaries but are not contiguous. A small wooded area sits northeast of the site. Residential properties sit north and south of the site. The eastern edge of the site looks out over open countryside. The site cannot be seen from any public rights of way. Landscape impact would be limited but transition to the countryside to the east would require consideration. Development would have to consider the retention of trees and hedgerow and integration of the site with existing character and from of this distinctive area through careful masterplanning. Access issues would require resolution. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, overhead powerlines run along the eastern edge. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area nor a water recycling area.	+
Availability The site owned by a single family in individual control, development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028, it is proposed that the site would be delivered directly by the landowner build out is expected to take 1 year.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site would be via Owl End, a narrow road. Access to the site would be required across a drainage ditch and would require resolution. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead powerlines run along the eastern edge which may need addressing regarding access for construction vehicles. The site promoter has provided a location plan and an ecologic survey which notes that there is no ecological impact to developing the site. They note that land to the north and east would be planted with trees to extend existing woodland to the north to improving biodiversity and wildlife habitat. The site proposes 2 to 3 homes.	~
Deliverability / developability	~

There are no known legal or ownership constraints. Constraints such as access to the site, and compatibility with the character of owl end would require mitigation. It is proposed that the site would be delivered by the land owner and build out would be expected over 1 year. The site is classified as developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood or surface water flood.
- The site is wholly greenfield land with the majority of the site grade 3 agricultural land and the north western corner grade 2.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The retention of trees and hedgerow along the western boundary would help to minimise ecological impact, retain the character of the area.
- Consideration landscaping required to transition to or screen the wider countryside to the east and limit impact of wooded area to the north.
- Appropriate access to the site over a drainage ditch would require establishing.
- Density would be required to be low and frontage only in order to be in keeping with the surrounding character, form and vernacular of the area.
- The site is close to some local services and facilities and employment opportunities are 5km away.

In combination the outcomes of the LAA and SA indicate that the site:

- Has the potential to be effectively masterplanned to become part of the existing community
- Is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.
- Would require landscape mitigation to the east and retention of trees and hedgerow where possible
- Should deliver low density housing in keeping with the existing character and vernacular of the area.
- Would be required to demonstrate suitable access.
- Mitigation may be required to address overhead powerlines

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.30ha Given the more linear character of residential development along the northern extent of Owl End rather that calculate a net developable area the calculation is based on typical frontage widths of properties in the immediate area. Landscaping or screening would be required on the eastern boundary which could be contained within larger gardens recognising the character of the immediate locality. Net developable area of approximately 56m frontage x 20m width per plot.	Residential use - market and/or affordable housing 56m frontage x 20m width per plot Capacity = 56/20 = **3 homes**	Available post 2028 subject to allocation Build out 1 to 2 years.

Updates after the Initial Assessment

The Stukeleys 4: Land North of Ermine Street, Little Stukeley

Site reference	The Stukeleys 4
Site name	Land north of Ermine Street, Little Stukeley

Site address	Parish(es)	Site area (ha)
Land north of Ermine Street, Little Stukeley, PE28 4XL	The Stukeleys	1.20ha

Promoter's Intentions

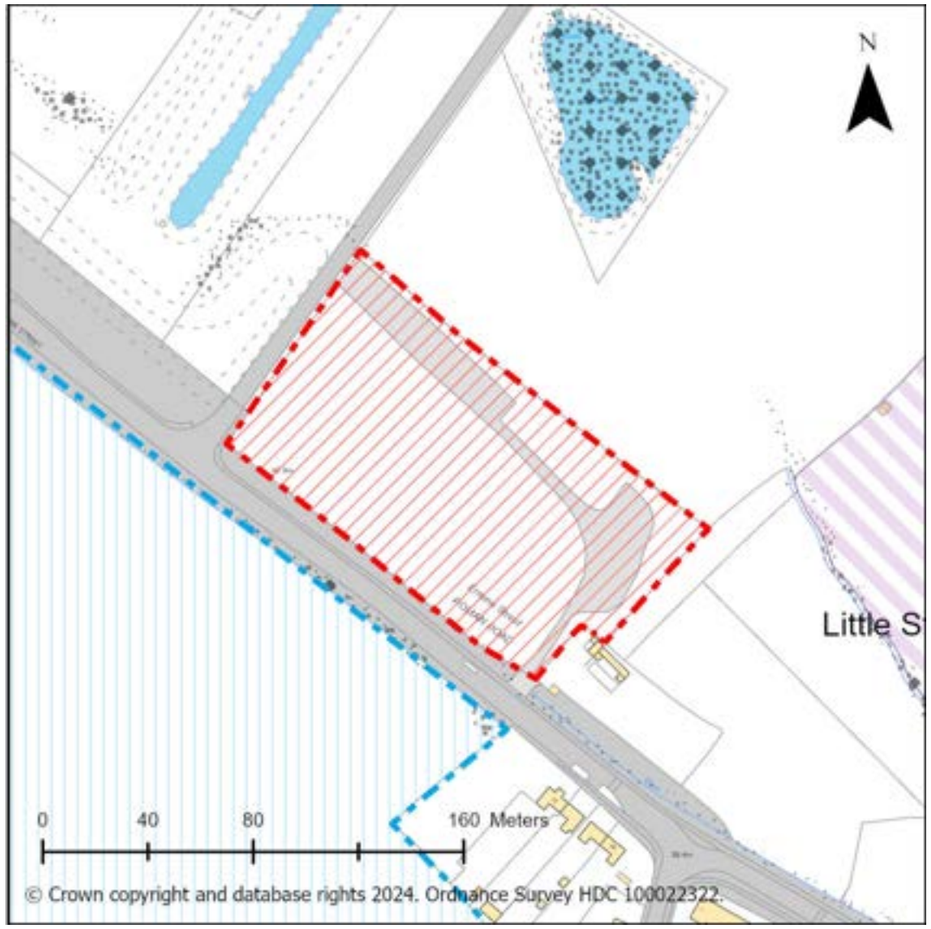
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green of open space Biodiversity net gain	circa 28 homes Public open space including a LAP and biodiversity net gain, land area not provided.	Available 2024-2028 Build out over 18 months.

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 355
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan Masterplan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, low risk surface flood is present but negligible. The south eastern half of the site is grade 3 agricultural land whilst the north western is non agricultural land. The site slopes gently down from west to east. The southern and western boundary is screened by mature trees and hedgerow. The western edge is bounded by an access road to RAF Alconbury. Access to the site is available on the south east boundary off Ermine Street. The northern edge of the site looks out onto further open greenspace. Some hardstanding is present as part of the access to and within the site. The site and further	-

greenspace to the north forms part of a protected settlement break designated in The Stukeleys Neighbourhood Plan highlighting the importance of the retention of the character and setting of Little Stukeley through its separation with other built development in Huntingdon, RAF Alconbury and Alconbury Weald. The proposed site forms a distinctive green break between the village of Little Stukeley and RAF Alconbury. Proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements. The site is therefore not suitable for built development, but would be suitable for enhanced green infrastructure. A conservation area sits to the east. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a sand and gravel mineral safeguarding area nor a water recycling area.	
Availability The site is in single / individual company control and land control arrangements in place with a developer. Development is supported by the landowners. There are no known legal restrictions. The site is available 2024-2028 and would be delivered by a house builder, build out is estimated to take 18 months.	+
Achievability Mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure, access to gas supply is unknown. Access to the site would be via the south east boundary off Ermine Street, however the boundary of the site does not include this access meaning there could be issues with intervening land that may be outside the landowners control which could impede delivery and/or viability. However, access to Ermine Street would assist with the logistics of construction. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. The proposed site forms a distinctive green break between the village of Little Stukeley and RAF Alconbury. Proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements. The site is therefore not achievable. The site promoter has noted that safe vehicular and pedestrian access can be introduced onto Ermine Street and it is proposed that a new access is introduced onto Ermine Street and this would connect in with the existing footway that runs along the site frontage. The existing trees and hedgerow present along the boundaries would be retained	-

and enhanced as part of the proposal as would trees onsite. A significant buffer would be provided between the site and the the airfield. Dwellings would be set back from the development boundaries and a LAP provided.	
Deliverability / developability The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan mean that the site is not suitable or achievable and as such is un deliverable and undevelopable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan means that the site is not suitable or achievable and as such is undeliverable and undevelopable.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to the site's designation as a protected settlement break in The Stukeleys Neighbourhood Plan meaning that the site is not suitable or achievable, and as such is undeliverable and undevelopable.	N/A	N/A

Updates after the Initial Assessment

The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307

Site reference	The Stukeleys 5
Site name	Land to the north west of the A141, between Huntingdon Racecourse and A1307

Site address	Parish(es)	Site area (ha)
Land to the north west of the A141, between Huntingdon Racecourse and A1307.	The Stukeleys	103.58ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution	55,741 sqm B2 uses 130,065sqm B8 use (total of 185,806sqm with 30% capped at B2)	Available 2024-2028 Build out over 2 to 3 years.

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 221
Relevant planning history	HELAA (December 2017): Brook Field Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Construction phase social value framework Call for Sites Submission Letter Location plan Logistics in Huntingdonshire - Call for Sites Opportunity Document
	Logistics in Huntingdonshire - Call for Sites Technhical Promotion Document including appendices on Site Location Plan, Constraints and Opportunities Plan, Concept Plan, Landscape Framework Plan, Landscape and Visual Appraisal, Built Heritage , Archaeology, Technical Note, Transport, Air Quality, Drainage, Ecology, Arboriculture, Lighting, Ground Conditions and Utilities. Representations to Huntingdonshire Local Plan Issues Consultation - July 2023

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	5% approximately 4.8 ha in Flood Zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

Assessment of Site Potential

Context, constraints and potential suitability The majority of the site sits within flood zone 1 however flood zone 2, 3 and 3b are present in the south eastern corner, surface water flood risk is present on the site. The majority of the site is grade 2 agricultural land , sandwiched by small strips of grade 3 agricultural land on the northern and southern boundaries. The land rises quite significantly towards the centre of the site with a minimum variation of 10m, this undulation is reflective of its location within the Central Claylands. The eastern edge of the site is bounded by the A141, with the majority of the edge screened by mature trees and hedgerow, views into the site can be seen clearly however from the southern third of the eastern edge showing the prominent landscape features. The southern boundary abuts Local Plan allocation HU9 Huntingdon Racecourse which is substantially screened by trees and hedgerow and the northern boundary also screened by substantial trees and hedgerow. Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning. The site has multiple access points including from off the A141, A1302 and via a bridge crossing which provides agricultural access to the fields separated by the A1307. Local Plan allocation HU1 Ermine Street sits across the road to the north. Brookfield farm sits within site, which includes residential properties and associated farm buildings. A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away) meaning views of the landscape can be seen from within, both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingbrooke Country Park respectively. The Southern most corner also connects and includes the edge of the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead power line cross the north western corner. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is predominantly greenfield land, opportunities to contribute to regeneration are negligible. A small portion of the south end of the site sits within a sand and gravel mineral safeguarding area. The site does not sit within a water recycling area.	~
Availability The site is in single family ownership and is optioned, development is supported by all landowners. There are no known legal restrictions. The site is available 2024-2028 and would be delivered by a master developer, build out is estimated to take 2 to 3 years.	+
Achievability Digital and telecommunications infrastructure is accessible from the site boundary however, gas, mains water and electricity supply are not immediately accessible. Existing access to the site is available via the A141 or A1307 and close to the A1, access via these roads would assist with the logistics of construction and operation of the site. There is no known	~

pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, overhead power line crosses the north eastern corner, which may require mitigation depending on the layout of the site. The site has significant topographical challenges due to the elevation of the land meaning the elevation of buildings may have an adverse impact on the landscape setting, this would have to be investigated through the masterplanning process. The increase in traffic generated by the site could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. The presence of major roads may require further measures to safely integrate the proposed site with the existing residential area of Huntingdon (currently separated by the A141) The site promoter has provided a number of documents which note that the site will provide of structural landscaping around the development to provide a green backdrop in key views from the north of the site, including the provision of landscape corridors to break up development areas; create connections between the existing Hinchingbrooke Country Park and the site, provide a green infrastructure corridor and habitat, pedestrian, cycle connectivity between Hinchingbrooke and the allocations to the north of the site, provide a significant buffer to the Grade II Listed Waterloo Farm (to the north west); and contribute towards achieving at least 10% biodiversity net gain, with a target of 15%. It is envisaged that the electricity infrastructure on the northern edge of the site would not have any impact on the development of the site and access provided from the A141, by a new all movement junction connecting to Kingfisher Way, safe crossings would be provided across the A141 for active travel routes.	
Deliverability / developability There are no known legal or ownership constraints. Constraints such as landscape impact as a result of topographical challenges would require careful consideration. It is proposed that the site would be delivered by a master builder and build out would be expected over 2 to 3 years. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield agricultural land and predominantly grade 3 agricultural land
- The majority of the site is flood zone 1 (approximately 94ha/91%), flood zones 2 , 3a and 3b present, there is some risk from surface water flooding.
- The site may impact on SSSIs, heritage assets, (listed buildings) and nature conservation assets.
- Elevation of the proposed buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from adjacent Huntingdon Racecourse could be significant.
- Impact on water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations.
- The size and use of the site has the potential to increase traffic on the local and strategic road network (A1, A141 and A1307) creating air and noise pollution.
- Light pollution from the proposed uses may impact upon the wider countryside setting, nature conservation assets and the wider countryside.
- Safe crossing of A141 and active travel routes would assist in the integration of the site with the wider community.
- The site has the opportunity to support retention and growth of indigenous companies and provide opportunities for new investment to enhance the local economy

In combination the outcomes of the LAA and SA indicate that the site:

- The site presents the opportunity for economic benefits to the community through increased jobs and economic linkages and opportunities for local business or new investment.
- Elevation of buildings and impact on wider countryside would require assessment and mitgation.
- Noise, air, and light pollution and transport impact would require mitigation.
- Flood mitigation would be required.
- Mitigation and assessment of the impact on SSSIs, heritage assets, (listed buildings) and nature conservation assets would be required.
- Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel.
- Overhead power line crosses the north eastern corner, which may require mitigation depending on the layout of the site.
- The site has the opportunity to contribute towards habitat connectivity.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross Site area of 103.58ha	Net developable area of 62.148ha	Available post 2028 to allow for allocation of site

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow for reduced impact on heritage, nature conservation assets, impact on the wider countryside and flood mitigation. 103.58ha x 60% = **62.148ha**	70% /30% split of logistics/ distribution and employment land respectively as indicated by the site proposal. 70% x 62.148ha = 43.58036ha net developable area for logistics/distribution. Commercial - logistics/distribution at 0.40 plot ratio = (43.58036ha x 0.40)*10,000= **65,255.40sqm** 30% x 62.148ha = 18.6444ha net developable area for employment. Commercial - Employment at 0.35 plot ratio to reflect business park density = (18.6444ha x 0.35)*10,000= **174,014.40sqm** **Total Commercial** **-** 65,255.40sqm + 174,014.40sqm = **239,269.80sqm**	Build out over 2 to 5 years

Updates after the Initial Assessment

The Stukeleys 6: Huntingdon Racecourse

Site reference	The Stukeleys 6
Site name	Huntingdon Racecourse

Site address	Parish(es)	Site area (ha)
Huntingdon Racecourse, Thrapston Rd, Brampton, Huntingdon PE28 4NL	Brampton The Stukeleys	69.00ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses Logistics, distribution Infrastructure: Transport and parking / lorry parking Open Space: Outdoor sports and leisure (racing and non racing) and essential facilities. Facilities for leisure events and conferencing.	Unknown	Available 2023 Build out unknown

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 276
Relevant planning history	HLP2036 site allocation: HU9 Huntingdon Racecourse HELAA (December 2017): Huntingdon Racecourse

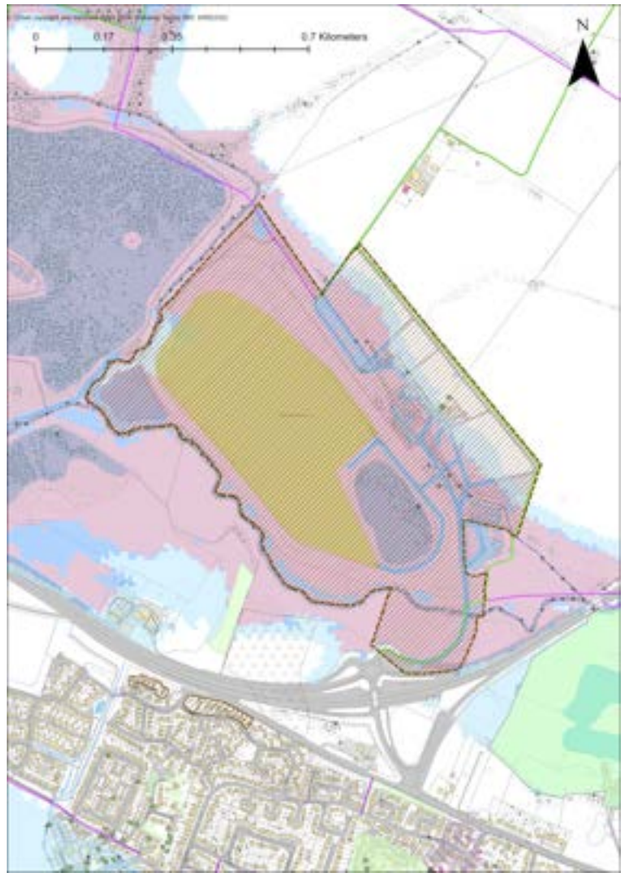
	Application number: 23/00176/FUL Proposed development: Replacement of the existing stables, the creation of flood defence and floodplain compensation works and the installation of new access restriction bunds. Outcome: Approved Application number: 22/01456/FUL Proposed development: Refurbishments, consisting of partial demolition and increasing height of stables. Outcome: Approved Application number: 22/01076/FUL Proposed development: Refurbishments, consisting of partial demolition and increasing height of saddling boxes in association with Huntingdon Racecourse. Outcome: Approved Application number: 17/01640/FUL Proposed development: Extension of Seafood Bar to form Owners and Trainers Restaurant Outcome: Approved Application number: 1000161FUL Proposed development: Alterations to elevations and erection of canopy. Change of use from betting shop to bar (A2 to A4) Outcome: Approved Application number: 0801153FUL Proposed development: Erection of new south stand incorporating weighing room, hospitality areas and spectator viewing terrace Outcome: Approved

	Application number: 0702325FUL Proposed development: Re-siting of members entrance building Outcome: Approved Application number: 0604044FUL Proposed development: Extension for use as restaurant and alterations to racecourse buildings Outcome: Approved Application number: 0603166FUL Proposed development: Alterations and extensions to racecourse Outcome: Approved Application number: 0400146FUL Proposed development: Retention of temporary trackside chalets for hospitality use Outcome: Approved Application number: 9300274FUL Proposed development: Formation of flood lagoon, involving the extraction of sand and gravel. Erection of temporary bailey bridge. Outcome: Approved Application number: 9300275FUL Proposed development: Formation of lagoon, irrigation & recreational use involving extraction of sand & gravel & temporary bailey bridge Outcome: Approved Application number: 8501346FUL Proposed development: Betting shop and office, paddock enclosure

	Outcome: Approved
Land type	Part previously developed and part greenfield
Current use of the site	Horseracing venue Conference and event facilities Outdoor recreational and leisure facilities
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	72% of the site is in flood zone 3b (50 ha). More than 0.25 ha remaining	Pass
Designated local green space	None	Pass
Nature conservation designation	Part of site contains Brampton Racecourse SSSI	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Asessment of Site Potential

	Commercial Use	Logistics/ Distribution
Context, constraints and potential suitability 72% of the site is in flood zone 3b (50 ha), just over 5ha is within Flood zone 1, with the remainder is in flood zone 2 and 3. Over half of the site is susceptible to high risk surface water flooding. The site is grade 3 agricultural land. The site is flat and contains a number of uses associated with the operation of the racecourse including stables, bar, stands, parking etc. An hotel sits just outside the south eastern corner of the site. The majority of the site is open greenspace including the race track which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and a public right of way runs along the north eastern boundary, some of the site can be seen from vantage points such as the A1 and A141 and a public right of way. Any proposed uses on the site would have to provide suitable flood mitigation and be of a use that would not detrimentally impact the SSSI. Access to the site is via a roundabout off the A141. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site and there are no tree preservation orders affecting it. The site is within a sand and gravel mineral safeguarding area, however the site appears to have been quarried and refilled meaning this status should not affect the site. The site is not a water recycling area. The site is previously developed and part greenfield, due to the nature of the site the compatibility of uses is an important determinant in the suitability of uses on the site. The site is allocated in Huntingdonshire's Local Plan to 2036 for a mix of uses which would facilitate the continued use of site for a racecourse, including complementary conference and events facilities, this suitability is substantiated by the approved applications noted above. However, uses such as logistics / distribution and or lorry parking could detrimentally impact the nature conservation value of the site biology and ecology, the uses could increase light, air and noise pollution.	+	-
Availability The site owned and controlled by a single company and development is supported by the landowners. There are no known legal restrictions. The site is available from 2023 development would be delivered directly by the landowner, build out is currently unknown.	+	
Achievability The site promoter notes that gas supply is accessible from the site boundary and mains water and electricity supply and digital and telecommunications infrastructure are accessible within the site. The racecourse is accessible from a roundabout off the A141 which would assist in the logistics of construction and provides suitable access to those using the racecourse and associated facilities.	+	-

There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead power lines. The site is within a sand and gravel mineral safeguarding area, however the site appears to have been quarried and refilled meaning this status should not affect the site. The site is not in a water recycling area. The presence of a SSSI within the site and flood zone 3b mean that development would have to be carefully masterplanned to avoid detrimental impact on these areas and prevention of the increase of flood risk or surface water run off, an ecological survey and flood risk assessment would be required. Some uses have been demonstrated through approved planning permissions to be suitable with mitigation. The site is partly previously developed land and partly greenfield land, redevelopment of previously developed land could provide opportunities for regeneration and continued use of the site. The increase in traffic generated by the site, especially through logistics and distribution uses could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. The site promoter proposes development on previously developed land and an area (circa 2.2ha) along the north eastern boundary which is outside Flood Zone 2 and 3 for a wide range of development opportunities including commercial, employment, storage and parking.		
Deliverability / developability There are no known legal or ownership constraints. Other constrains such as transport impact, flooding and impact on nature conservation designations would require resolution. The site is allocated with suitable criteria in Huntingdonshire's Local Plan to 2036 and is available from 2023. The site is categorised as developable for a mix of uses which would facilitate the continued use of site for a racecourse, including complementary conference and events facilities. However, uses such as logistics / distribution and or lorry parking could detrimentally impact the Nature conservation value of the site biology and ecology. The site could be considered developable for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events..	+	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

	Uses such as logistics / distribution and or lorry parking could detrimentally impact the Nature conservation value of the site biology and ecology and will therefore will not be assessed. A sustainability appraisal will be undertaken for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is heavily constrained by fluvial flood risk, risk of flooding with climate change at 1 in 100 (Design Flood) and surface water flood risk is also present.
- The site is part previously developed land, some of which is located within flood zones 2 and 3 and part greenfield land and is grade 3 agricultural land.
- Development should prioritise previously developed land reducing flood risk where possible and limit further new development to flood zone 1 in the north east of the site.
- The site would provide opportunity for high and low density employment and retention of the Racecourse as a unique visitor attraction in the district.
- The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and increases in light and noise pollution.
- Additional traffic generated could be mitigated by the existing dedicated junction from the A141.
- The proposal would not reinforce the role of the town or nearby villages.
- The site is within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and contains Brampton Racecourse SSSI. Extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting.
- There is a listed building approximately 200m north of the site that could be adversely impacted by the development.
- The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.

In combination the outcomes of the LAA and SA indicate that the site:

- Could be appropriate for development if it is sequentially focussed on existing previously developed land, then within flood zone 1 in the north east of the site.
- Should ensure that development relates to the existing uses and operation of the site to avoid negative impacts on Huntingdon town centre.
- Will need to demonstrated flood risk mitigation or betterment especially on previously developed land.
- Would require any development to be sensitive to the natural landscape and incorporate carefully designed and located development sensitive to the greenspace uses and value of the site and wider landscape.
- Should demonstrate no detrimental impact on nature conservation designations within and nearby the site, its setting and the ecology and biodiversity of the site and impact upon nearby listed building.
- Should ensure retention of the Rugby Club if required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gorss site area of 66.90ha Net developable area of 10ha taking into account land in flood zone 1 and previously developed land to allow for more comprehensive redevelopment if required. 70% net developable area to allow for landscaping and flood risk mitigation 10ha x 70% = 7ha	Developable area of 7ha Employment - Commercial leisure uses, outdoor sports and leisure (racing and non racing) and essential facilities, facilities for leisure events and conferencing at x 0.20 plot ratio to reflect sensitivity to local landscape and setting of SSSI Capacity = 7ha * 0.20 = 14,000 sqm	Available 2024 Build out 2 to 5 years

Updates after the Initial Assessment

The Stukeleys 7: Millers' Land, Great Stukeley

Site reference	The Stukeleys 7
Site name	Millers' Land, Great Stukeley

Site address	Parish(es)	Site area (ha)
Millers' Land, Great Stukeley	The Stukeleys	2.5ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Unknown	Available 2023 Build out estimated to take 2 years

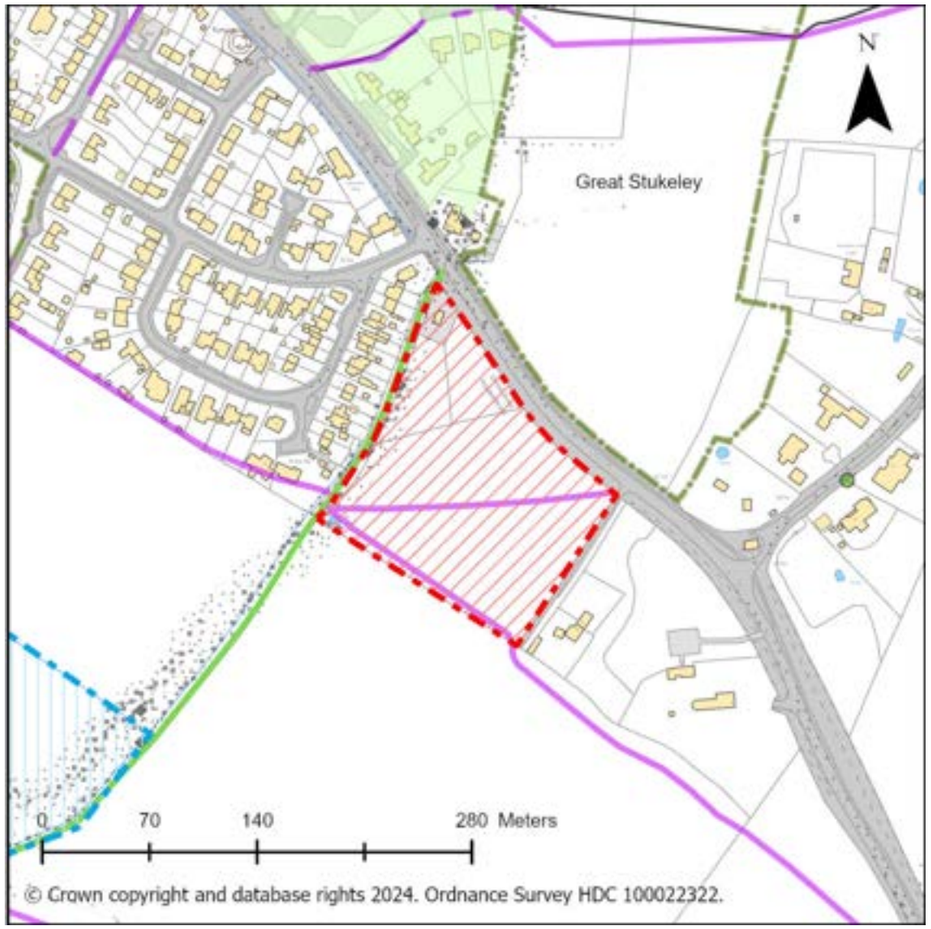
Core information

How was the site identified?	Ongoing call for sites submission, site reference: CfS23-24124
Relevant planning history	None
Land type	Wholly greenfield
Current use of the site	Agricultural land (pastoral)
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

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	-

The site is not constrained by fluvial flood risk, some surface water flood risk is present along the western boundary, it is grade 3 agricultural land. The land is on the edge of a ridgeway sloping down towards the south west corner with height variations nearing 10m, there is a small barn/shed within the north western corner. The site is agricultural land used for grazing, and is surrounded by trees and hedgerow. The northern boundary abuts Ermine Street. A public right of way traverses the site south west to north east, another runs along and within the southern boundary and a bridleway runs just outside the western boundary, making the site an intersect for a number of active travel routes into the countryside. To the north sits a designated Local Green Space and the site itself is designated as a protected settlement break in The Stukeleys Neighbourhood Plan, a site of local importance that protects the rural character and landscape of the area and access to the countryside. It is therefore considered that development of the site would have a significant detrimental impact on the setting and character of Great Stukeley, impact local recreation and access to the countryside. It is therefore considered unsuitable for development. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area and not within a water recycling area.	
Availability The site is in single family ownership and control, development is supported by the landowners. The site promoter notes legal restrictions as a "footpath on land, through the centre from the western corner to the eastern corner. Alternative bridleway is on the Western side of the land." The site is available from 2023 with planning permission required and then land sold to a third party for development. Build out is estimated to take 2 years.	~
Achievability The landowner notes that gas and electricity supply are accessible from the site boundary with mains water within the site. Access to digital and telecommunications infrastructure are noted as unknown and that overhead powerlines could affect the site being developed . The site could be accessed from the B1043, but no access solution has been provided. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. Overhead powerlines cross the site which would require mitigation.	-

The proposed site is a protected settlement break, proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements, impact landscape and townscape character and recreational access to the countryside. The site is therefore not achievable. The landowner notes that overhead lines could be rerouted by the DNO.	
Deliverability / developability The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan mean that the site is not suitable or achievable and as such is un deliverable and undevelopable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan means that the site is not suitable or achievable and as such is undeliverable and undevelopable.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to the site's designation as a protected settlement break in The Stukeleys Neighbourhood Plan meaning that the site is not suitable or achievable, and as such is undeliverable and undevelopable.	N/A	N/A

Updates after the Initial Assessment

The Stukeleys 8: Heron Shore, Land South of Owl End, Great Stukeley

Site reference	The Stukeleys 8
Site name	Heron Shore, Land South of Owl End, Great Stukeley

Site address	Parish(es)	Site area (ha)
Heron Shore, Land South of Owl End, Great Stukeley	The Stukeleys	2.00ha

Promoter's Intentions

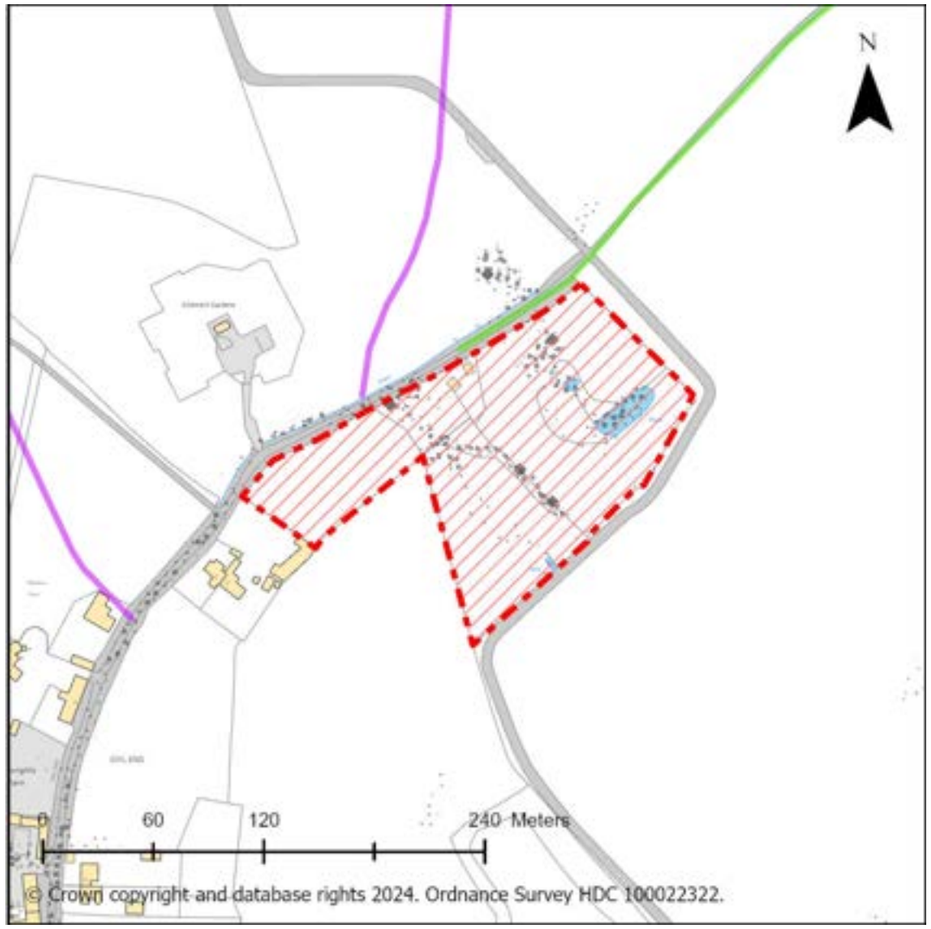
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing	Unknown	Available 2023 Build out unknown

Core information

How was the site identified?	Ongoing call for sites submission, site reference: CfS23-24210
Relevant planning history	Application number: 17/02140/OUT Proposed development: Erection of two detached dwellings with garaging. Outcome: Refused
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	No	Pass
Flood zone 3b	No	Pass
Designated local green space	No	Pass
Nature conservation designation	No	Pass
Within mineral development area or water recycling area	No	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present within the site. The north western half of the site is grade 2 agricultural land and south eastern grade 3. The land is relatively flat and located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed and interrupted with green breaks. The majority of the site is bounded by trees and hedgerow and trees and ponds are located within the site. The northern boundary boundary abuts strategic allocation SEL1.1	~
- Location Former Alconbury Airfield and Grange Farm; two isolated residential properties abut the southern boundary. The site is more related to a countryside setting where the land currently acts a break between the strategic allocation and settlement of Great Stukeley therefore landscape impact may be significant. Local allotments are immediately west of the site. Access to the site would be via Owl End, a narrow road and is out of keeping with the character of the area which is predominantly dispersed isolated pockets of development. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area nor a water recycling area.	
Availability The site is in single family ownership and control, development is supported by the landowner(s). There are no known legal constraints. The site is available from 2023 and build out would depend on the purpose of the site, which would be sold to a developer following allocation of the site.	~
Achievability The landowner notes that access to gas and electricity supply and digital and telecommunications are unknown, with mains water within the site. Access to the site would be via Owl End, a narrow road, which may require substantial upgrades to allow for access for potential residents and construction vehicles. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, nor overhead powerlines. Impact on the landscape and separation from Great Stukeley with strategic allocation SEL 1.1 could impact the setting of the countryside and Great Stukeley.	~
Deliverability / developability There are no known legal or ownership constraints. Constraints such as access to the site, and compatibility with the character of owl end could inhibit development of the site. The site is available from 2023 and build out would depend on the purpose of the site, which would be sold to a developer following allocation of the site. The site is classified as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood and has minimal surface water flood.
- The site is wholly greenfield land and is half grade 3 and half grade 2 agricultural land.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site is more related to the countryside and has access to active travel links.
- The site is not well related to the main area of Great Stukeley making it difficult to be effectively masterplanned into the existing area.
- Development of the site could join the strategic allocation SEL 1.1 significantly impacting the character of the village.
- There is a potential that increase development could impact a nearby scheduled monument and SSSI.
- The site has limited access to local services and facilities and employment opportunities are 5km away.

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:

- Is not considered suitable for development as the site relates more to the countryside than Great Stukeley and it cannot be effectively masterplanned to integrate with the existing settlement.
- Could create further opportunity to link Great Stukeley into strategic allocation SEL 1.1 impacting the character of the village and landscape impact.
- Could increase harm to a nearby scheduled monument and SSSI.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

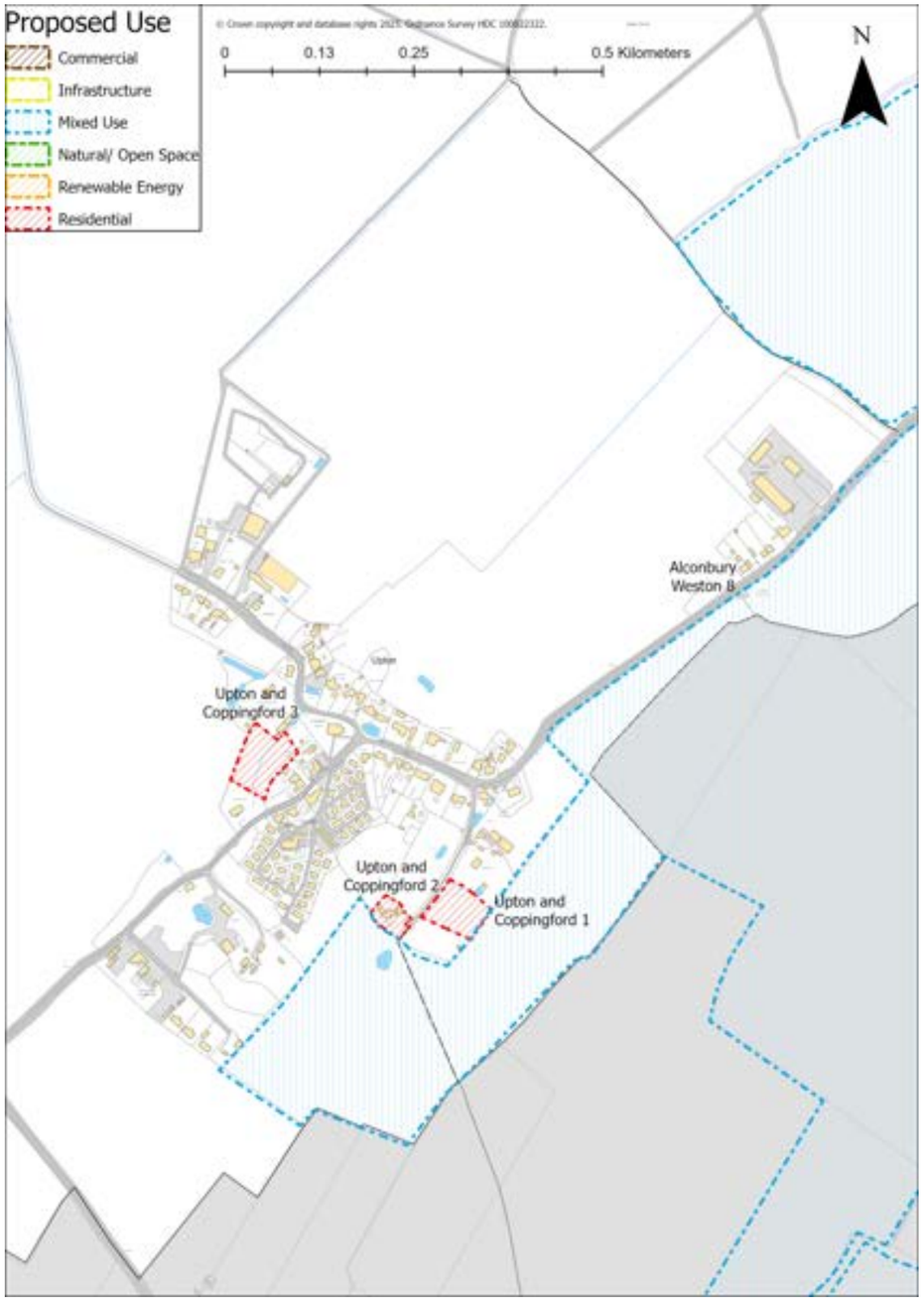
During the Preferred Options consultation held in Autumn 2025, the site was promoted again. It is noted that the site's wider context is evolving with the development at Alconbury Weald and Grange Farm, this could provide opportunities over time for development to occur but at this time concerns remain as set out above.

Upton and Coppingford

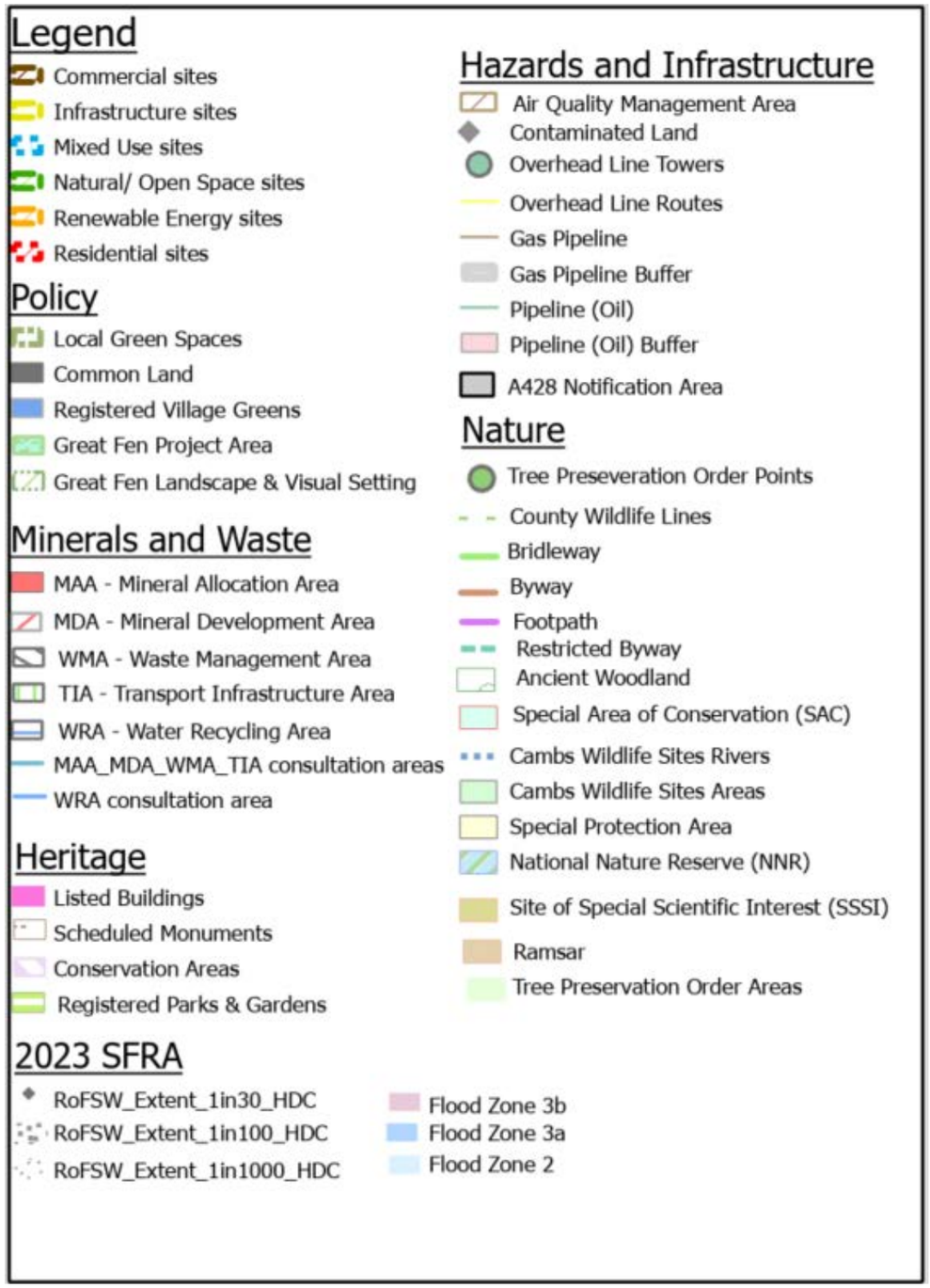
5.21 A total of three sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Upton and Coppingford 1: Land to South West of South Farm, Upton
- Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton
- Upton and Coppingford 3: Land at Christ's College Farm, Upton

5.22 Please note that'Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield' also partially falls within Upton and Coppingford parish as well as The Stukeleys, but it has been included under Alconbury Weston as most of the site lies within that parish area.



5.23 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Upton and Coppingford 1: Land to South West of South Farm, Upton

Site reference	Upton and Coppingford 1
Site name	Land to South West of South Farm, Upton

Site address	Parish(es)	Site area (ha)
Land to South/South West of South Farm, off Pig Market End, Upton, PE28 5YY	Upton and Coppingford	0.39

Promoter's Intentions

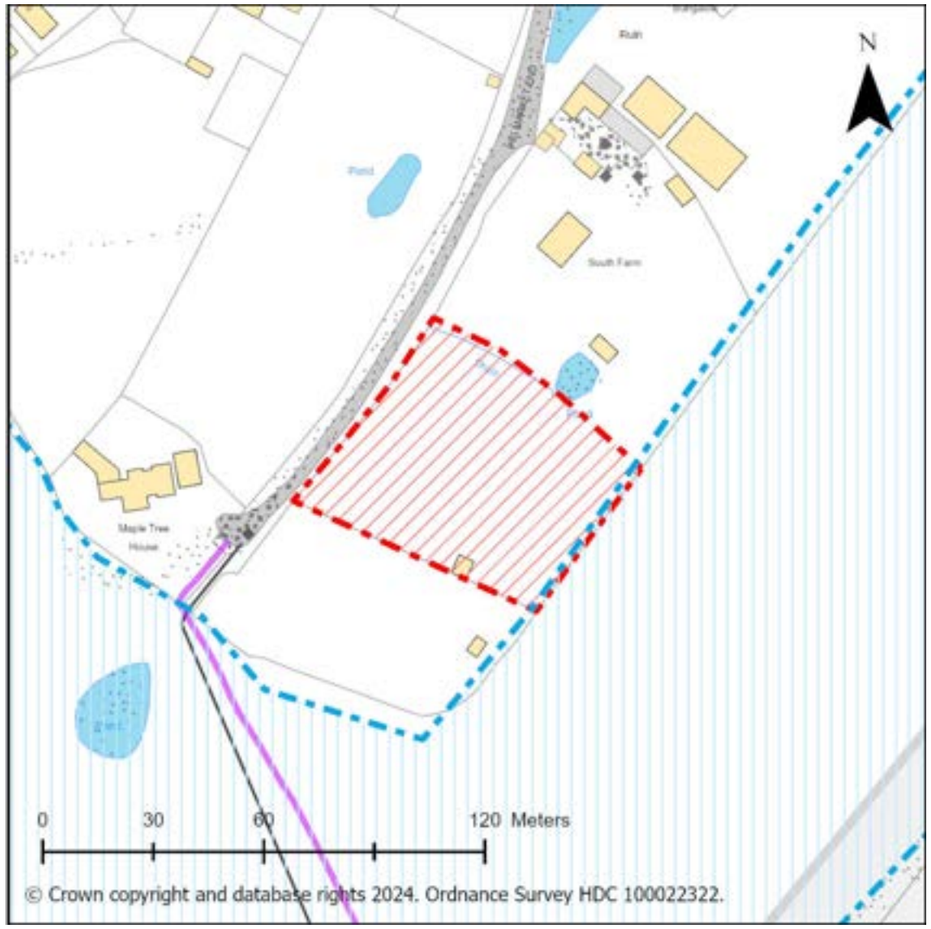
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	5 plots	Available 2023 Build out over 1 to 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:34
Relevant planning history	Application Number: 1402070FUL Proposed development: Replacement dwelling, car port and associated works Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Garden land
Supporting information	Location Plan & Existing Site Plan (Drawing Number: 8253-PA01)(Date: February 2019)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, the site is at risk of low risk surface water flooding on 0.12% of the site only. The site is grade 3 agricultural land. The site is flat and sits within a ridgeway within the Central Claylands landscape character area. The site is located in Upton a small village set within the countryside and surrounded by agricultural land. The village is predominantly characterised by linear development and associated agricultural uses and buildings. The proposed site is located on Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the wider countryside than the	+
more residential area of the village. South farm residential property is located north of the site and can be clearly seen from within the site. The eastern edge looks out across open countryside, whilst the western and southern lined with trees and hedgerow. The site would require some landscaping address the relationship with the open countryside and proposed residential uses. Access to the site could be via Pig Market End a narrow lane, however the number of proposed plots on the site would not significantly increase traffic generation in the area. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in single family ownership and individual control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023, with individual plots sold for self-build opportunities. Build out expected to take 1 to 2 years.	+
Achievability Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is not accessible. The boundary plan is set back from Pig Market End meaning that it is unclear if access to the site is achievable or whether there may be issues with ownership or ransom strips. Further information would be required to establish achievability of access. The site is near the A1 which has the potential to assist with the logistics of construction, however Pig Market End is a narrow lane which may present minor issues. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines.	~
Deliverability / developability There are no known legal or ownership constraints. Development would be required to address landscape impact and access. The site is contrary to policy so an allocation status would be required. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is not constrained by fluvial flood risk and has minimum surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m.
- The site is has a greater relationship with the countryside than the residential area of the village.
- The proposed density of the site would be in keeping with the village.
- The site would require some landscaping to address the relationship to the open countryside and residential property to the north.
- The site is not of a size or scale that would impact the form or character of the local area.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place.
- The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- The site would require some landscaping to address the relationship to the open countryside and residential property to the north.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.39ha 70% net developable area to address the relationship to the open countryside and residential property to the north. 0.39ha x 70% = **0.273ha**	Net developable area of 0.273ha Residential – custom and self-build housing Very low density of 25 dph to reflect edge of settlement location	Available post 2028 subject to allocation Build out 1 to 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 0.273ha x 25dph = **7 homes**	

Updates after the Initial Assessment

Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton

Site reference	Upton and Coppingford 2
Site name	Land to East/South East of Maple Tree House, off Pig Market End, Upton

Site address	**Parish(es)**	**Site area (ha)**
Land to East/South East of Maple Tree House, off Pig Market End, Upton	Upton and Coppingford	0.17

Promoter's Intentions

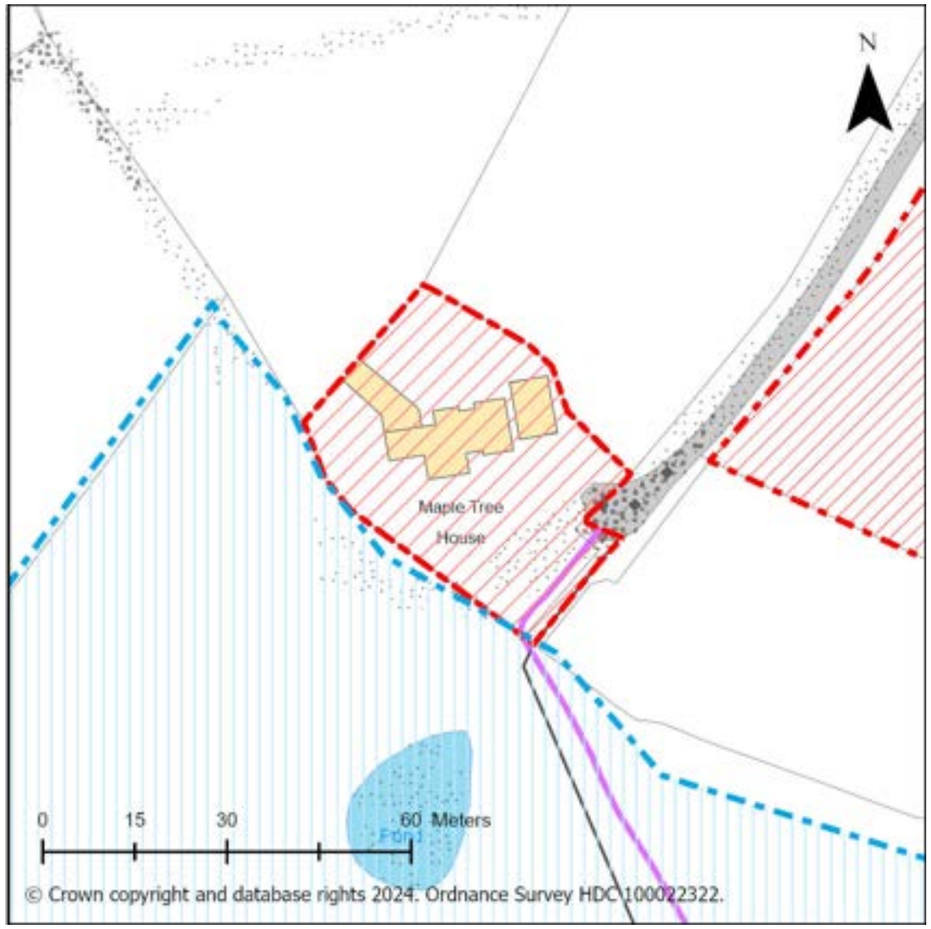
Promoter's anticipated uses	**Promoter's capacity**	**Promoter's delivery expectations**
Residential: • Market and/affordable housing • Self and custom build housing	3-4 market homes or 1-2 self and custom build plots	Available 2023 Build out over 1- 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2416
Relevant planning history	None relevant
Land type	Wholly greenfield and
Current use of the site	Garden land (existing home to be retained)
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	**Status**	**Outcome**
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	The site is below 0.25ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.	Fail



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

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is below 0.25ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

Upton and Coppingford 3: Land at Christ's College Farm, Upton

Site reference	Upton and Coppingford 3
Site name	Land at Christ's College Farm, Upton

Site address	Parish(es)	Site area (ha)
Land at Christ's College Farm, Upton	Upton and Coppingford	0.41

Promoter's Intentions

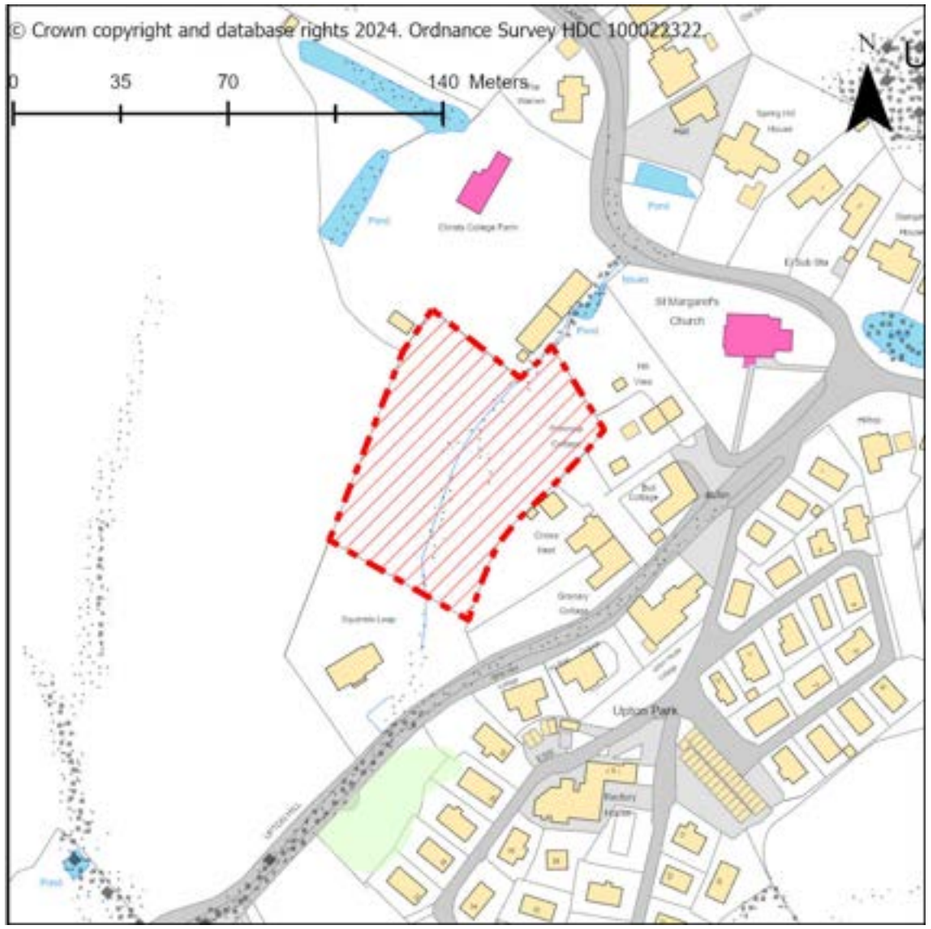
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self build housing or • Nursing and care homes	2 - 8 homes or 2 - 10 bed spaces	Available 2024 to 2028 Build out over 1 to 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2420
Relevant planning history	None relevant
Land type	Garden land
Current use of the site	Residential
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1 with some surface water flood risk focused through the centre of the site. This coincides with a drain that runs through the centre of the site from Upton Hill to Green Lane. The site is wholly classified as being grade 3 agricultural land. The site is broadly level but gently inclines towards its eastern edge. It is fairly open, a line of intermittent trees run along its western edge and there is vegetation from the boundaries of neighbouring properties along its eastern and southern edge. Its northern edge is completely open as it forms part of the large residential curtilage of Christs College Farm. It adjoins residential development to the south, east and north with the open countryside to the west. There is no known contamination or pollution on site and no oil or gas pipelines run through the site. There are no nature conservations on site. There are no heritage designation on site, however it forms part of the residential curtilage of the grade II listed Christs College Farm and is also within the setting of the grade II* Church Of St Margarets. Heritage impact will be a key constraint to development and will require careful masterplanning. Christs College Farm has an existing access from Green Lane, it is unclear whether this access will be shared with the proposed development and if this would be suitable. Engagement with the County Will will be required as the existing access is also located on a bend within Green Lane which is also a fairly narrow road. The site is greenfield so it would not contribute to the reuse of previously developed land or regeneration. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	~
Availability The site is in ownership of a single family who supports it development. There are no known legal restrictions impacting the site. The landowners has identified several options for development on the site, they state that depending on what type of development is eventually pursued will be dependent on any set out in an allocation and wish to work with the Council further on this. They state that if the site was to developed for market housing it is likely they would sell the site on after gaining planning consent but if it was assigned for custom and self build they would either sell individual plots themselves or sell to an agency to oversee these builds. The landowner identifies that the site will be available between 2024 and 2028and could take 1 to 2 years to complete.	+
Achievability The landowner has identified that gas supply is not immediately accessible but mains water supply, electricity supply, the public highway and digital and telecommunications infrastructure are accessible form the site's boundary. The achievability of the development will be dependent on whether heritage impacts can successfully be overcome as well as the provision of a safe access to serve the development. Engagement with care providers will be required to determine if there is a need for care spaces in this location.	~
Deliverability / developability The site is greenfield with no structures to clear. There are however some cumulative constraints which make the site challenging to development namely heritage, location of a drain through the site and access. The landowner is still to decide and wishes to engage further on the residential uses on the site and an allocation status is sought. Therefore, the site is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is not constrained by fluvial flood risk and has minimum surface water flood risk
- The site is wholly greenfield grade 3 agricultural land but in current residential use
- The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m
- The site is has a greater relationship with the settlement than the countryside
- Would support development on sites of less than 1ha
- The site would require some landscaping to address the relationship to the open countryside and residential properties as well as the impact on designated heritage assets
- In depth development could will impact settlement character but this may be overcome with sufficient landscaping and good design

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community.
- A detailed masterplan will require assessment on heritage assets, appropriate mitigation on these, landscaping and sustainable drainage.
- Engagement with the County Council on safe access to serve the potential quantum and types of development.

- Engagement with care providers will be required to determine if there is a need for care spaces in this location.
- This engagement and masterplanning will shape what types of residential uses are eventually pursued and how much.

HDC's Delivery Calculations

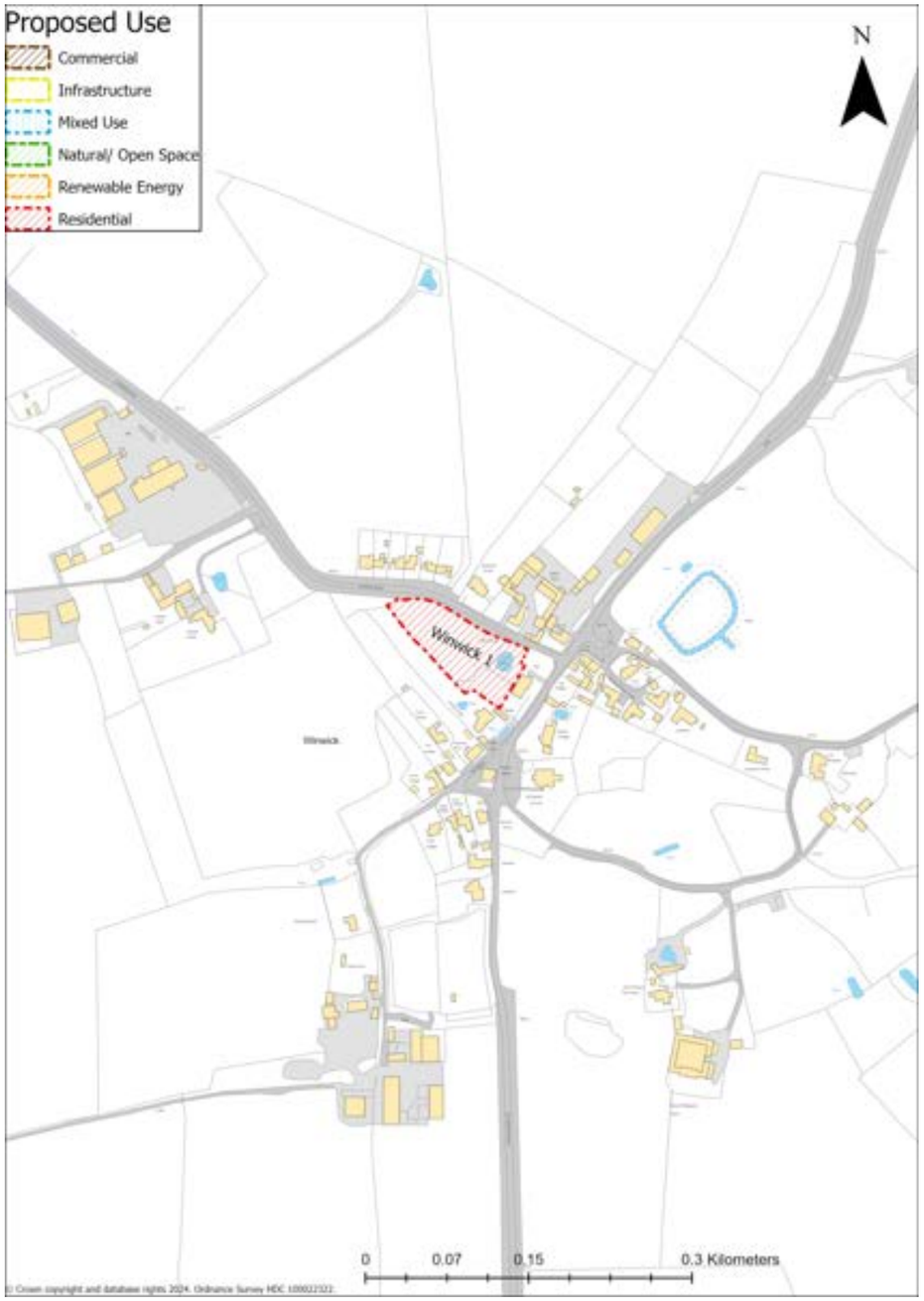
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.41ha 60% net developable area allowed for landscaping, mitigation of heritage impact and sustainable drainage. 0.41ha x 60% = **0.25 ha**	Residential - market and/or affordable housing, or custom and self build plot or specialist housing Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.25 x 25 = **6 homes** Residential - nursing or care spaces TBC - subject to engagement with care providers	Available post 2028 subject to successful allocation status Build out over 2 years

Updates after the Initial Assessment

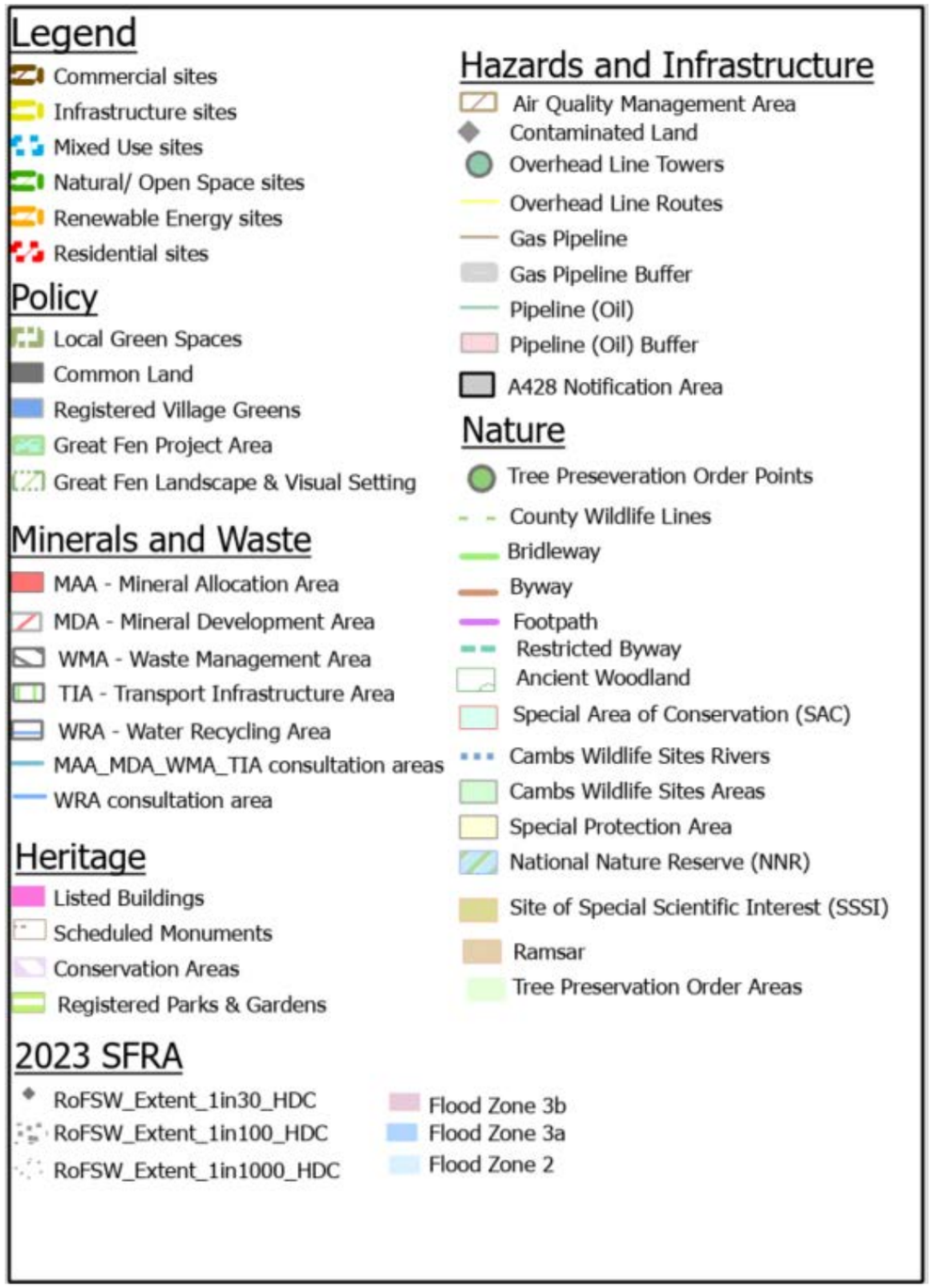
Winwick

5.24 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick



5.25 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick

Site reference	Winwick 1
Site name	Land adjacent Winwick Village Hall, Thurning Road, Winwick

Site address	Parish(es)	Site area (ha)
Land adjacent Winwick Village Hall, Thurning Road, Winwick, PE28 5PP	Winwick	0.60ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes Open Space Uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	5 homes 0.04ha natural, green or open space 0.06ha biodiversity net gain	Available from 2024-2028. Build out 1 to 2 years.

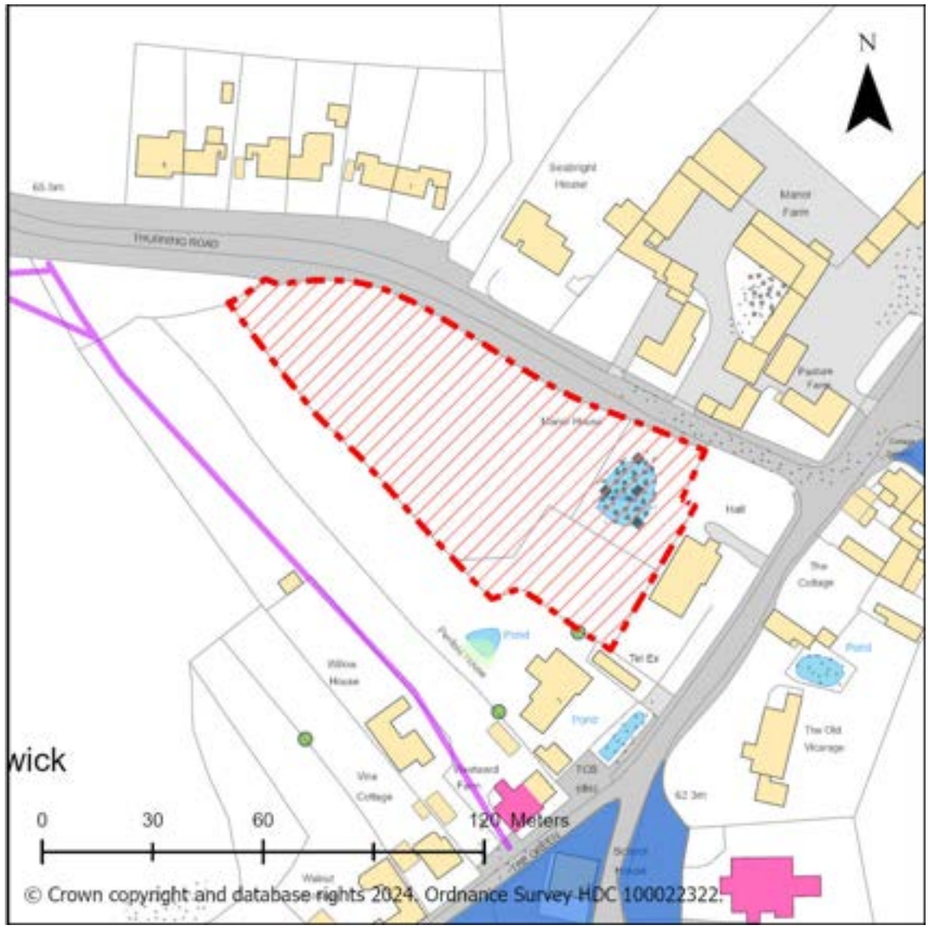
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 299
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk in association with a pond within the site. The site is grade 3 agricultural land. The site frontage is located on Thurning Road, the land is flat and sits within the edge of a ridgeway, a feature of the Central Claylands landscape character. Winwick Village Hall sits on the eastern edge and a residential property in the south eastern corner whose back garden runs along the southern boundary and lined with established trees. Trees and hedgerow line the northern and eastern boundary. Landscape impact would be minimal if trees and hedgerow were retained. Some trees are present in the north eastern corner in the location of the pond and a tree preservation order sits on the south eastern boundary, which would require integration with the site. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. A telegraph pole and lines run along the northern boundary. There are no known conservation or heritage assets within the site. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	+
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028 the site promoter proposes that allocation status would be acquired before the land is sold to a third party for obtaining planning permission. Build out is expected to take 1 to 2 years.	+
Achievability Access to gas and mains water supply is unknown as is digital and telecommunications infrastructure. Electricity supply is accessible from the site boundary. Access to the site can be achieved via Thurning Road. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. A telegraph pole and lines run along the northern boundary. There are no known conservation or heritage assets within the site.	+
The site promoter proposes 0.04 hectares of open space to retain the pond. The site promoter looks to the wider area identifying nearby heritage assets such as listed buildings, a scheduled monument, SSSIs, SPAs. The proposal to retain trees and hedgerow is proposed to minimise impact on the setting of heritage assets and ecological and archaeological surveys conducted if required.	
Deliverability / developability There are no known legal or ownership constraints. Development would need to address surface water flood risk. The site is available from 2024 and categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is not constrained by fluvial flood risk and has minimum surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m.
- The site is well related to the existing settlement.
- The proposed density of the site would be in keeping with the village.
- Trees and hedgerow bound the northern and western boundaries. A residential back garden runs along the southern boundary.
- The village is characterised as having very few footpaths and the site is in proximity to heritage assets including a scheduled monument.
- The site is not of a size or scale that would impact the form or character of the local area.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place.
- The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Would require an assessment to determine impact on nearby heritage assets.
- The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.60ha 70% net developable area to enable retention of pond trees and hedgerow. 0.60 x 70% = 0.42ha	Net developable area of 0.42ha Residential - Market and/or affordable homes. Extremely low density of 15dph to reflect surrounding village density. Capacity = 0.42ha x 15dph = **6 homes**	Available from 2024-2028. Build out 1 to 2 years.

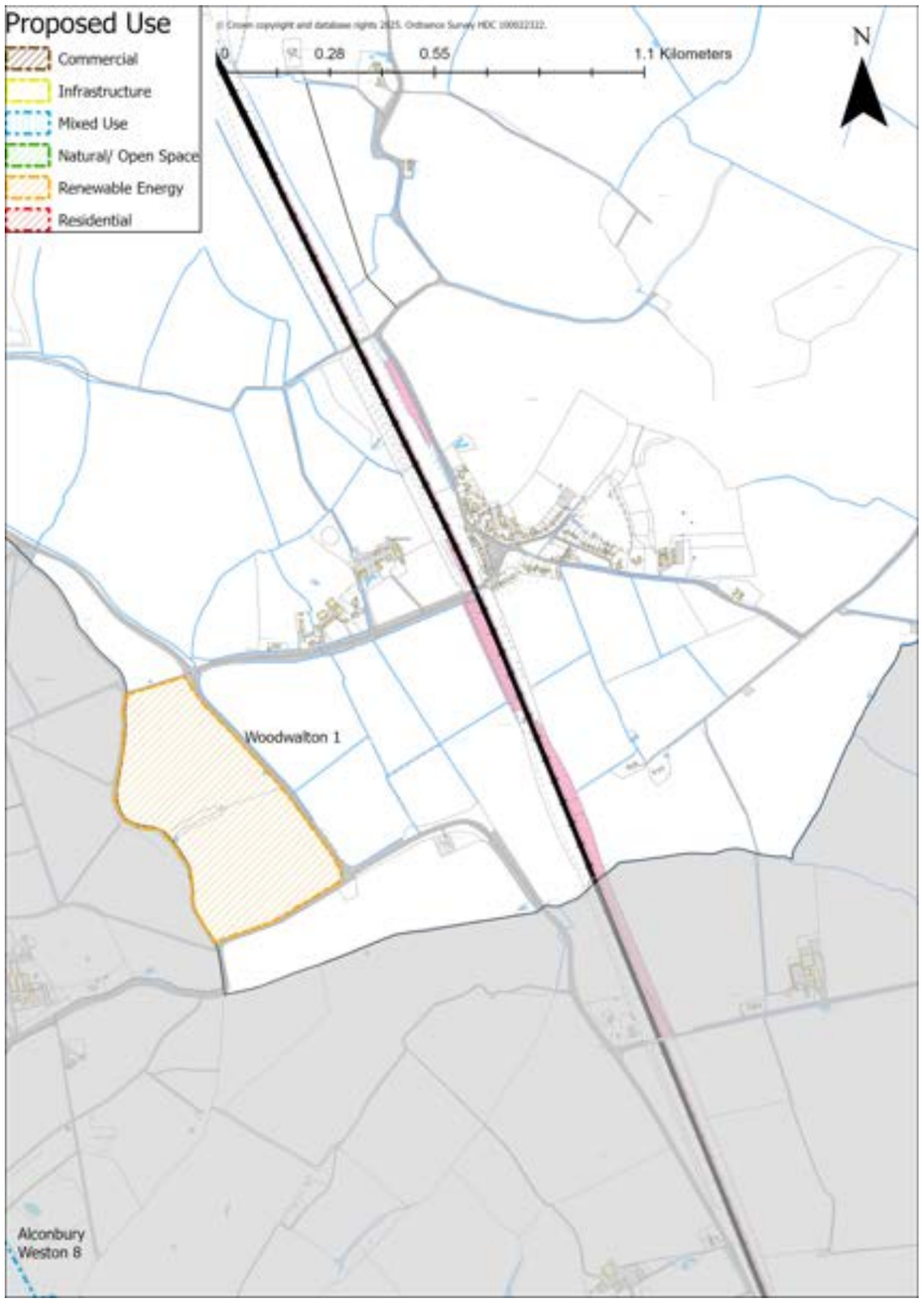
Updates after the Initial Assessment

As part of the Autumn 2024 consultation, the site promoter submitted an indicative proposed plan (drawing number: 24 114 DK0001 A, November 2024) detailing how five dwellings will be accommodated on site alongside landscaping and an access from Thurning Road.

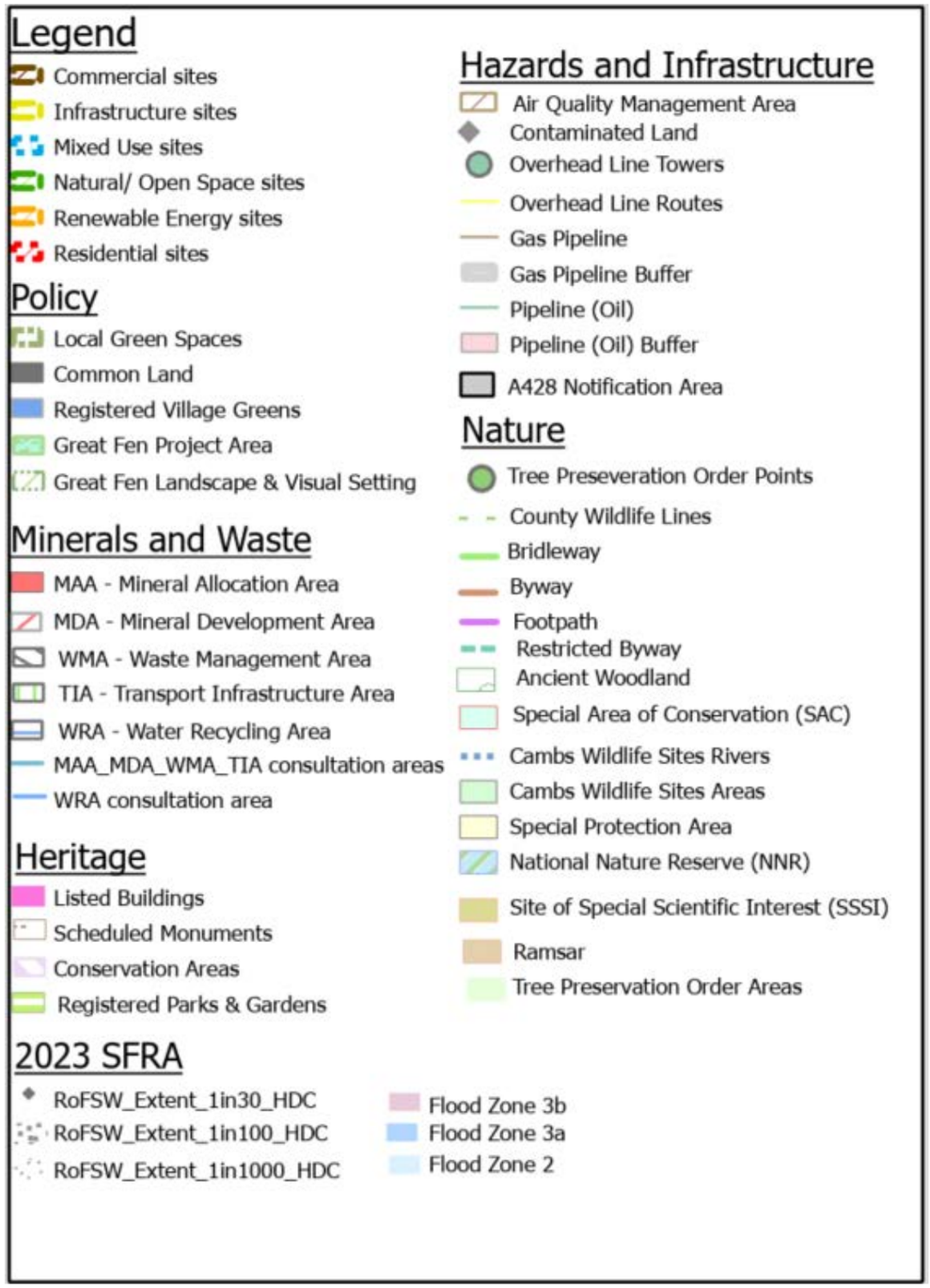
Woodwalton

5.26 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Woodwalton 1: Land southeast of Monks Wood, Southwest of Woodwalton



5.27 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Woodwalton 1: Land southeast of Monks Wood, Southwest of Woodwalton

Site reference	Woodwalton 1
Site name	Land southeast of Monks Wood, Southwest of Woodwalton

Site address	Parish(es)	Site area (ha)
Land southeast of Monks Wood, Southwest of Woodwalton	Woodwalton	21.16

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: • Renewable energy	21.16ha solar farm	Available 2024 - 2028 Build out over 9 - 12 months

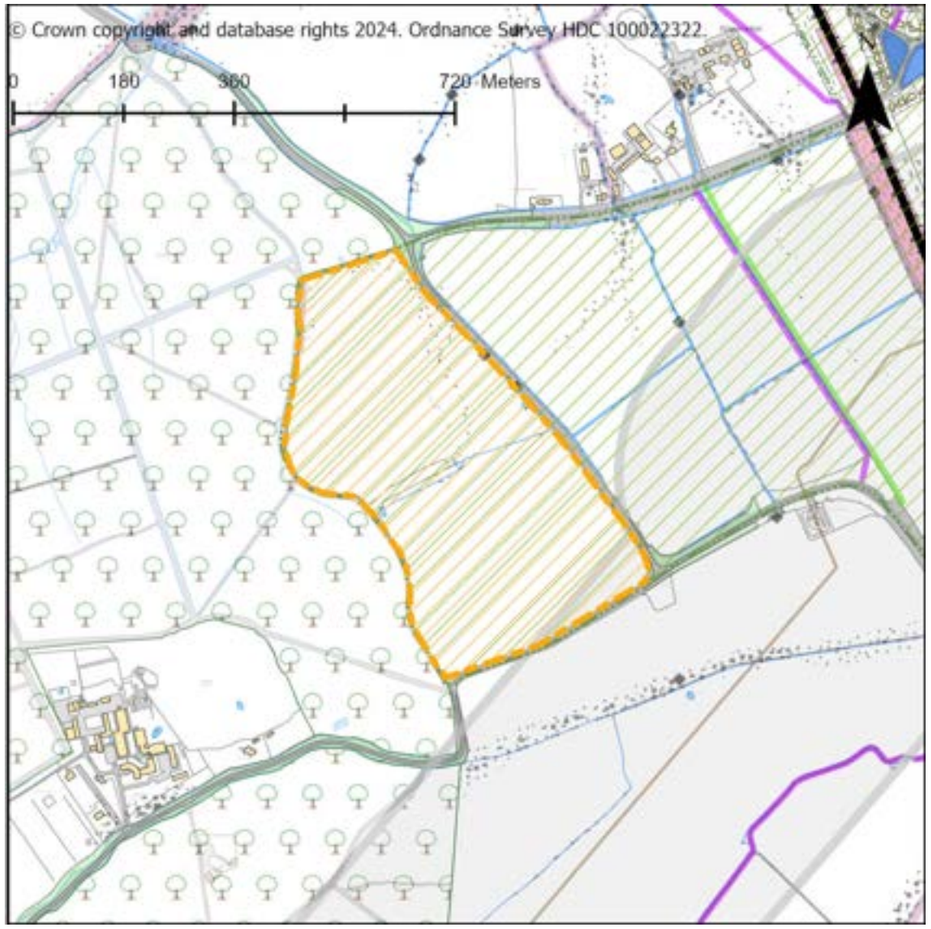
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24289
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	There is a small part of the site's north western edge that is within flood zone 3b.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None on site but it does immediately adjoin Monks Wood SSSI/NNR and ancient woodland	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The vast majority of the site is within flood zone 1, a small amount of the north western edge of the site is within flood zone 3b. There are some channels of surface water flood risk within the northern half of the site. A drain runs east to west through the centre of the site. The vast majority of the site is classified as grade 3 agricultural land, its western edge is classified as being non-agricultural. The site is bounded on its western and northern edges by mature trees located within Monks Wood, its southern and eastern boundaries are completely open. Woodwalton Hill runs along the southern edge of the site and Woodwalton Lane along its eastern edge. As such there are views into the site and out across the wider landscape. Land levels within the site slope considerably by some 25m from its highest point along its southern edge to its northern edge, this slope enhances the opportunities for solar panels. There is no known contamination on site and no oil pipelines running through the site, however the buffer zone around a gas pipeline cuts through the south eastern corner of the site. There are no nature conservation designations on site but it is adjacent to Monks Wood Site of Special Scientific Interest/ National Nature Reserve and ancient woodland. The site is not part of these designations but it is likely to support similar species to those present in these protected sites. It is also located within the landscape and visual setting of the Great Fen. The site is in a prominent location particularly where the land levels change. Solar panels on the site may result in less significant landscape impact depending on their height from the ground. The impact of installing and maintaining infrastructure on the site on nature conservation designations will require investigation. There are no heritage designations on site or within its immediate vicinity. Access to the site could be achieved from Woodwalton Hill and/or Woodwalton Lane. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single individual/company who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. Exclusivity agreed and Option to lease in progress between landowner and developer. It is intended to acquire planning permission and then sell to a third party for development. The site promoter suggests the land is available now and could take between 9 and 12 months to complete. They anticipate that the site would be delivered between 2026-2032 to align with the Clean Power 2030 Action Plan which sets out the Government's view of the pathway to achieve clean power by 2030 and the steps needed to get there.	+
Achievability	~
The site promoter has identified that the public highway and electricity supply accessible from the site boundary, whereas as digital and telecommunications infrastructure and mains water supply are not immediately accessible and gas supply being unknown. There are no buildings on site so no clearance work would be required. The site can be accessed via Woodwalton Hill and/or Woodwalton Lane. The potential impact on Monks Wood needs further scoping, solar panels will likely impact its visual setting but its impact on the quality of the SSSI/NNR and ancient woodland will require further investigation as would the potential impact on the Great Fen. The Council's Climate Change evidence document E Renewable Energy Assessment suggests that the site has no technical suitability for renewable energy. The site promoter has stated that there is the potential for biodiversity and habitat enhancements to be integrated into proposals.	
Deliverability / developability There are no structures on site to clear. As highlighted there are nature conservation constraints to overcome particularly the potential impact on the SSSI/NNR and ancient woodland and the impact on the landscape and the setting of the Great Fen and the surrounding countryside. It is intended to acquire planning permission on site and then sell it to a third party for development. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, the site is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land with most of the site classified as grade 3 agricultural land
- Is in very close proximity to designated nature sites at Monks Wood (SSSI and NNR) and ancient woodland
- Some of the north western part of the site is constrained by fluvial flood risk and there is some surface water flood risk within the site
- Solar farm will assist in the generation of renewable energy
- There may be some impact on the setting of nature conservation sites and on the wider landscape including the Great Fen but this is likely to be minimal considering that development will be ground mounted solar panels

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for a solar farm due to the close proximity to nationally significant nature conservation sites. Additionally, the Council's Climate Change evidence document E Renewable Energy Assessment suggests that the site has no technical suitability for renewable energy.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, the site promoter submitted an additional supporting document and plans in support of their proposal. The Councils' Renewable Energy Assessment has identified the land as having no technical suitability for renewable energy. This assessment used a series of primary constraints relating to physical features and environmental/heritage protection, sites that were constrained by these were removed as not having any technical potential. As highlighted in the LAA the site is in very close proximity to nationally significant nature conservation sites.

6 Area 4 - Western Huntingdonshire Site Assessments

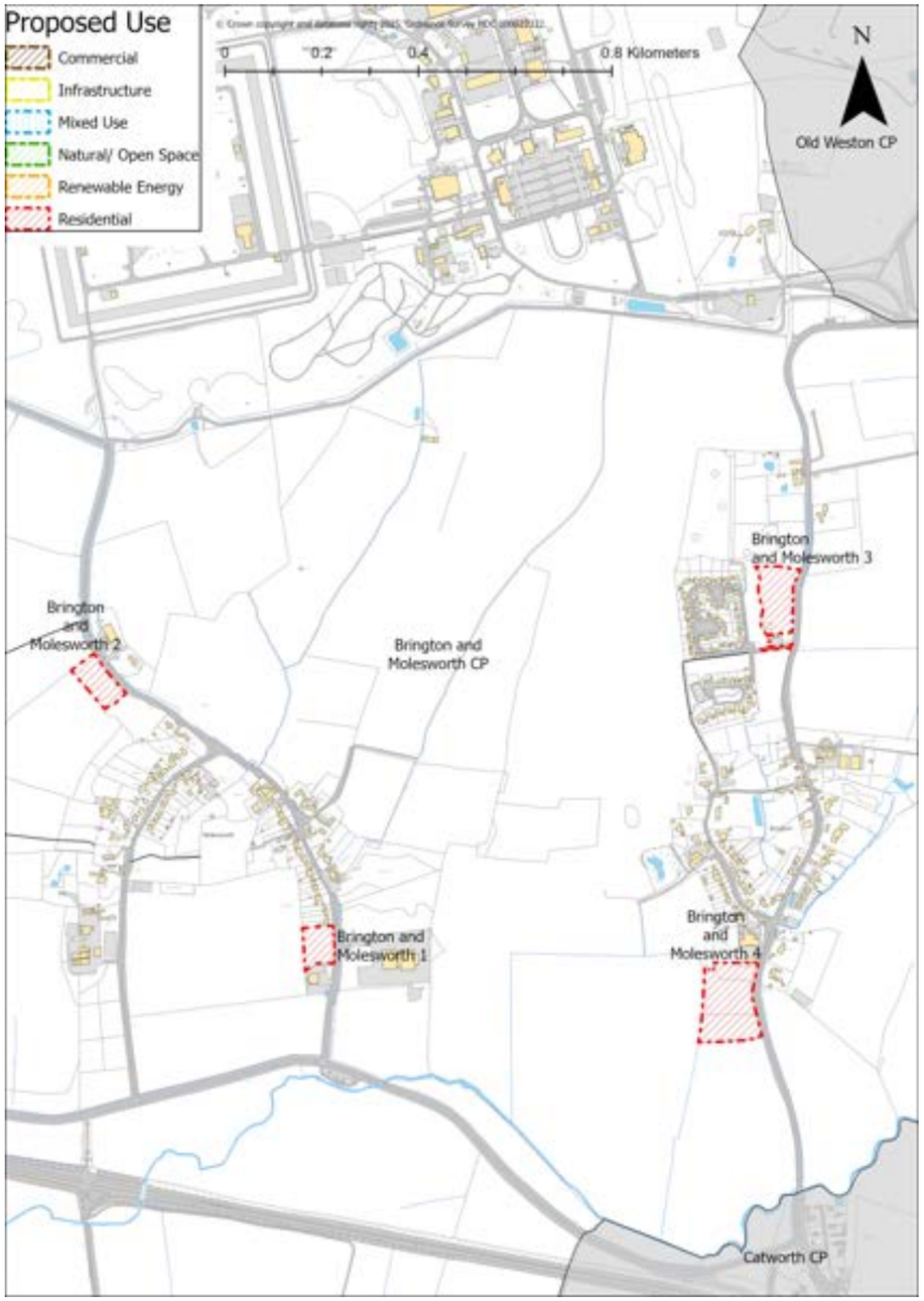
6.1 This chapter sets out the site assessments for the sites located within 'Western Huntingdonshire'. This grouping consists of Great Staughton and Kimbolton wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- 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

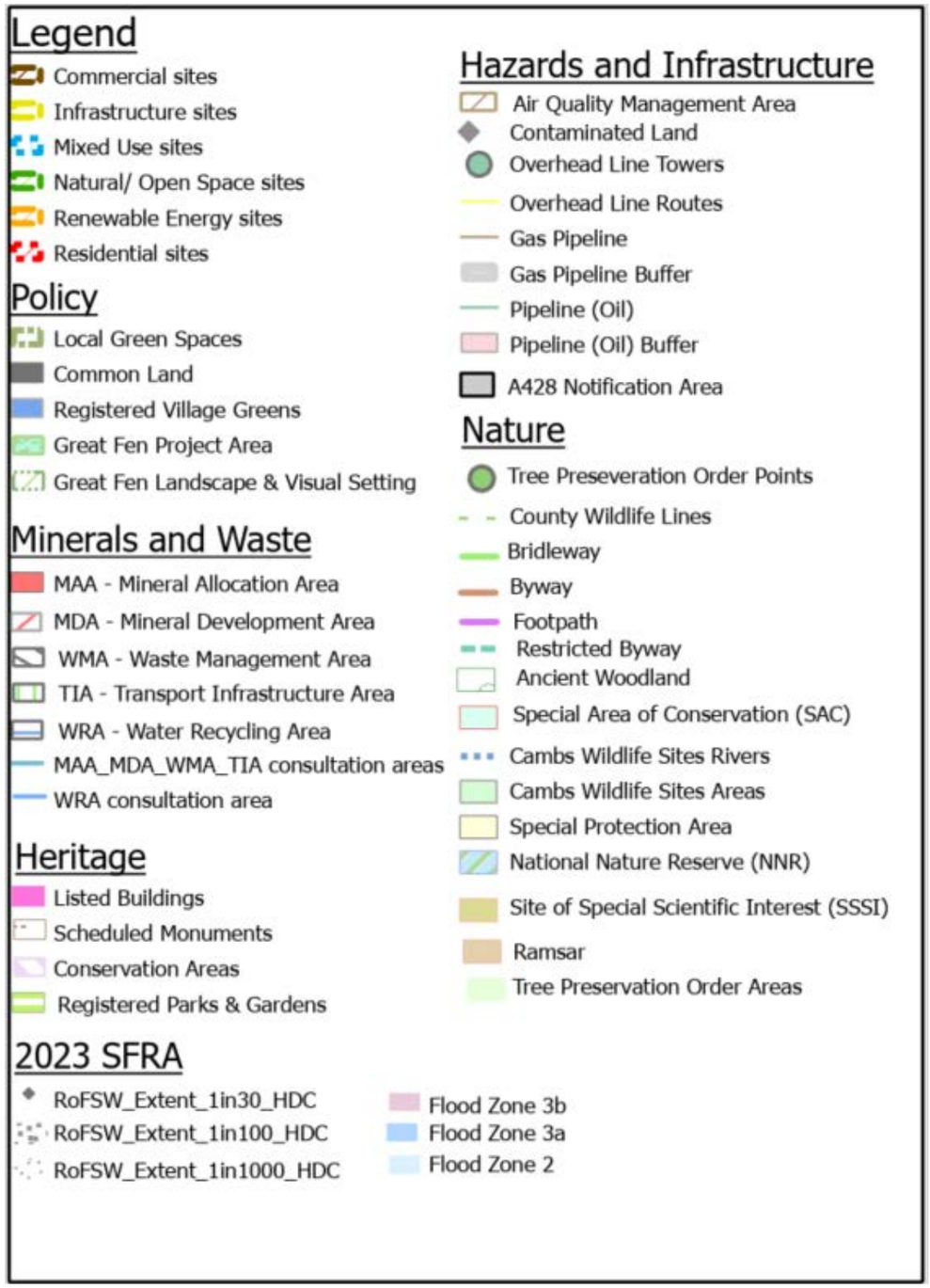
Brington and Molesworth

6.2 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



6.3 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

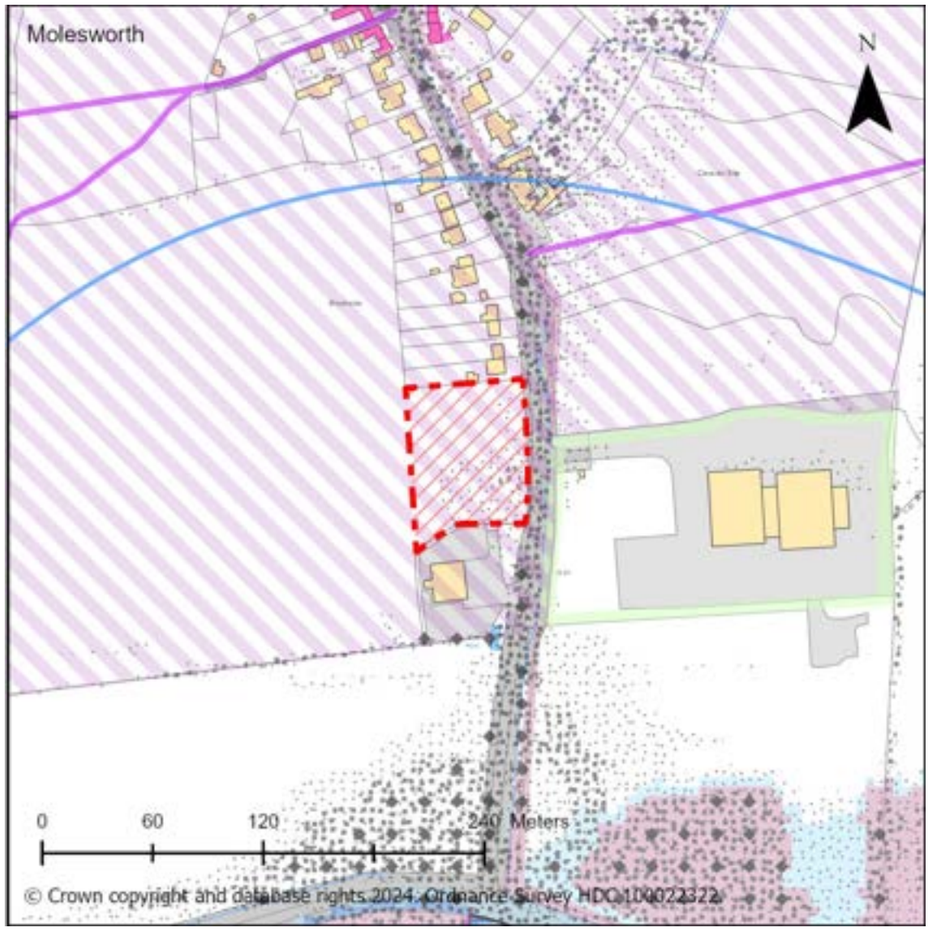
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 homes	Available 2024 - 2028 Build out over 1 year

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
	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.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it completely falls within 400m of a Water Recycling Area	N/A	N/A

Updates after the Initial Assessment

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

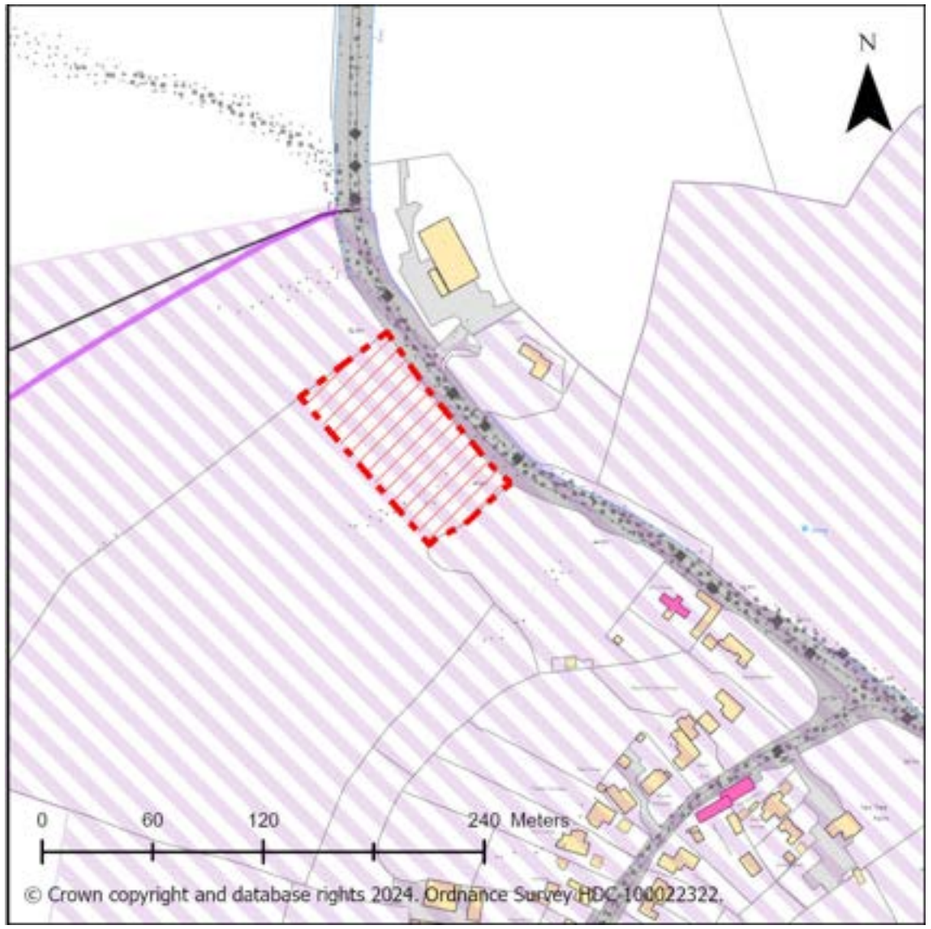
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

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
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.	

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:

- 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

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

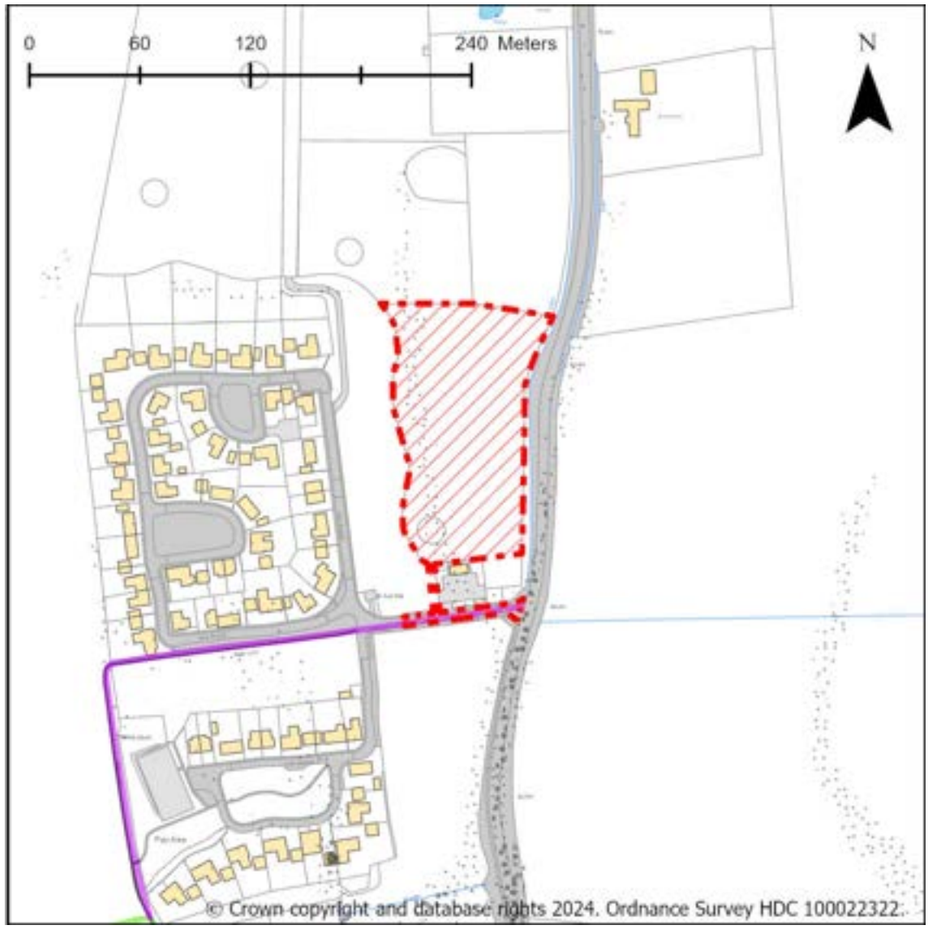
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	8 market and 5 affordable dwellings	Available 2024 - 2028 Build out over 1 to 2 years

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
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

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

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)

- 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

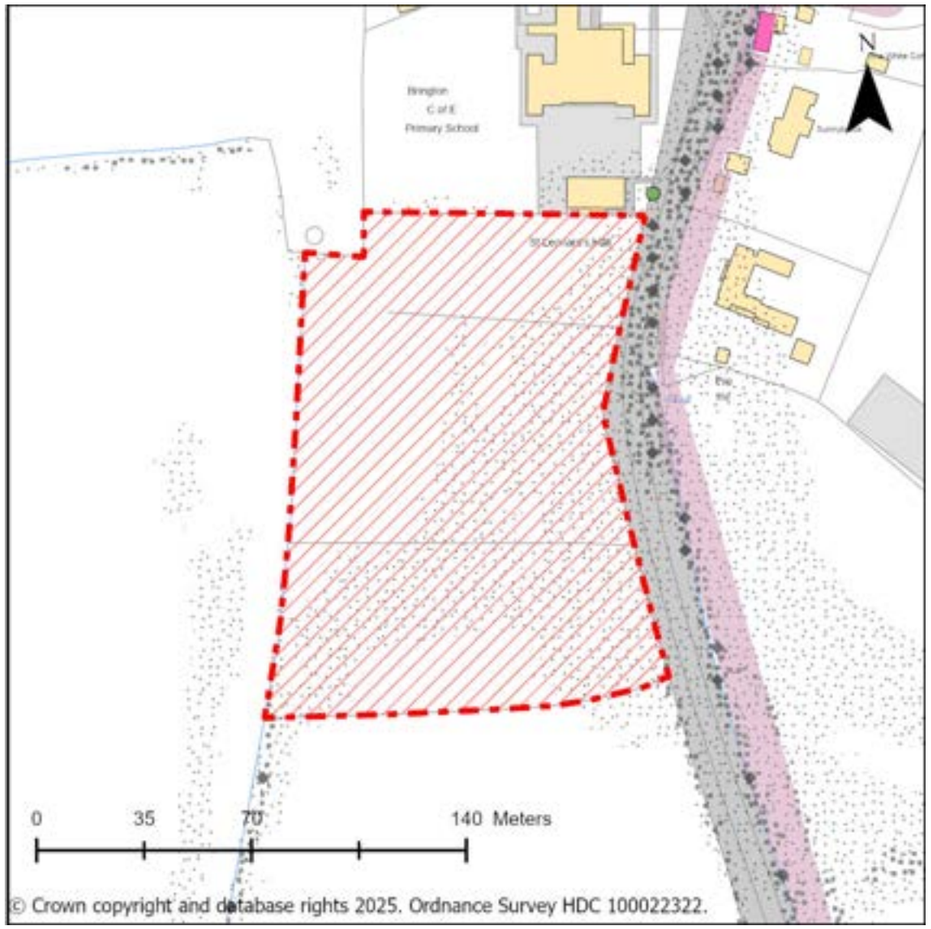
Core information

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
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	+

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.	~

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:

- 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

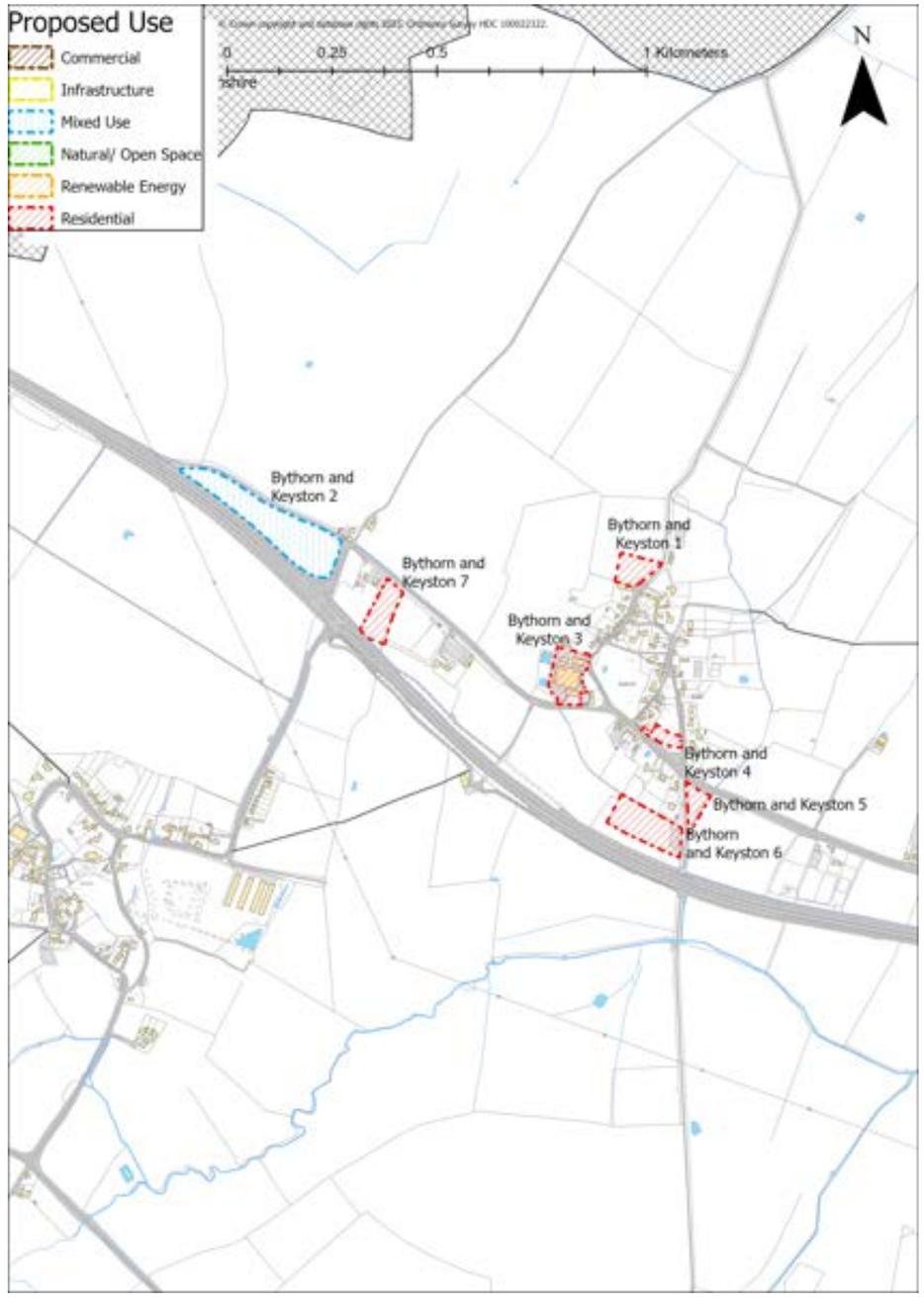
Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, the site promoter withdrew the site. It therefore will not be considered further.

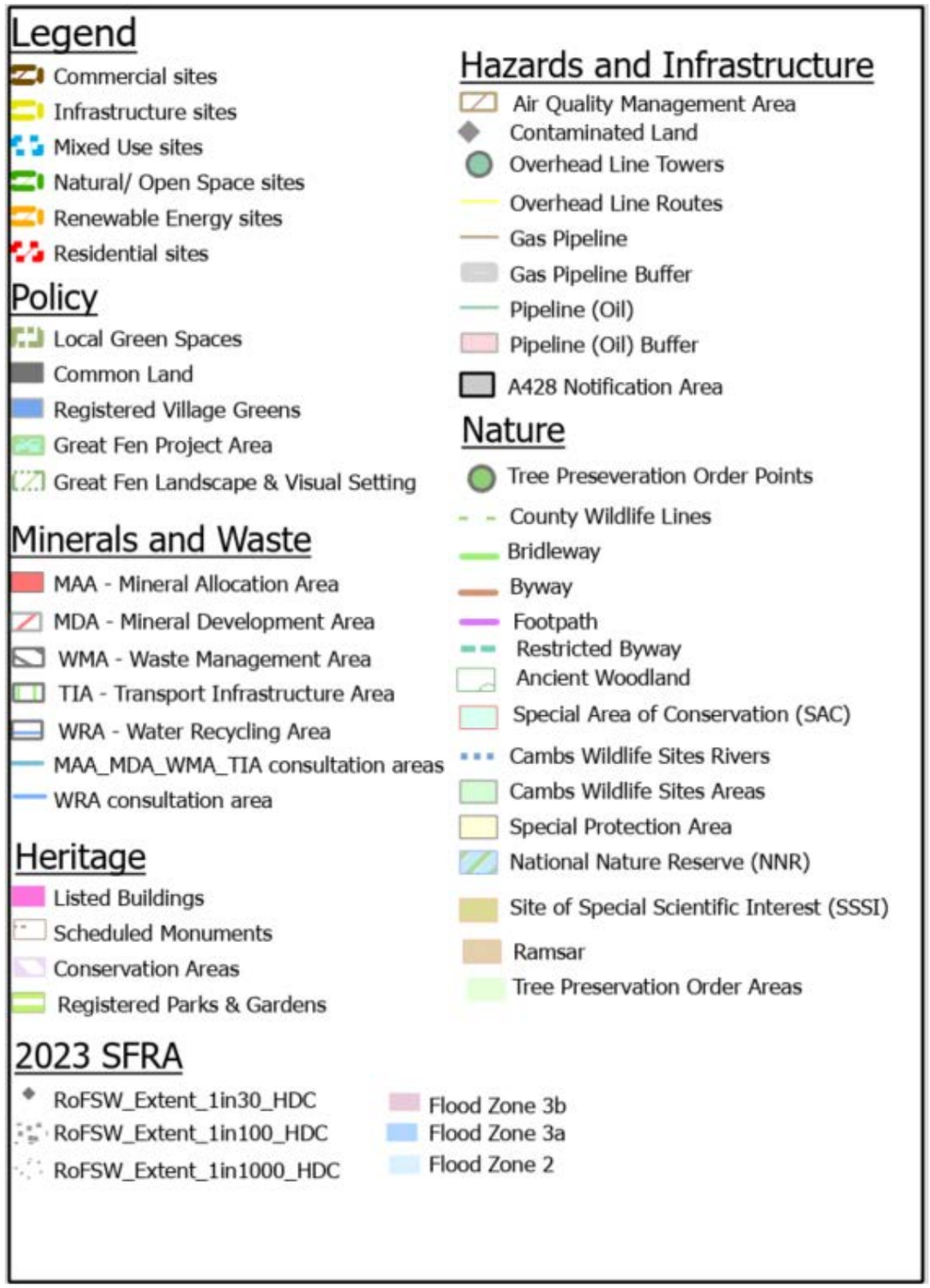
Bythorn and Keyston

6.4 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



6.5 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

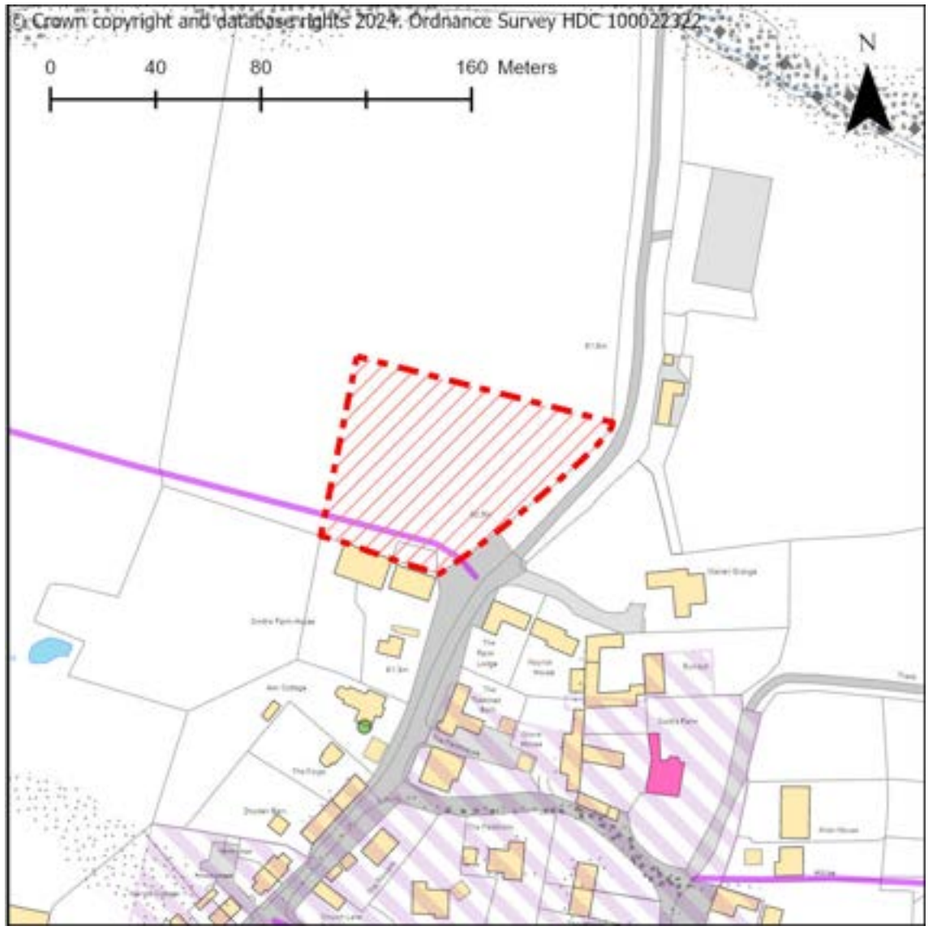
Core information

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

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

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

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

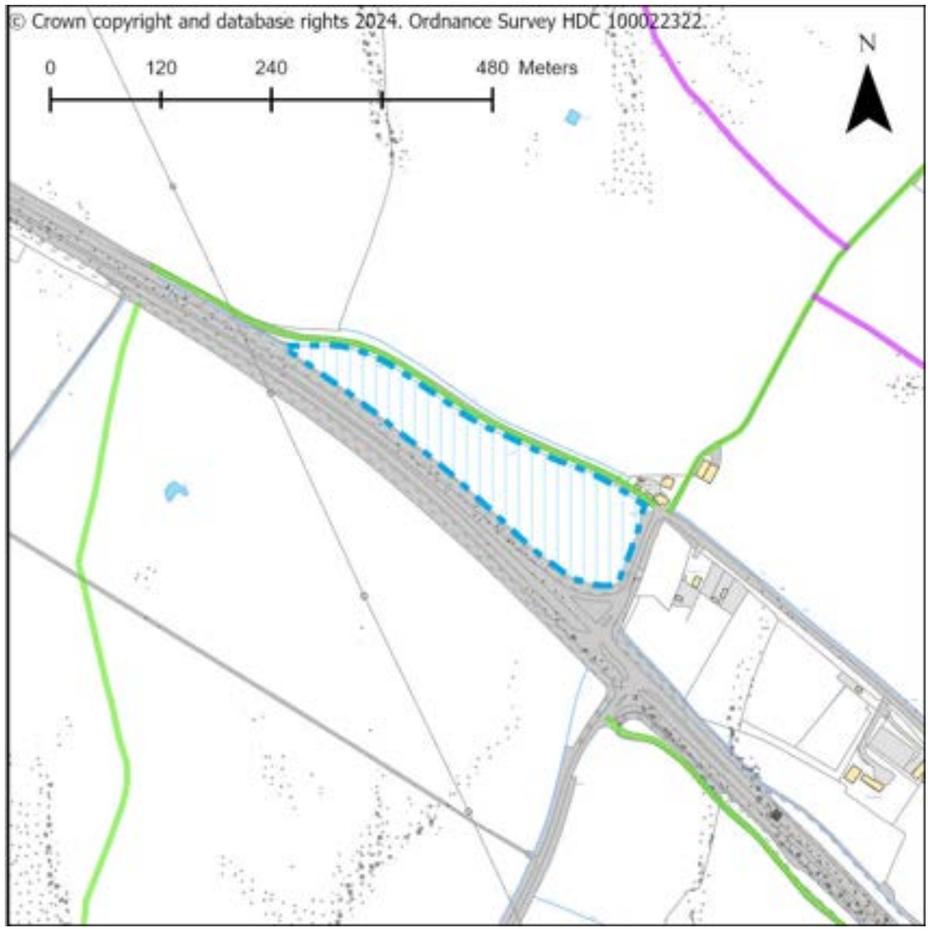
Core information

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

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 form 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: Market and/or affordable homes	15 - 20 homes	Available 2024 - 2028 Build out over 18 months

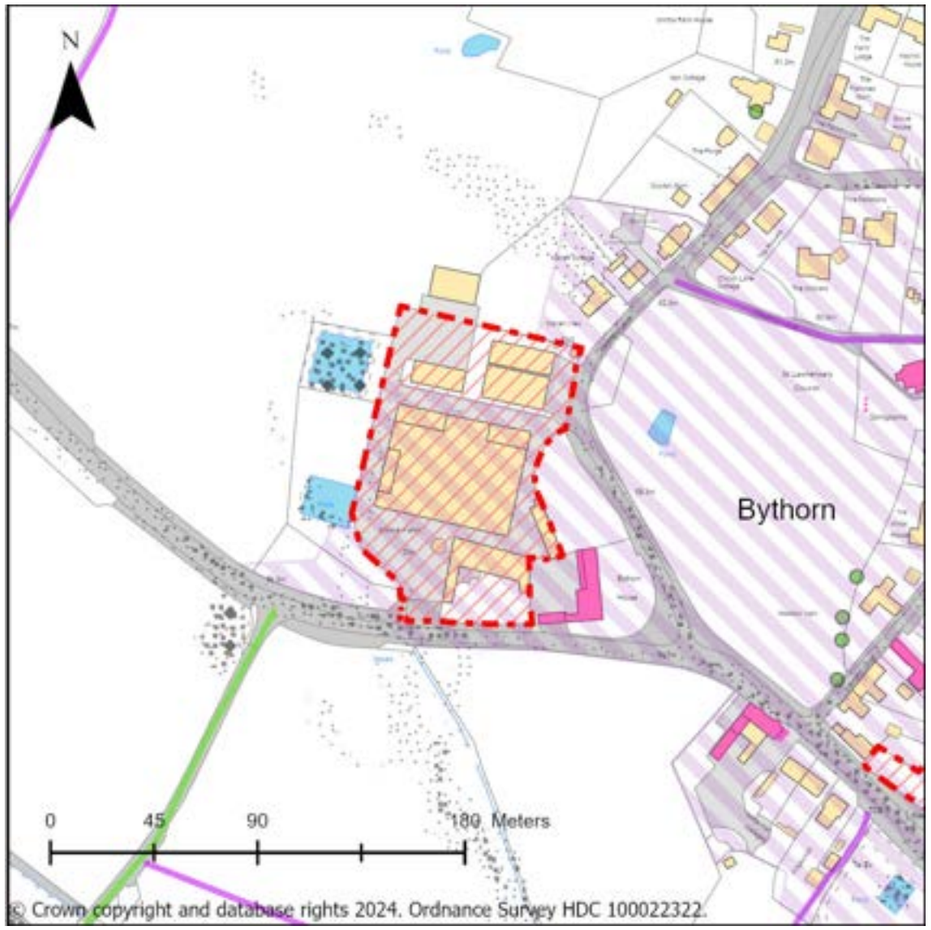
Core information

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.	~

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:

- 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

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026 in replace of Warren Lane due to local preference for Home Farm as it has an existing access, is more centrally located in the village and could provide a high quality heritage led development. Following a review of the responses received, the site will be an allocation in the pre-submission Local Plan.

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

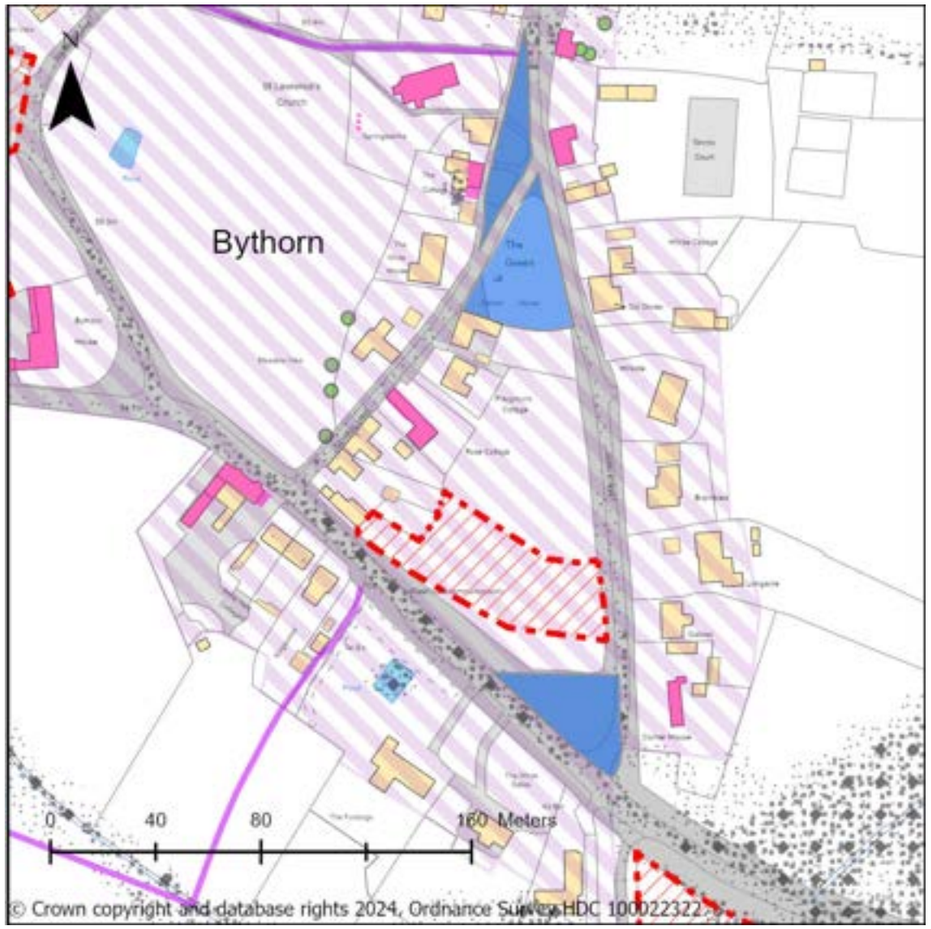
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	5 homes	Available 2023 Build out over 18 months

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
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 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 accountof 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.	

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:

- 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

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

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

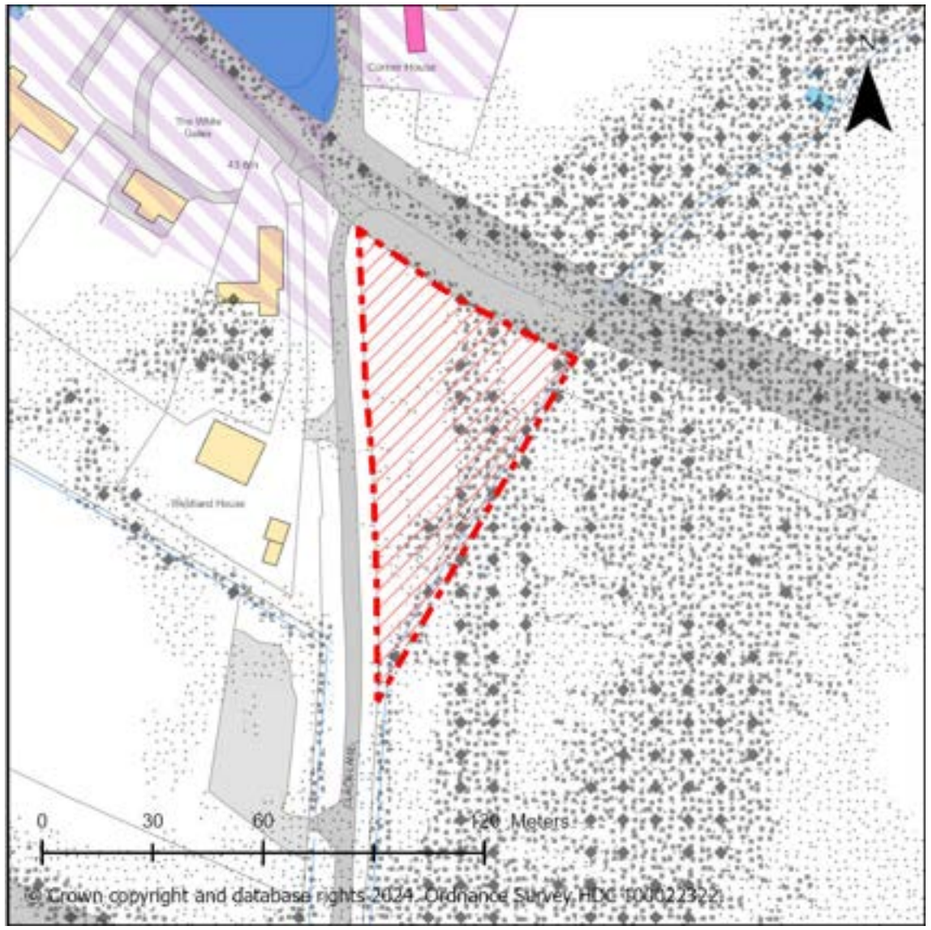
Core information

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

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

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: Market and/or affordable housing	20 - 25 homes	Available 2023 Build out over 2 years

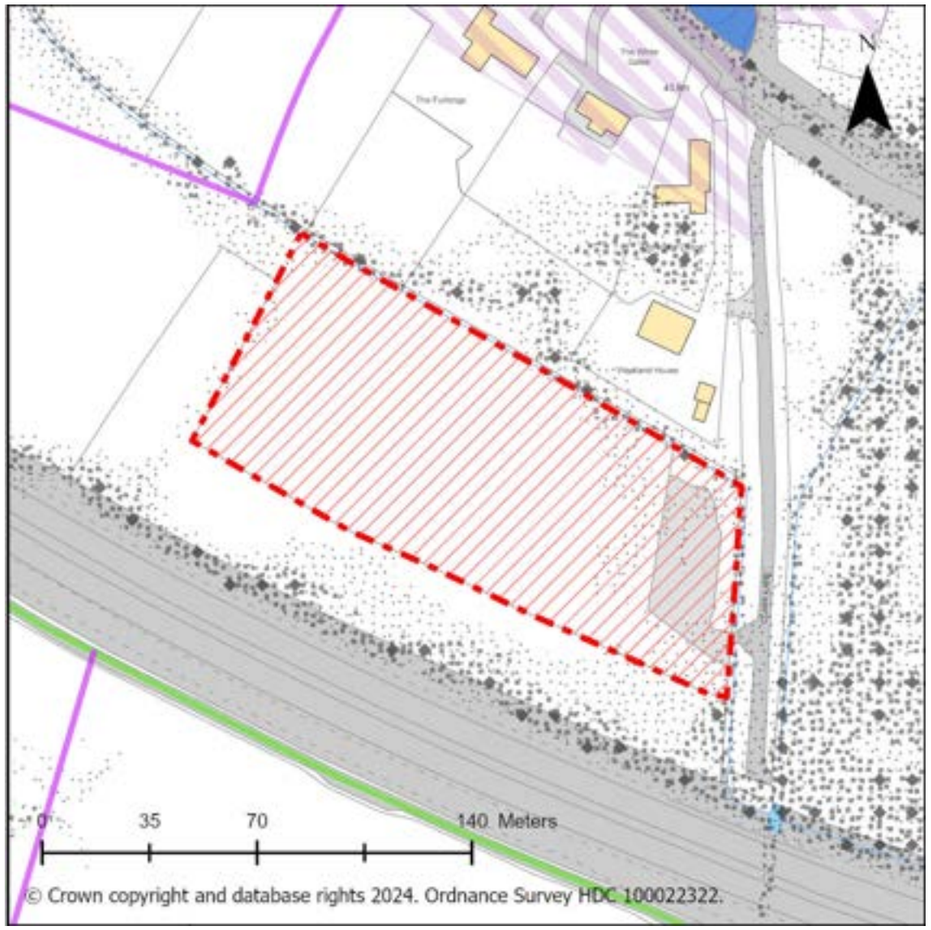
Core information

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.	

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:

- 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

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

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

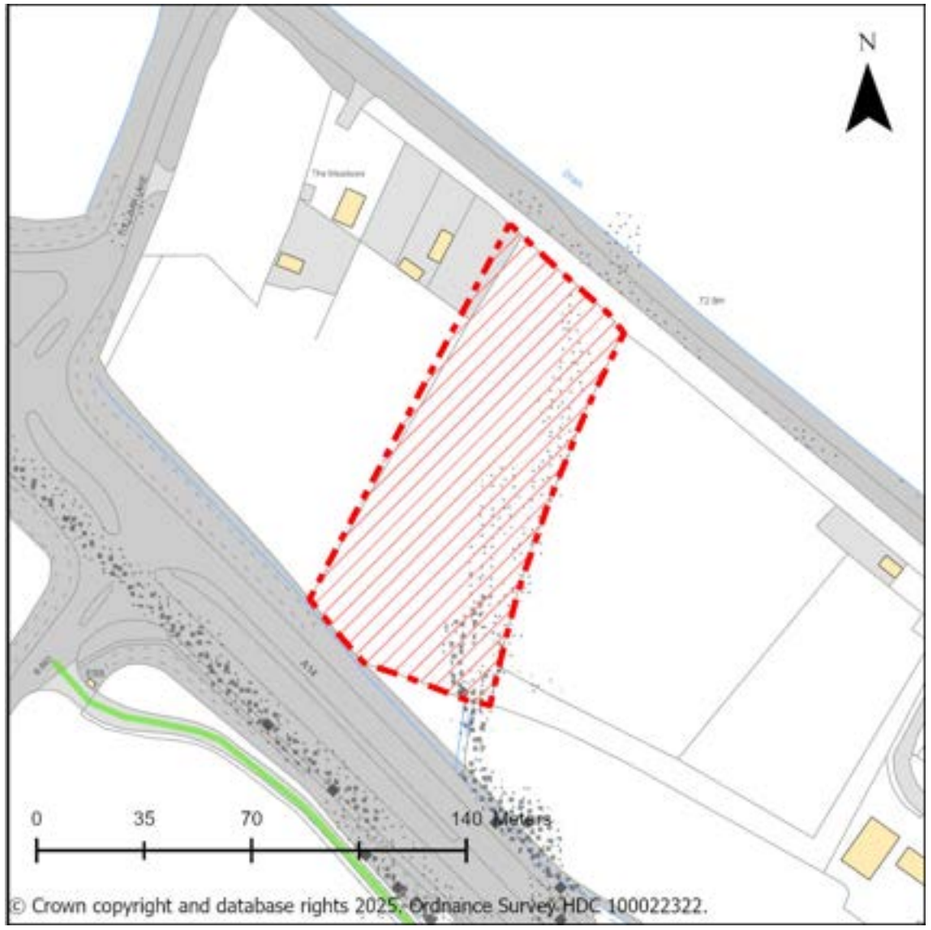
Core information

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	~

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 is 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 form 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 potential 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 creased levels of pollution impacting residential amenity, if development where focused along he 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.	

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:

- 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 form 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

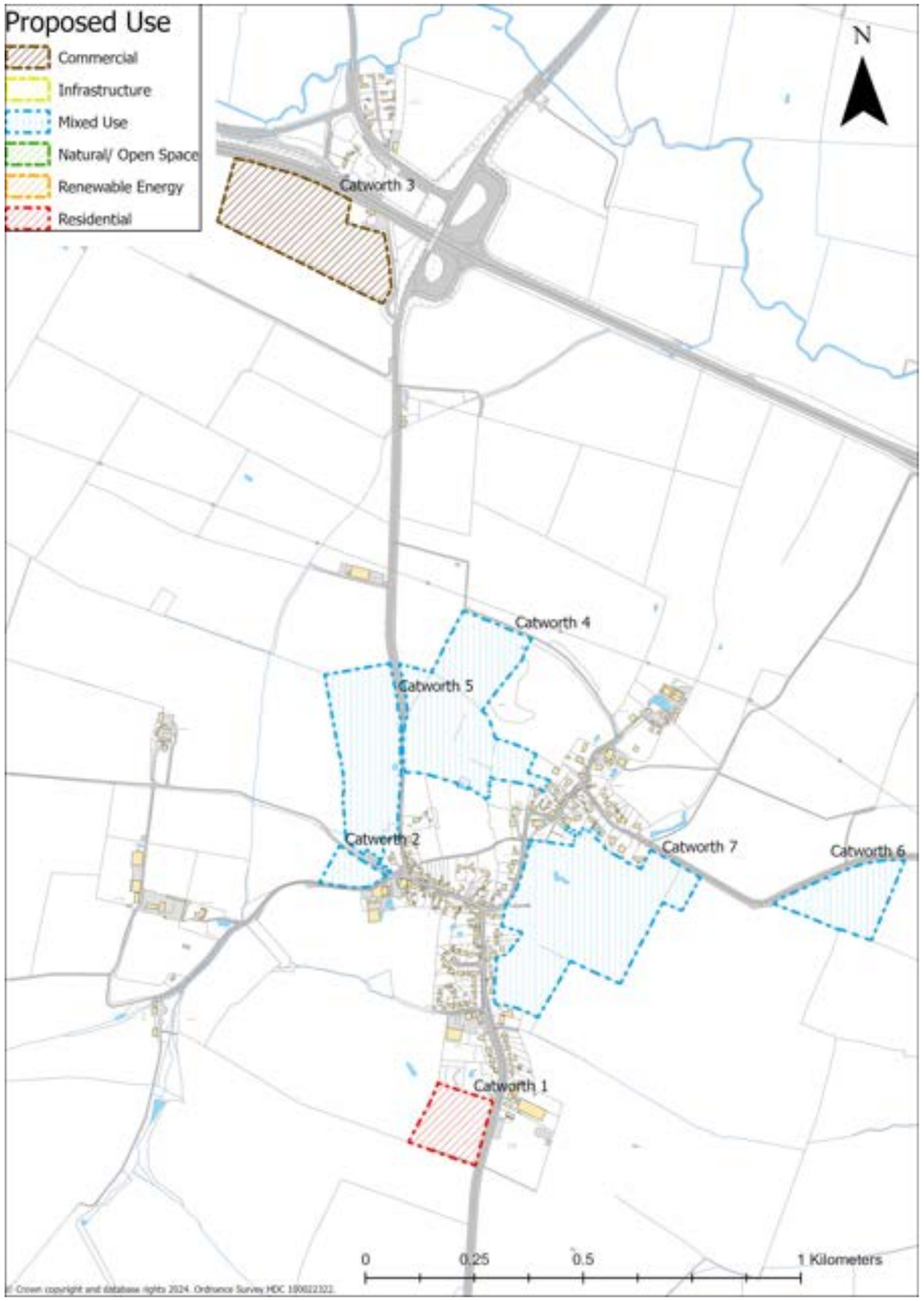
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development and potential development area falls below 0.25ha so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

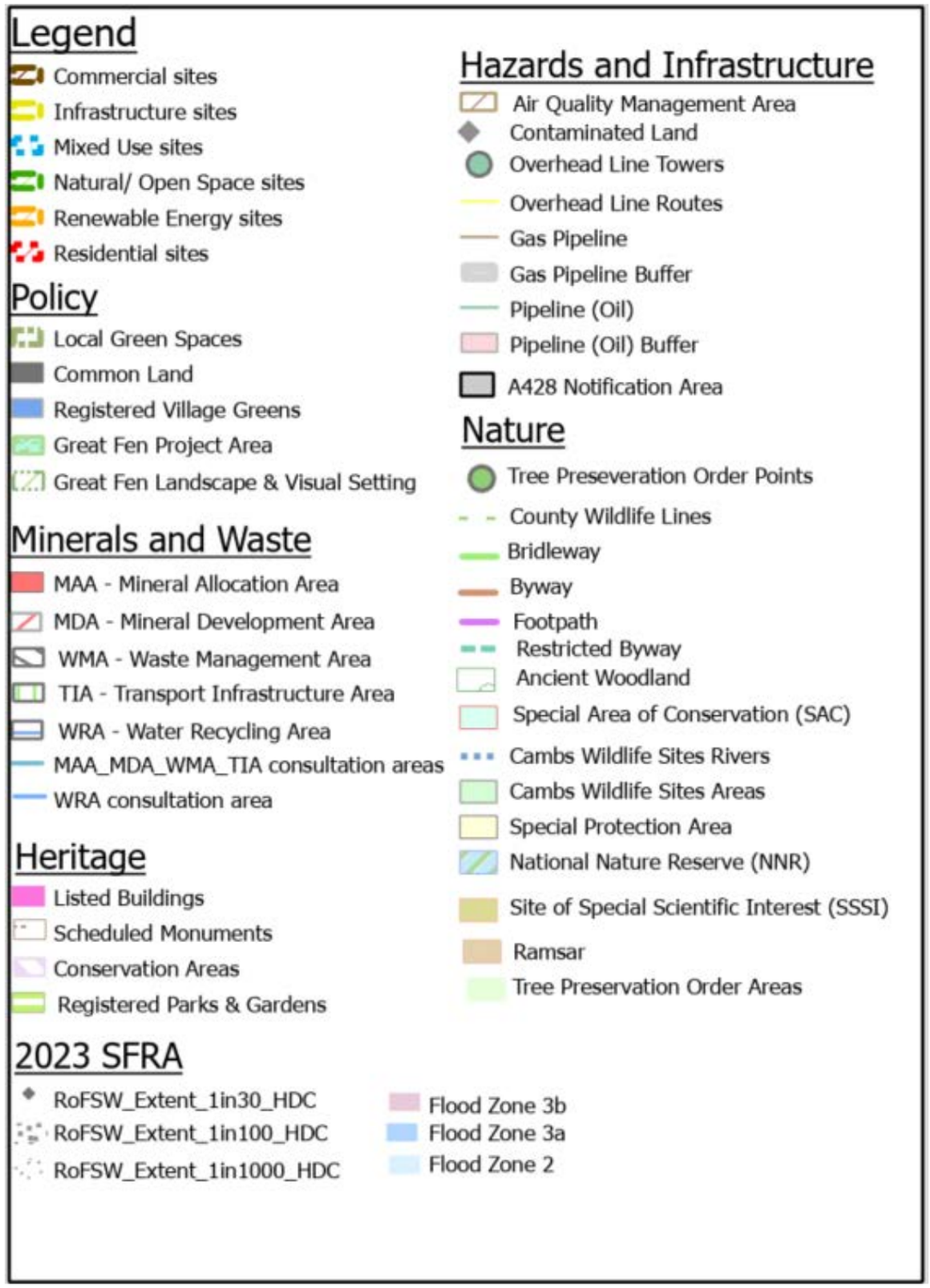
Catworth

6.6 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



6.7 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

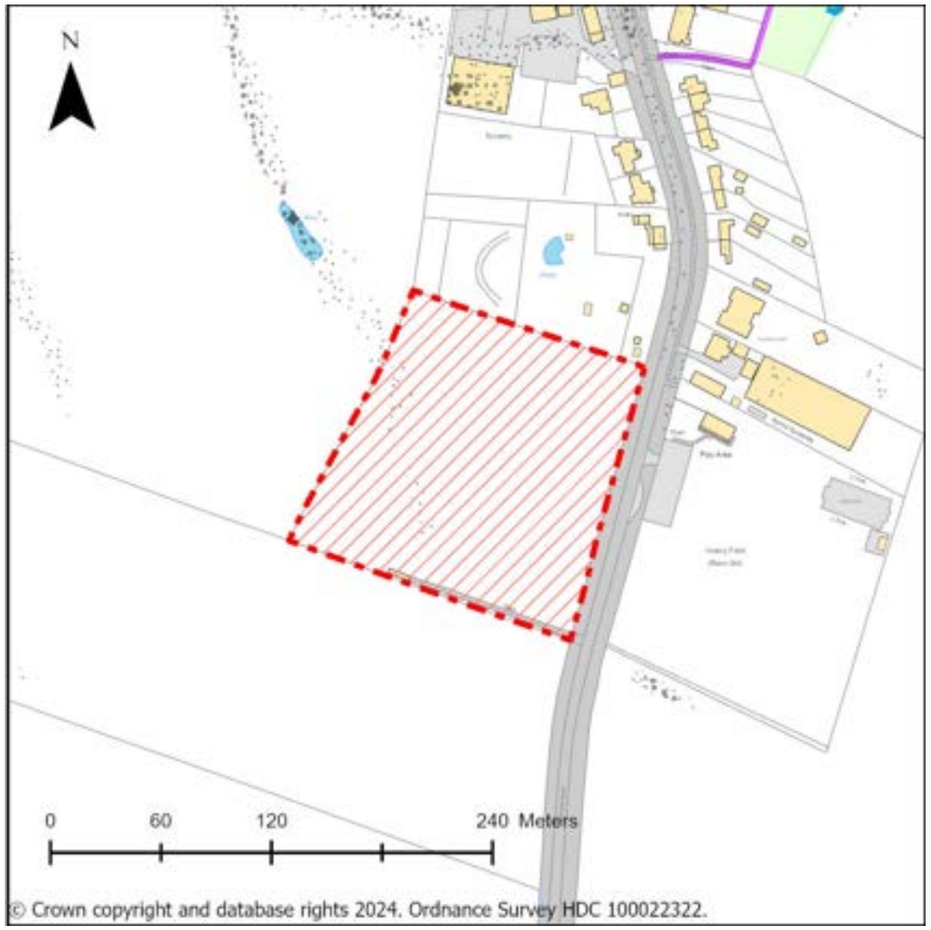
Core information

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

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

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 50% net developable area to provide substantial landscaping Net developable area of 2.12 ha x 50% = **1.06ha**	Net developable area of 1.06ha Residential use - 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 = 1.06ha x 25dph = **26 homes**	Available post 2028 to allow for allocation Build out over 1 to 2 years

Updates after the Initial Assessment

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. Following a review of the responses received, the site will be an allocation in the pre-submission Local Plan.

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

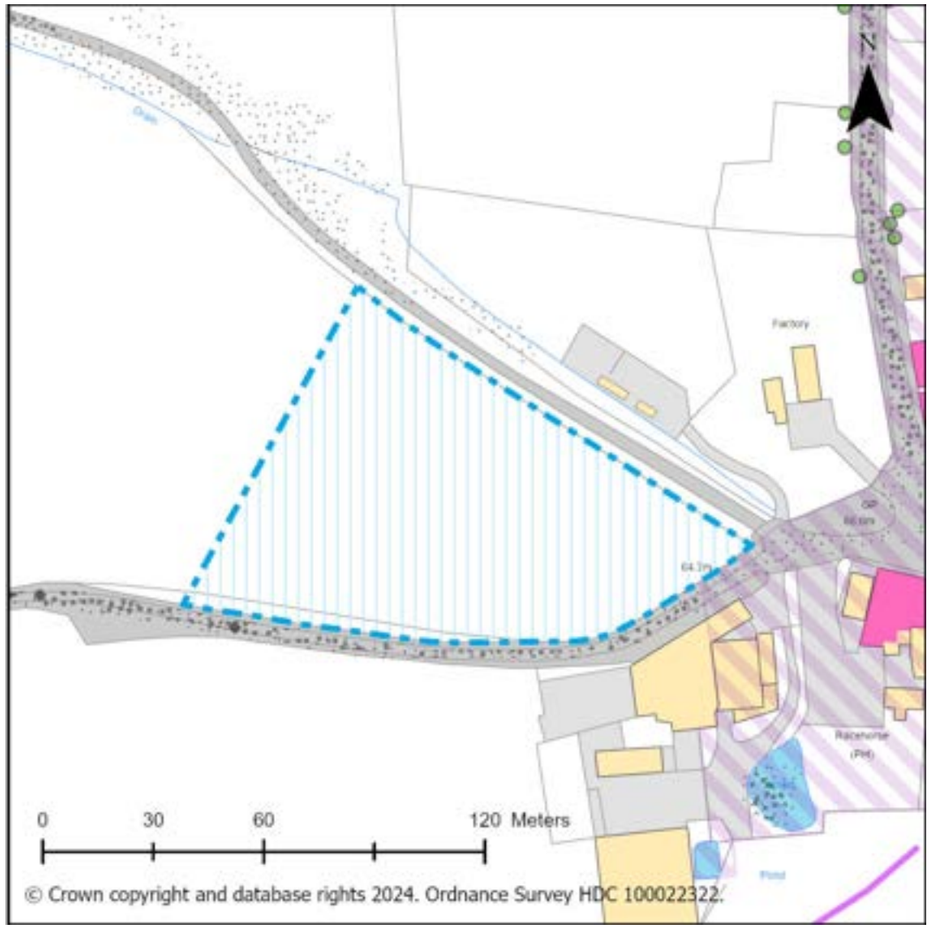
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Parking Open space: Natural, green or open spaces Biodiversity net gain	5 homes Capacity for parking and natural open space uses have not been confirmed by the 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 if 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	~
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 it 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.	

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:

- 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.**

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

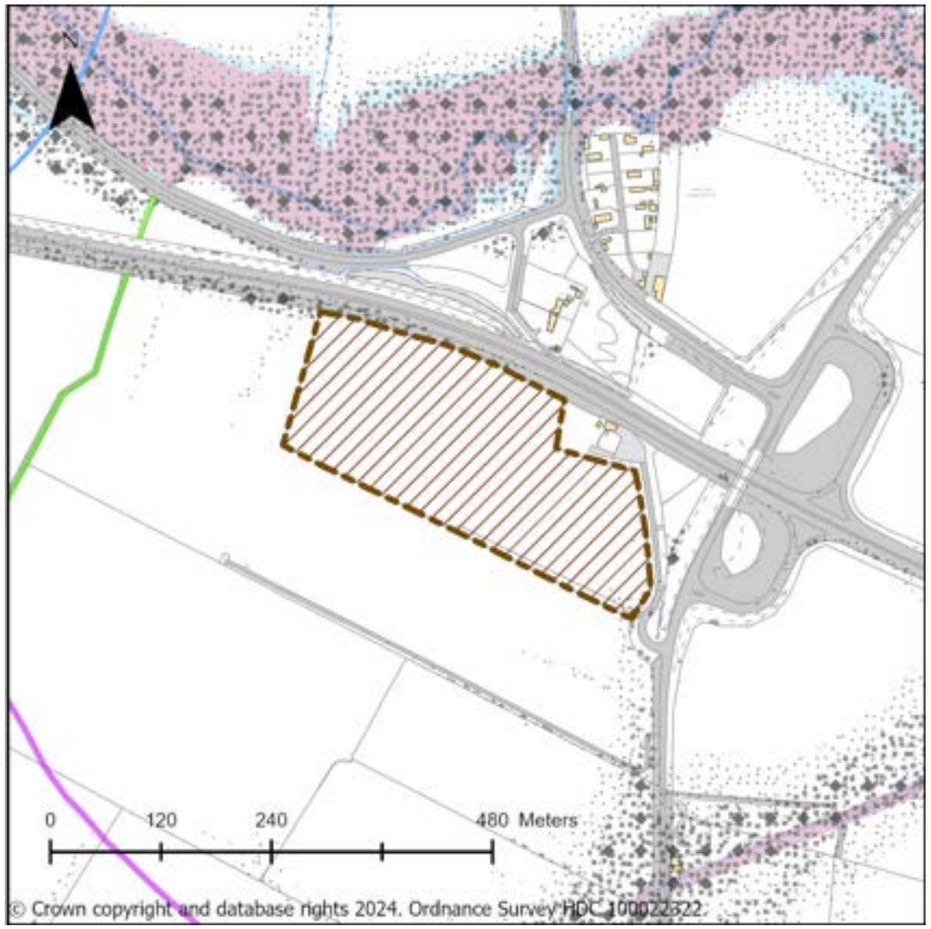
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Retail • Logistics and distribution	26,880 sqm overall commercial involving any of employment, retail or logistics development	Available 2024 - 2028 Build out over 3 - 5 years

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
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+

The site is located wholly within flood zone 1, there is some 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

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

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

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

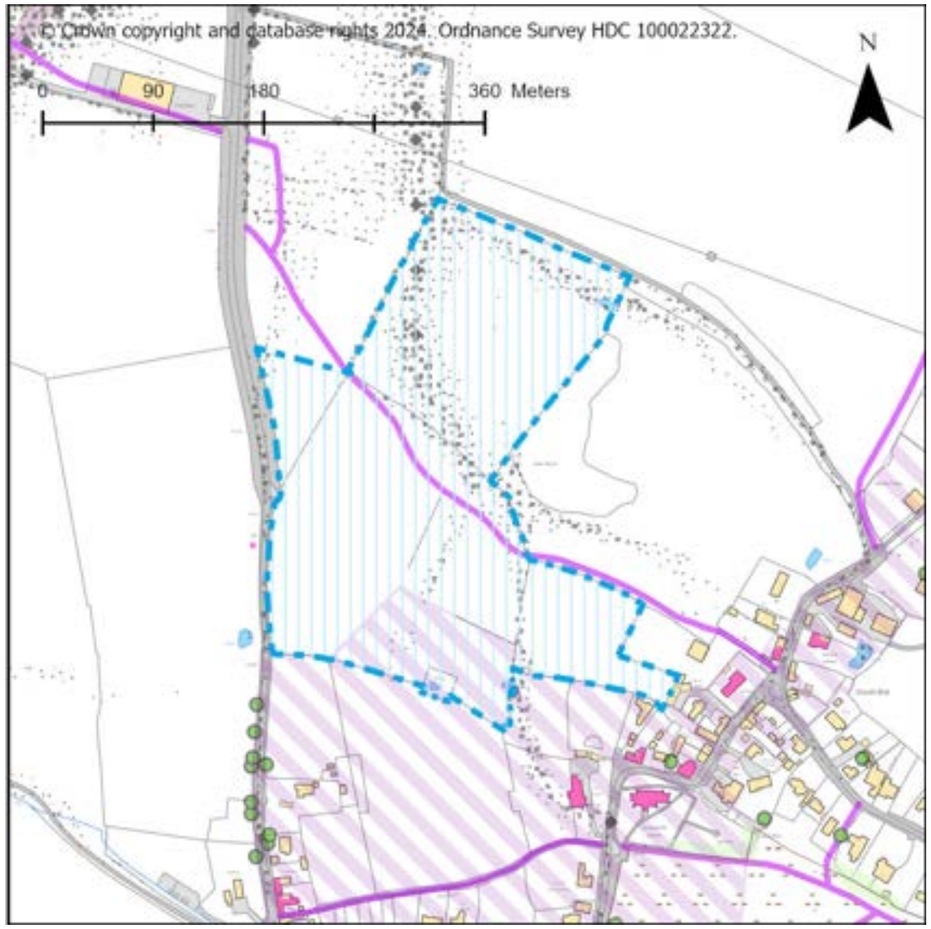
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. Residential: Market and/ or affordable 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	~
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.	+
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.	~

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.	~

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 in brinig 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 approxiately 3.7 ha to eastern and northern sides.		

Updates after the Initial Assessment

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

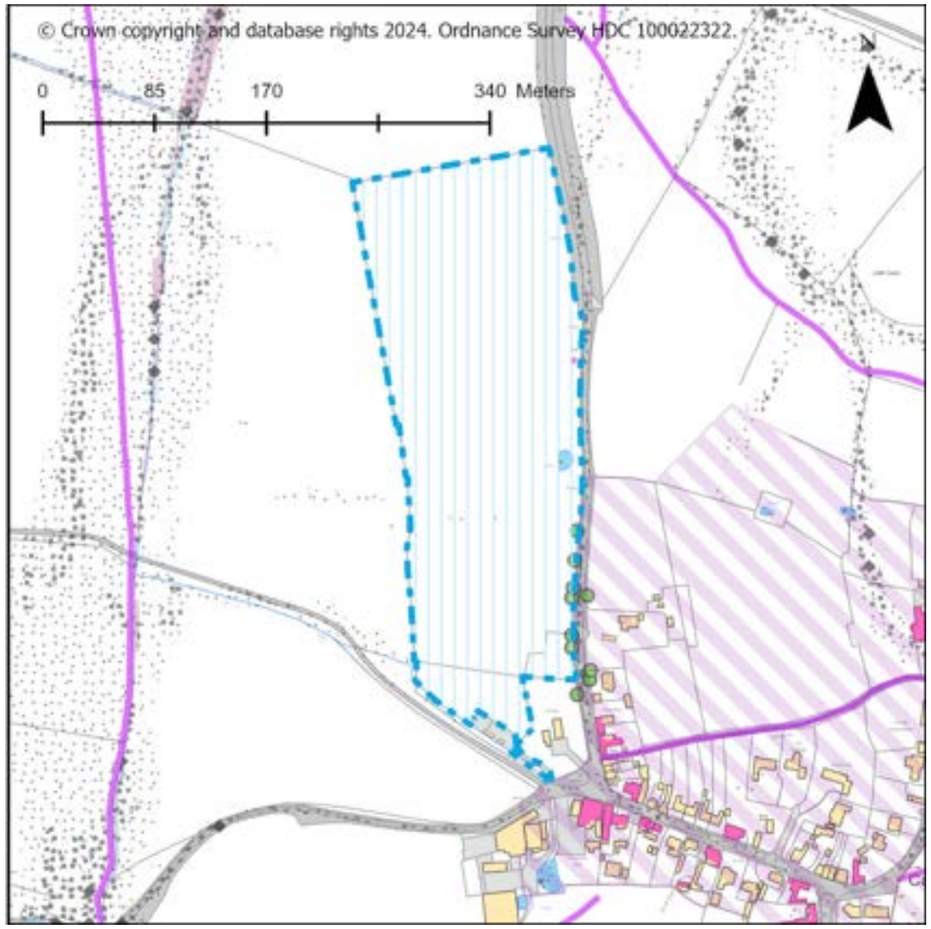
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. Residential: Market and/ or affordable 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

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.	~

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

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

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

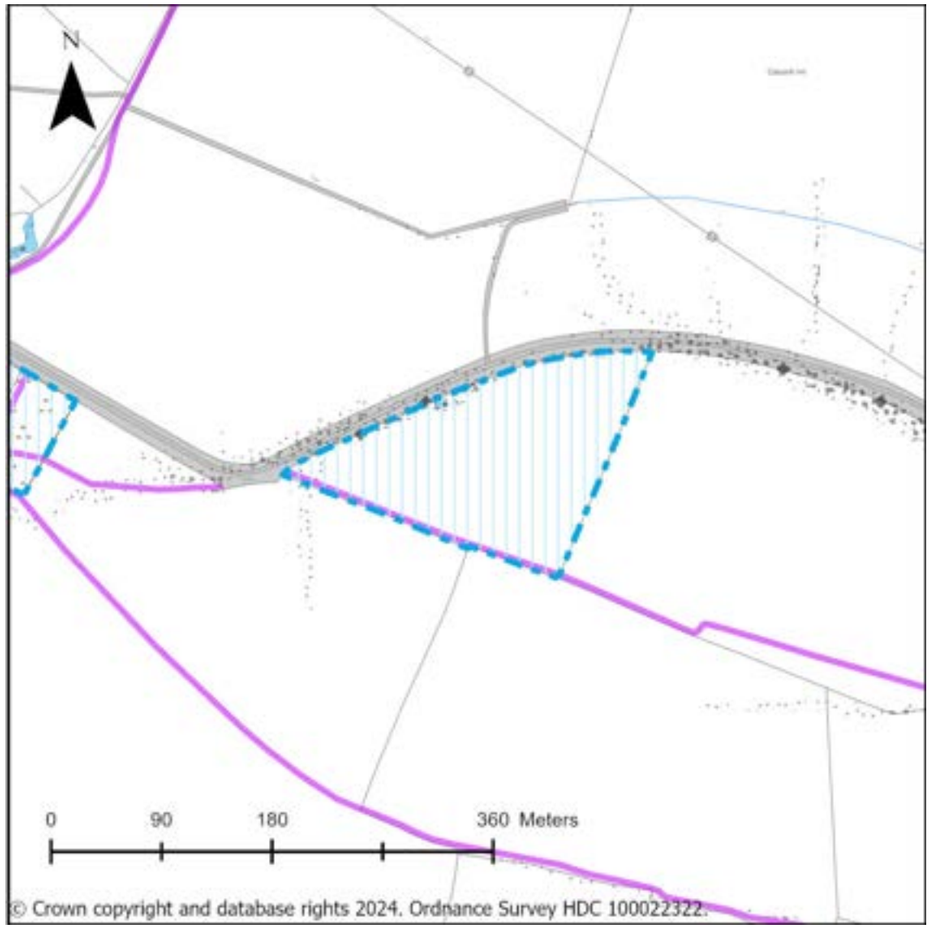
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites with the following specifically identified 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 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

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

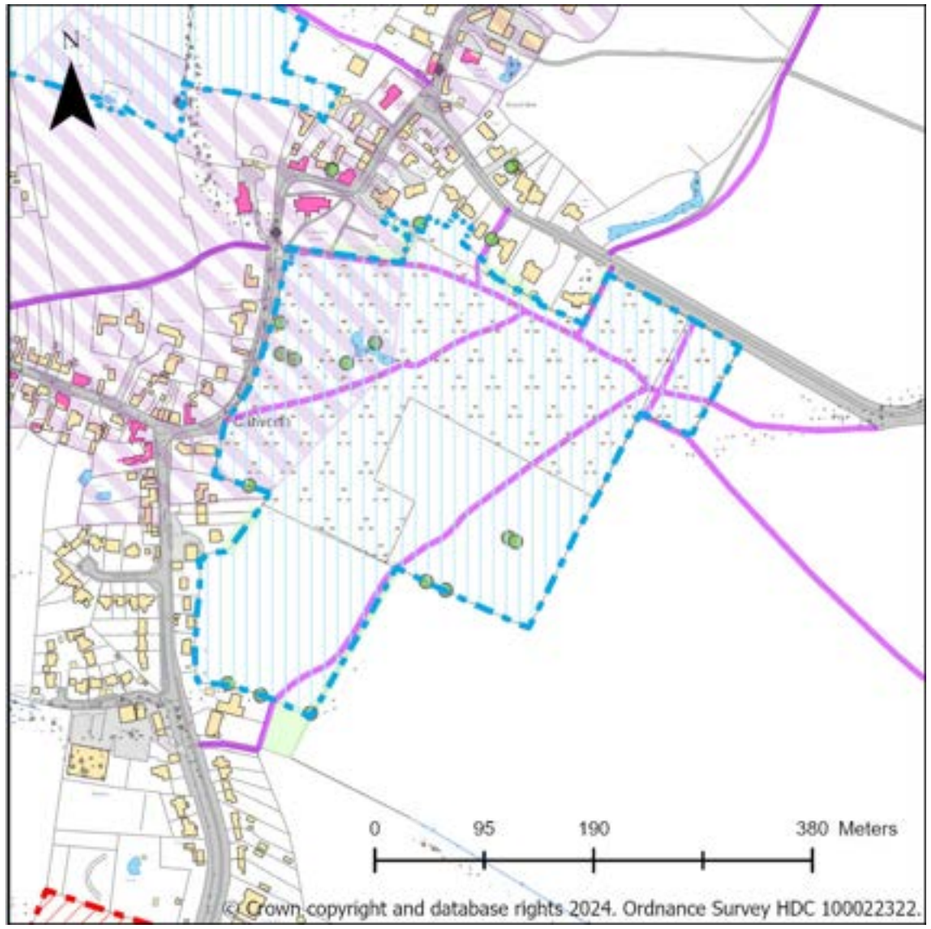
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. This site is specifically promoted as 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.	-
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?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- No public transport access and remote form natural greens[pace
- Wholly comprises greenfield land predominantly of agricultural grade 2
- The scale of the site and potential for substantial in-depth development would be seriously detrimental to the form and character of the village and the setting of the conservation area.
- Result in harm to a scheduled monument and other designated heirtage assets

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the scale of the proposal and impact on heritage assets.

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:

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.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again with a plan showing footpath connection but no substantive new evidence was provided to overcome concerns set out above.

In June 2026, in response to the additional site allocation consultation, the site was promoted again resubmitting documentation already previously submitted.

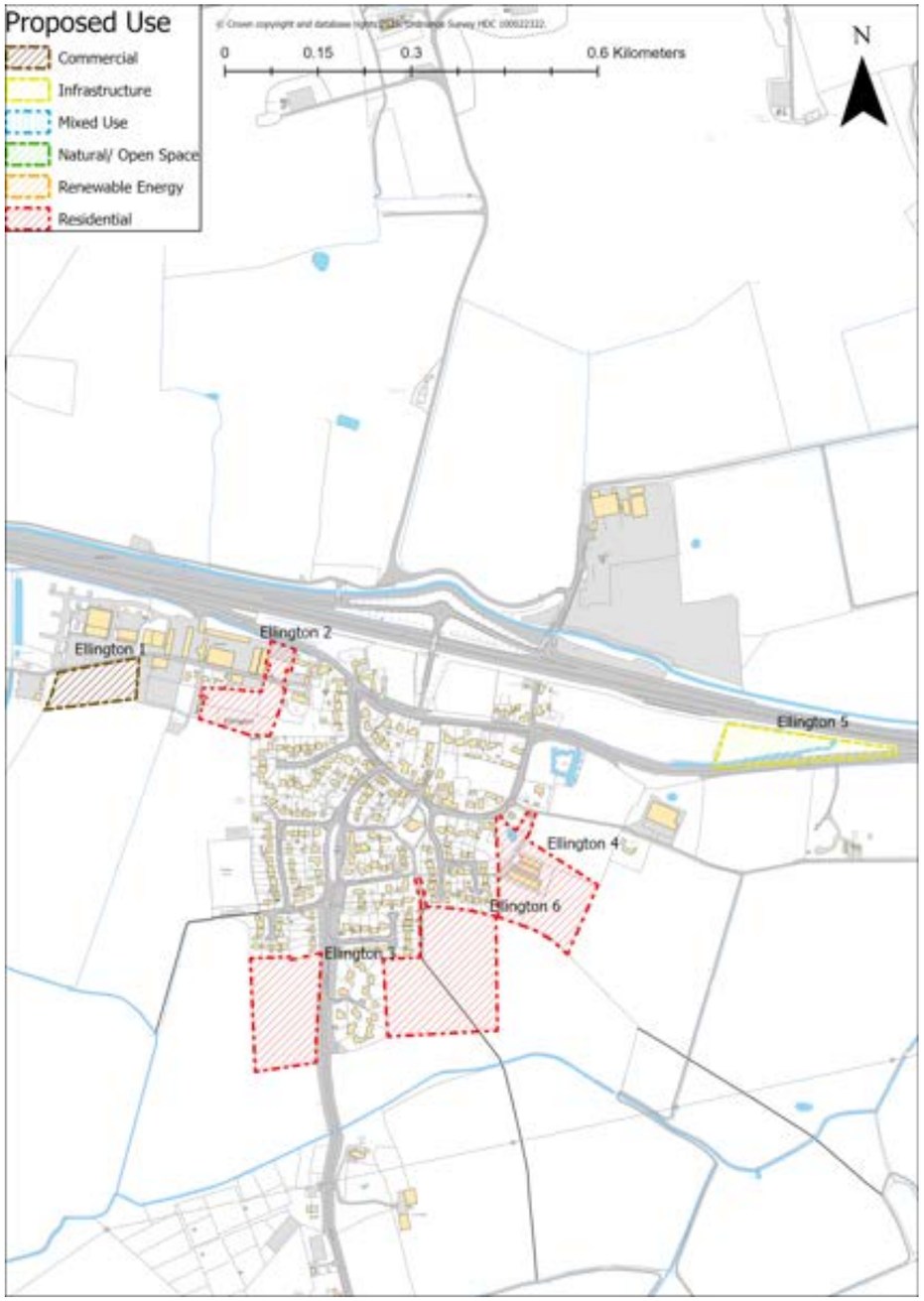
Ellington

6.8 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

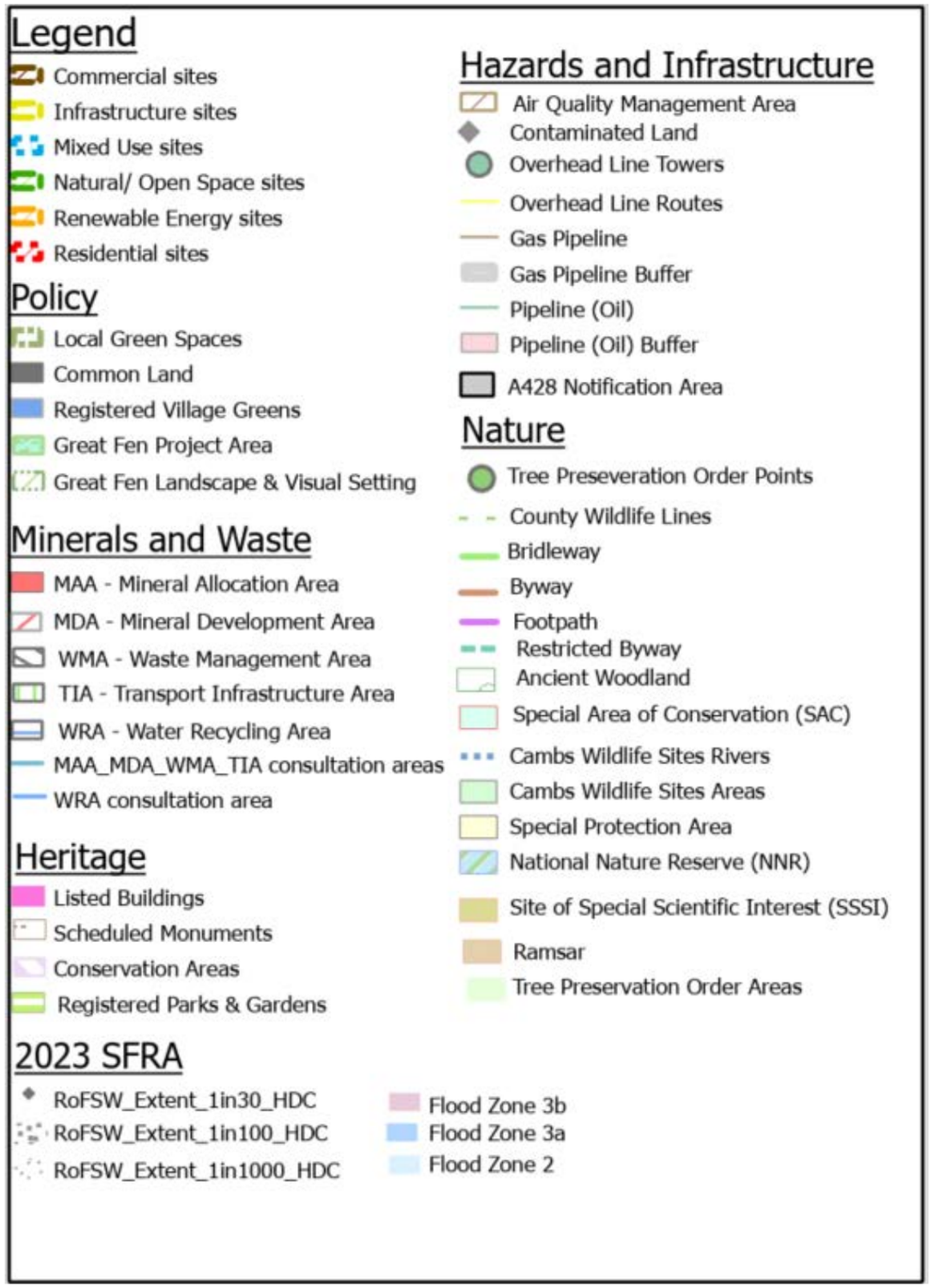
- Ellington 1: Land South of Ben Burgess, Ellington
- Ellington 2: Land South East of Brook Farm, Ellington
- Ellington 3: Land West of Grafham Road, Ellington
- Ellington 4: Old Sheds at Manor Farm, Ellington
- Ellington 5: Land between Thrapston Road East of Ellington and A14
- Ellington 6: Land South East of Ellington

6.9 Please note the following sites partially fall within Ellington parish:

- '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.



6.10 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

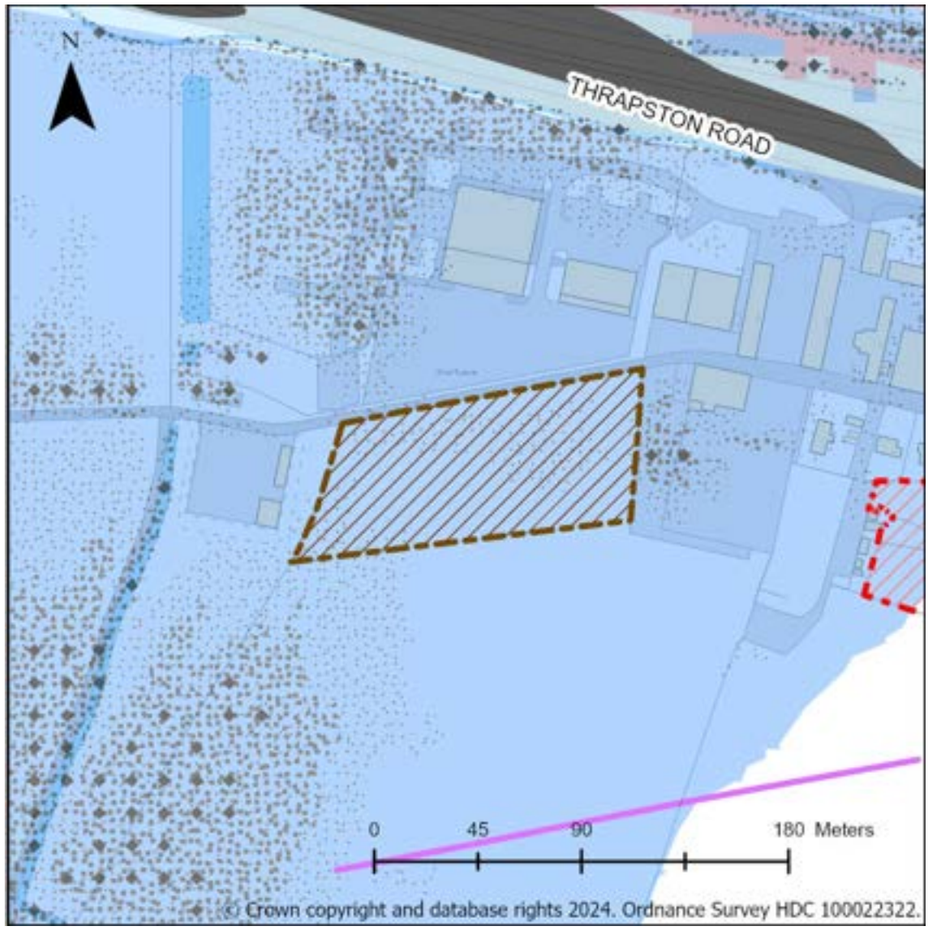
Core information

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	-

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 is 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.	

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.

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.	N/A	N/A

Updates after the Initial Assessment

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

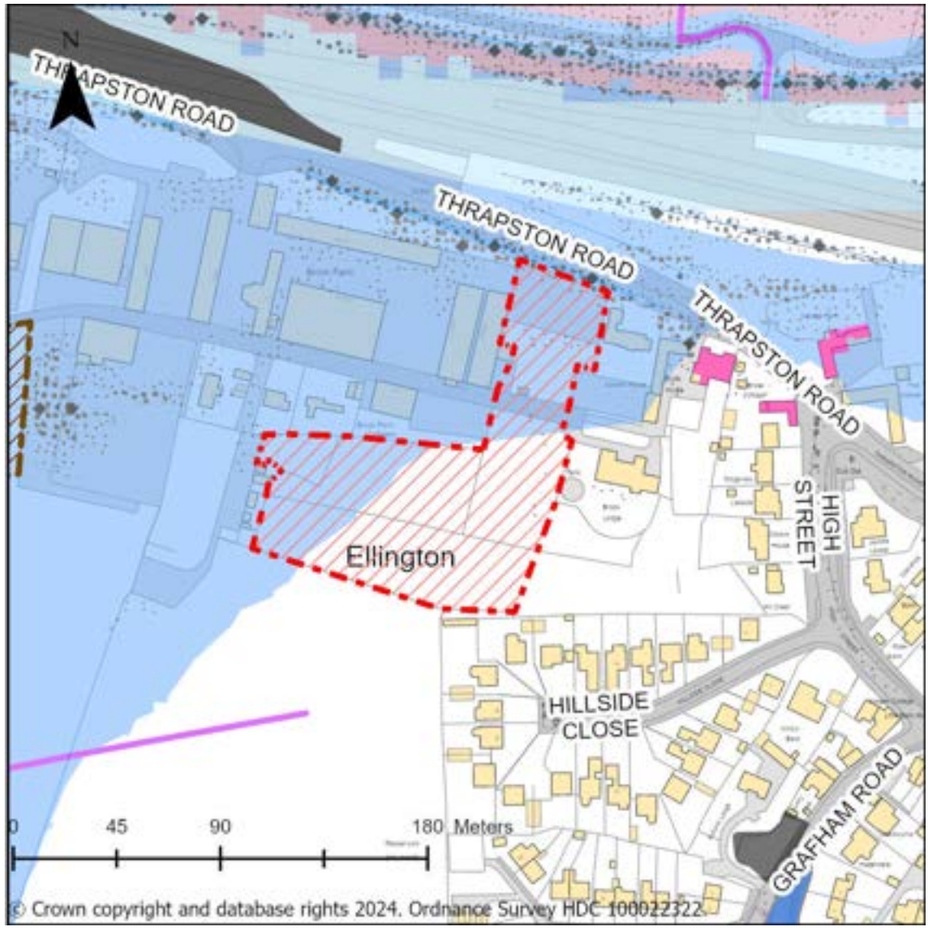
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 homes	2024 - 2028 Build out over 4 - 6 years

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
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 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.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainabilility 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 acheived
- 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

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

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

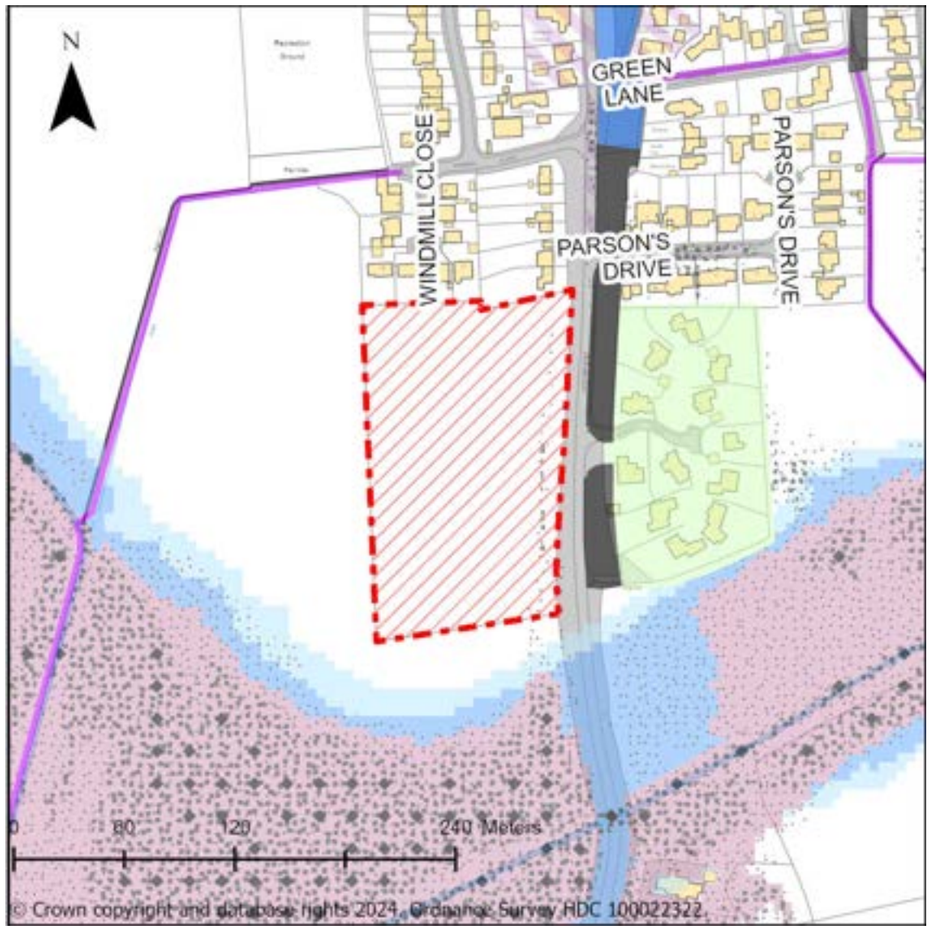
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self build housing	23 affordable homes (including First Homes and single storey homes) 1 self-build plot Total capacity of 24	Available 2024 - 2028 Build out over 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)

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 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

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

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. The site promoter wrote in support of this and promoted the site again during the consultation and provided a transport note and a masterplan for the site. Following a review of the responses received, the site will be an allocation in the pre-submission Local Plan.

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

During the Preferred Options consultation held in Autumn 2025, the site was promoted again.

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

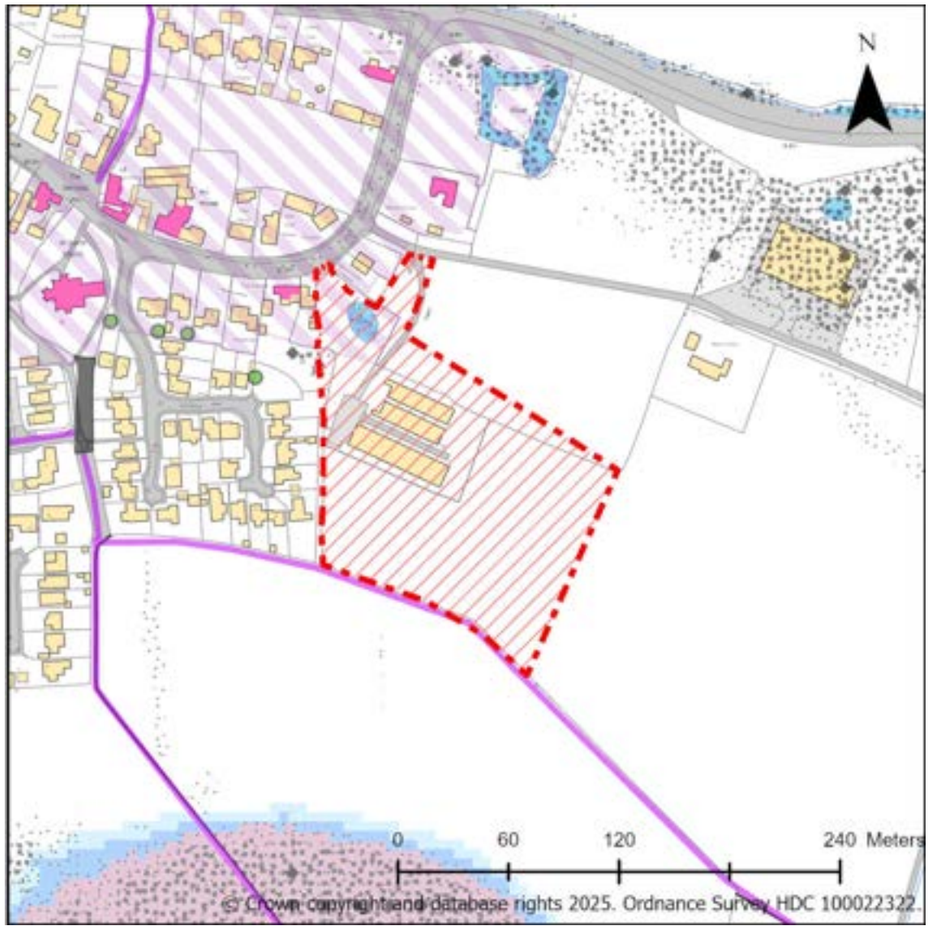
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/ or affordable housing	30-40 homes	Available between 2029-2034 2-3 years

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
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 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 Elington 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 forthe 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

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.

- 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 70 % net developable area to ensure sufficient landscape buffering along the southern and eastern boundaries. 2 ha x 70% = **1.4 ha**	1.4 ha net developable area 25dph to reflect the site being located in a rural village location. 1.4 ha x 25dph = **35 homes**	Allocation status required Build out over 2-3 years

Updates after the Initial Assessment

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

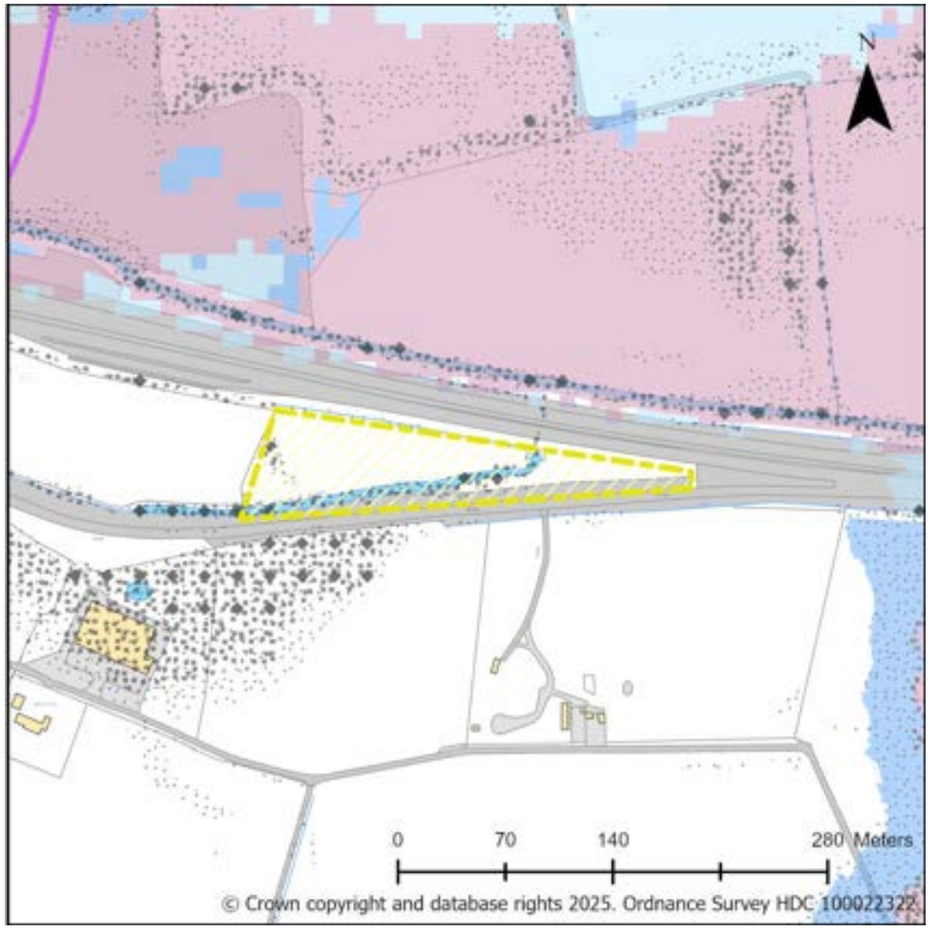
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: • Transport and parking - EV charging • Renewable Energy - battery storage	0.6 ha parking for EV charging 0.6 ha battery storage to support EV charging.	Available between 2024-2028 Build out rate unknown

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
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 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

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

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

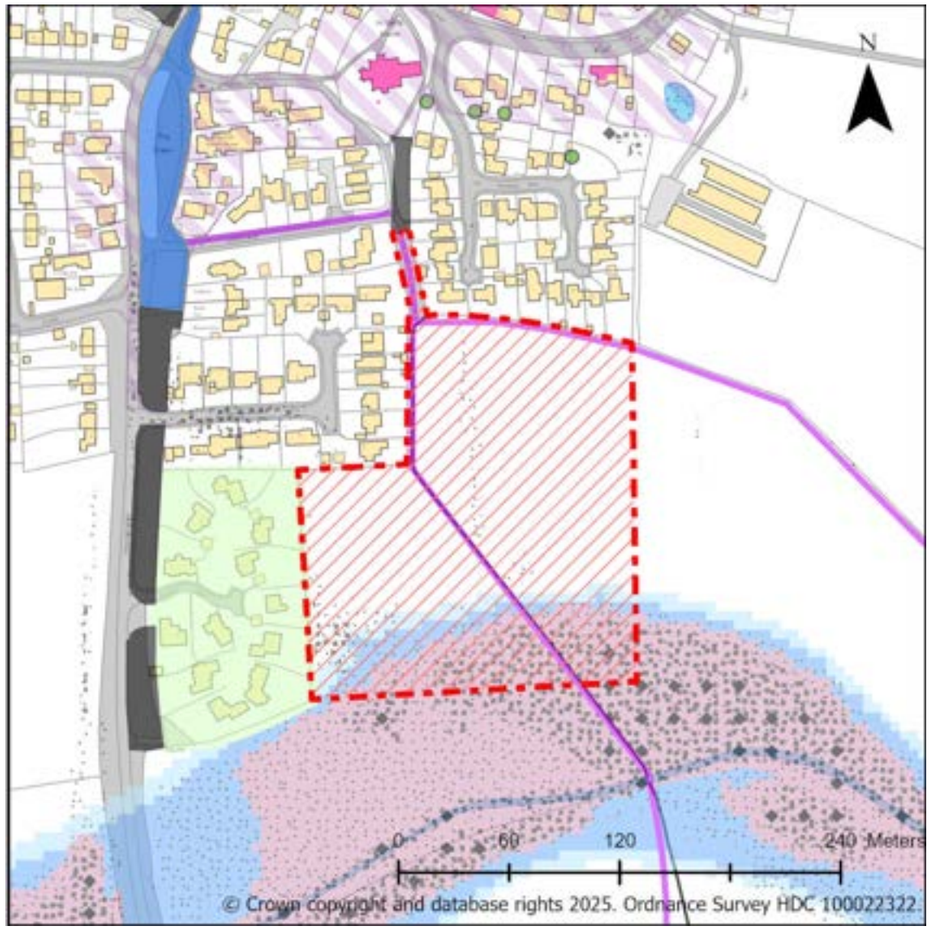
Core information

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 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 comprimised.	~

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

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

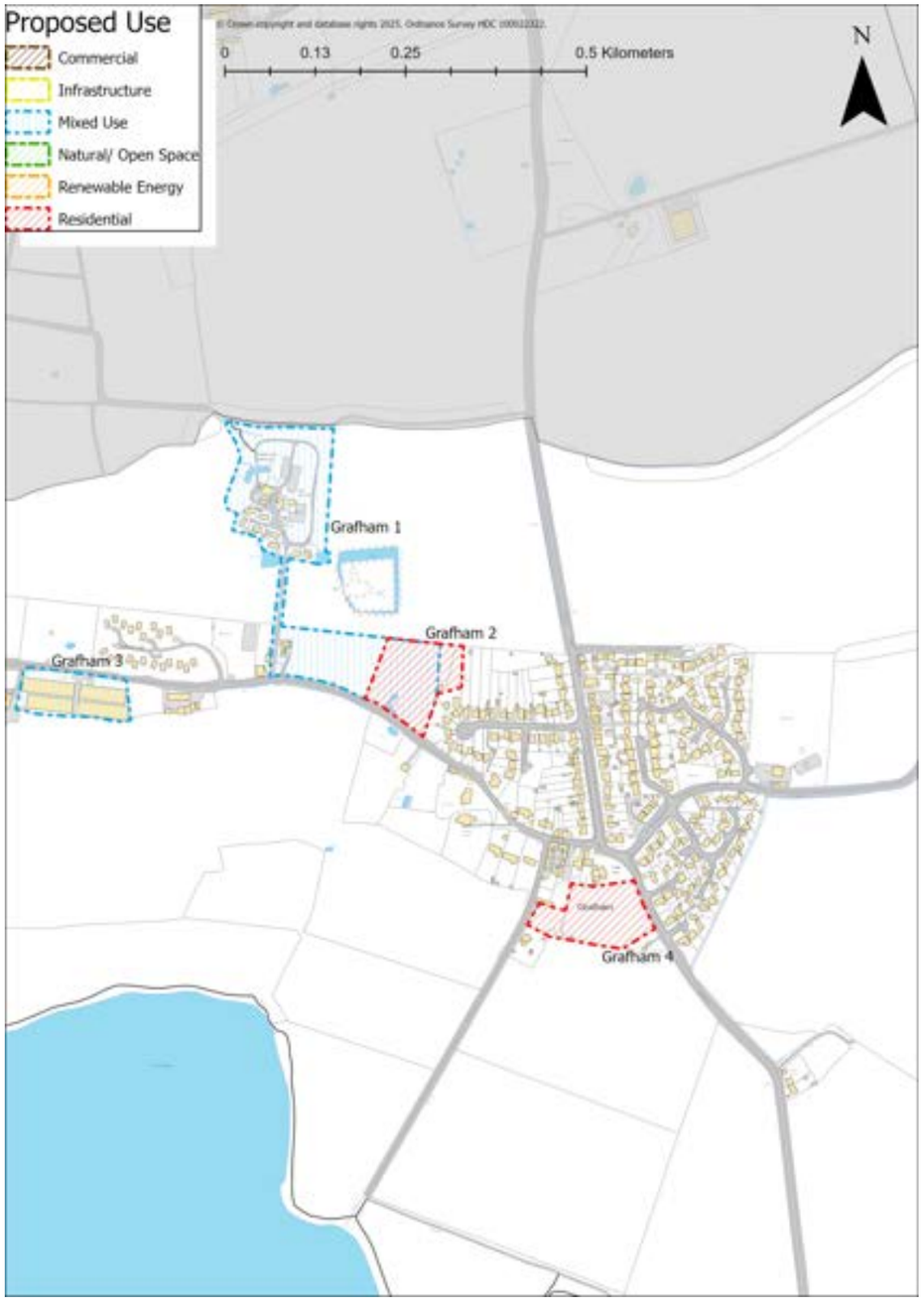
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.2 ha 50% net developable area to ensure development is located outside areas of high flood risk and there is appropriate space for effective integration of the public right of way traversing 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

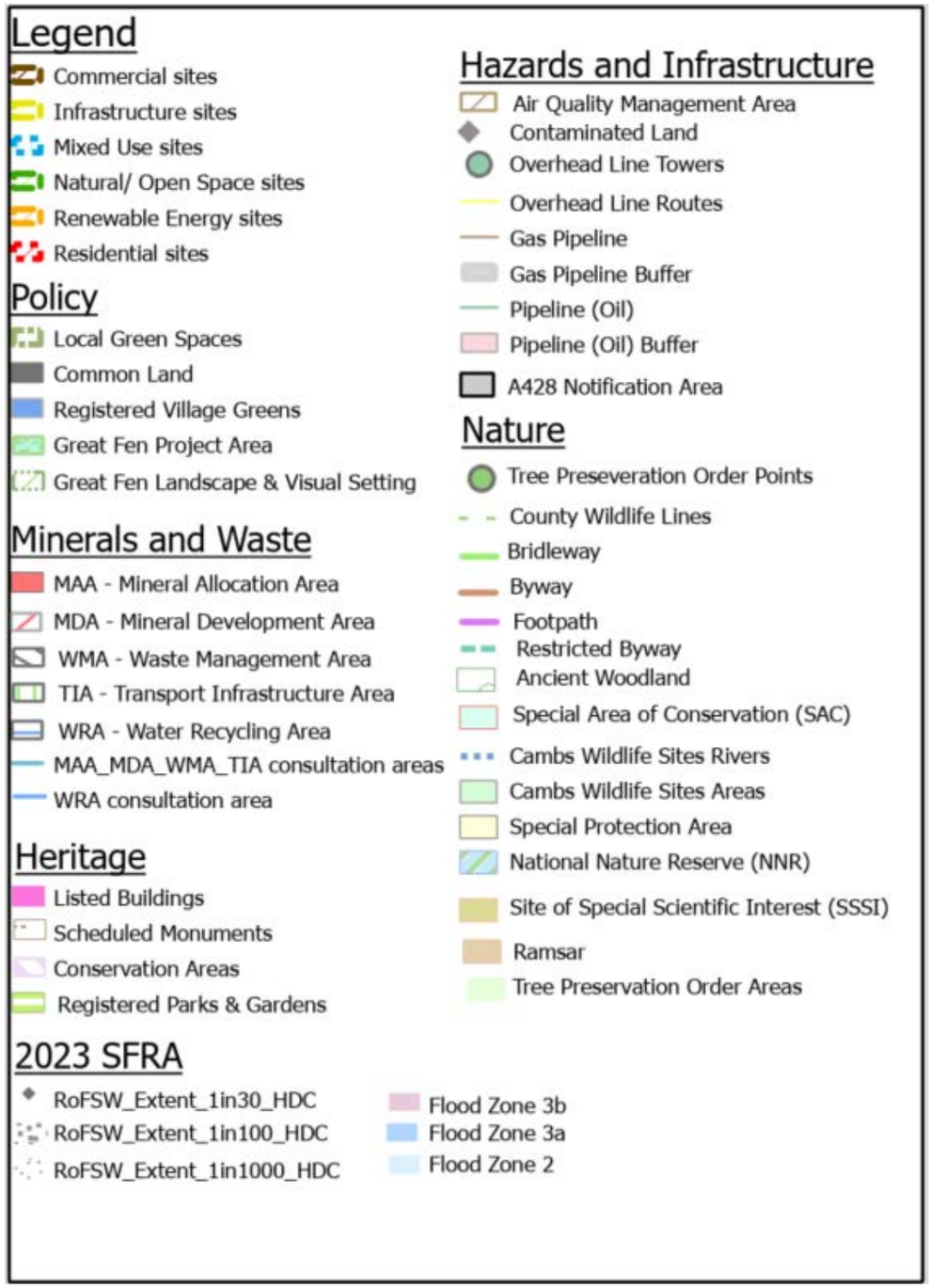
Grafham

6.11 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



6.12 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

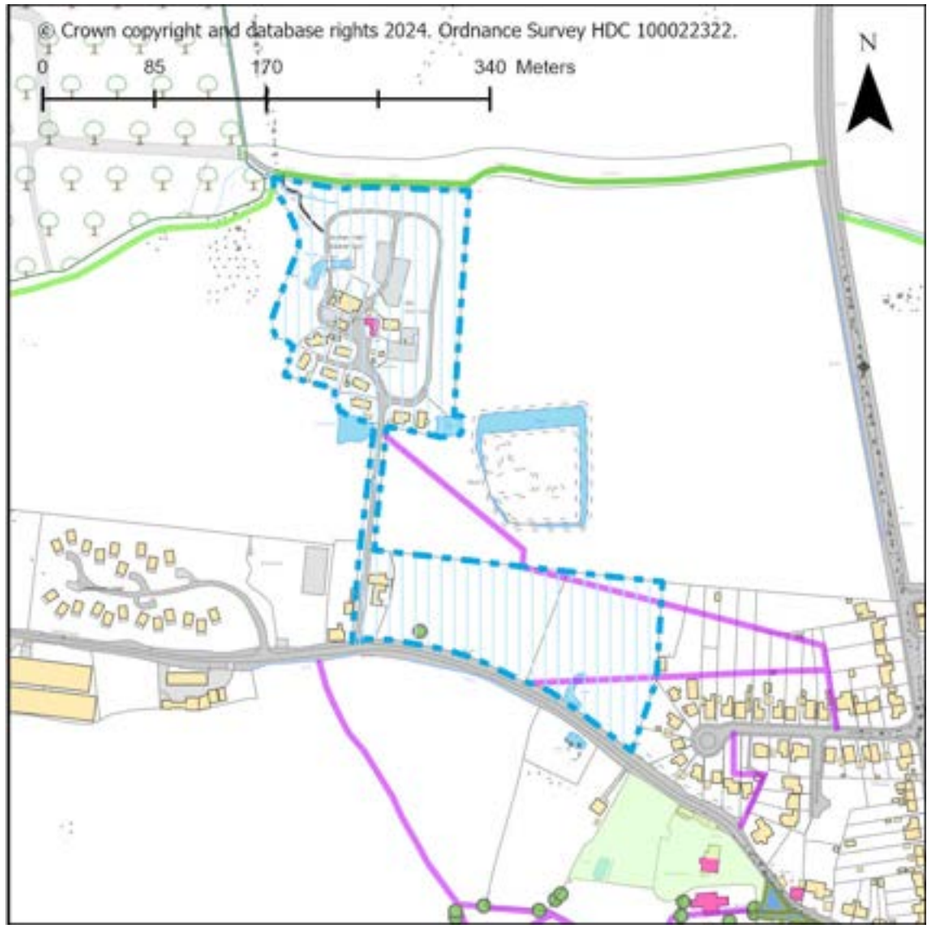
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self-build housing Commercial: • Commercial leisure uses	20+ homes consisting of one or a mix of the following: • 20+ market and/or affordable 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

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 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.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is 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.
- 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

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	~
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 form 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.	

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:

- 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:

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 compromising 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.	~
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.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site 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.

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

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

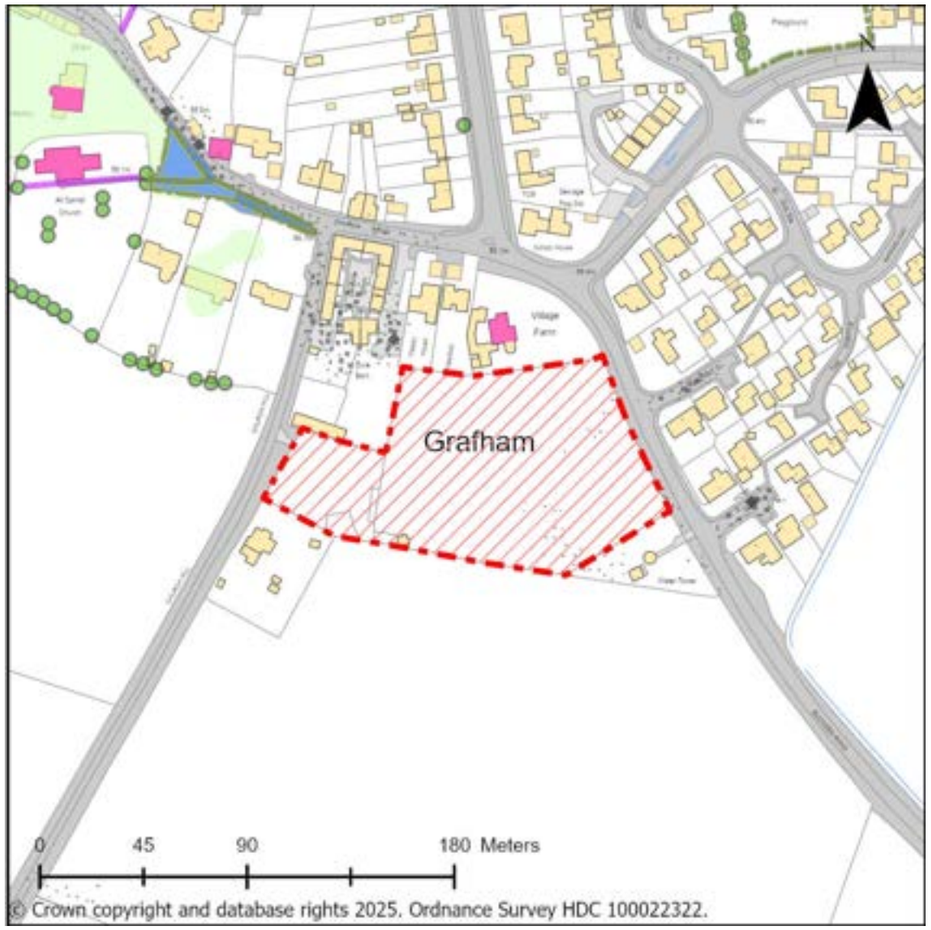
Core information

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.	

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:

- 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

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

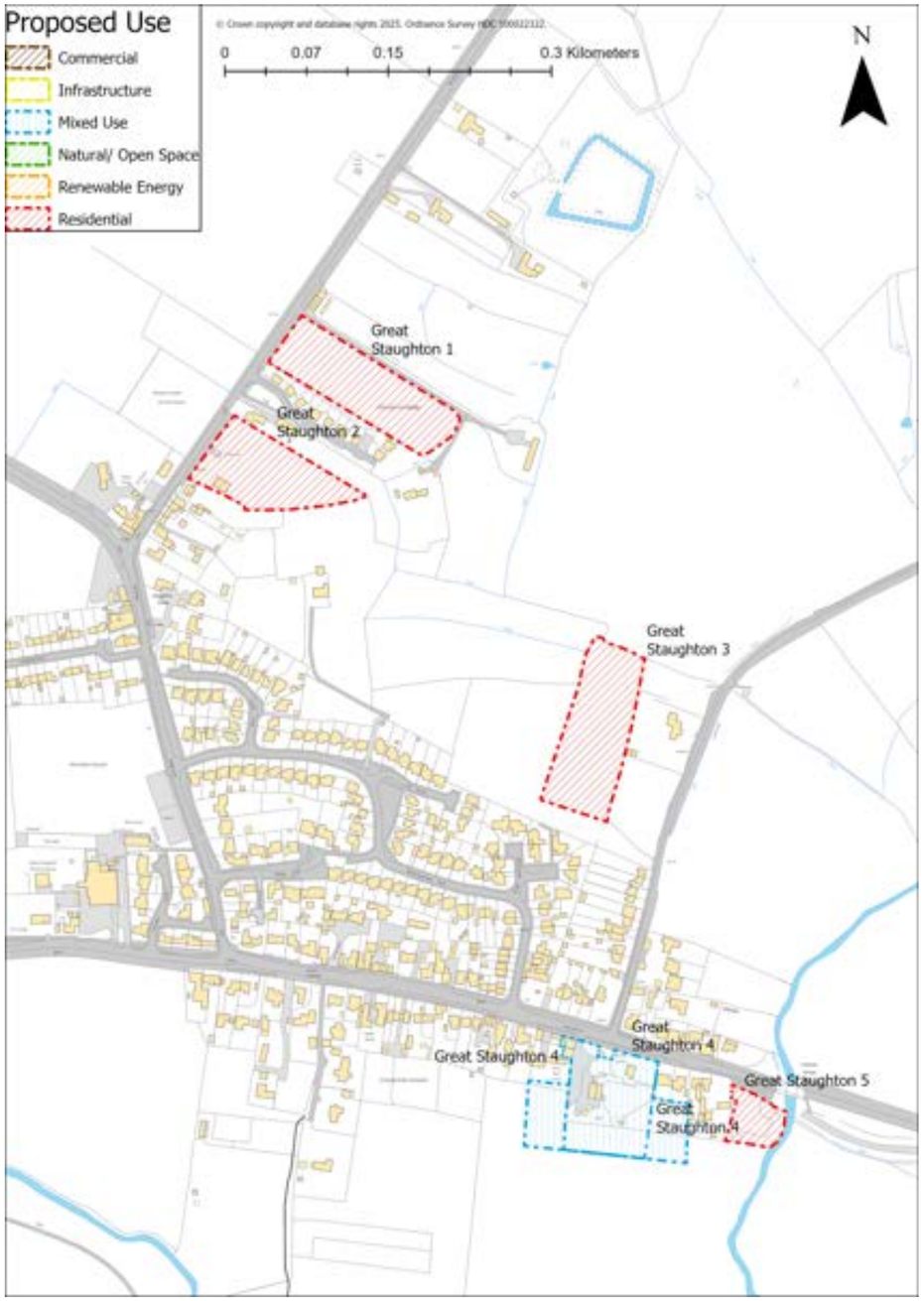
Updates after the Initial Assessment

The site was consulted as a potential additional site allocation in the Local Plan held between May and June 2026. Following a review of the responses received, the site will be an allocation in the pre-submission Local Plan.

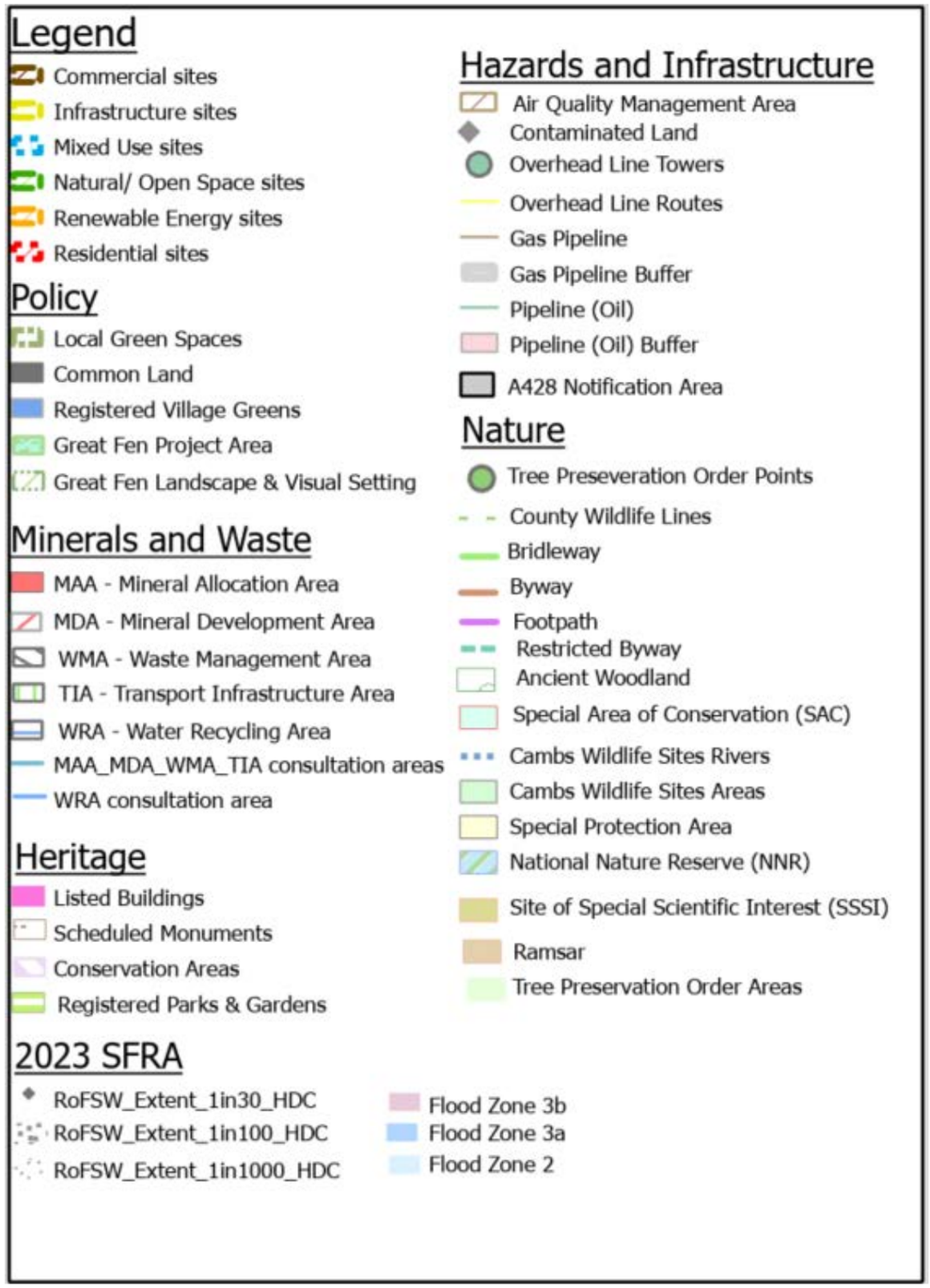
Great Staughton

6.13 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



6.14 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

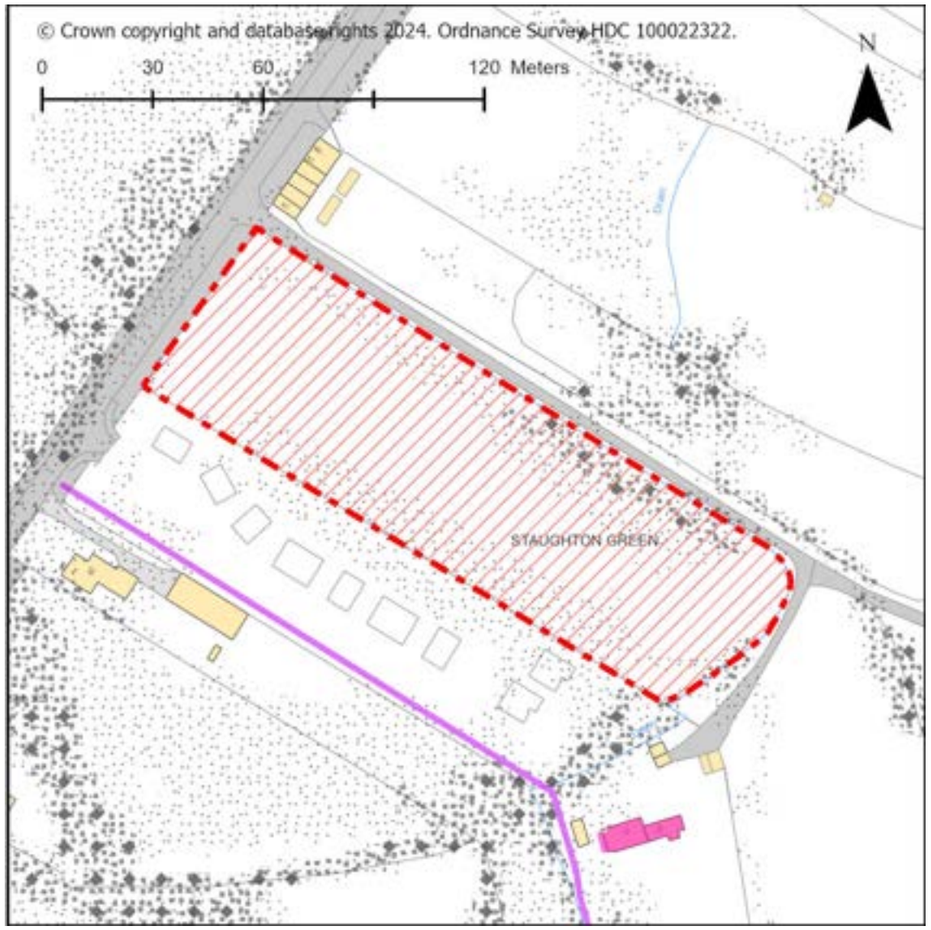
Core information

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

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 80% net developable area allowed for landscaping and SuDs to mitigate against the identified surface water flood risk. Net developable area of 0.9 ha x 80% = **0.72 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 = 0.72 x 25 = **18 homes**	Available post 2028 subject to allocation Build out over 2 years

Updates after the Initial Assessment

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

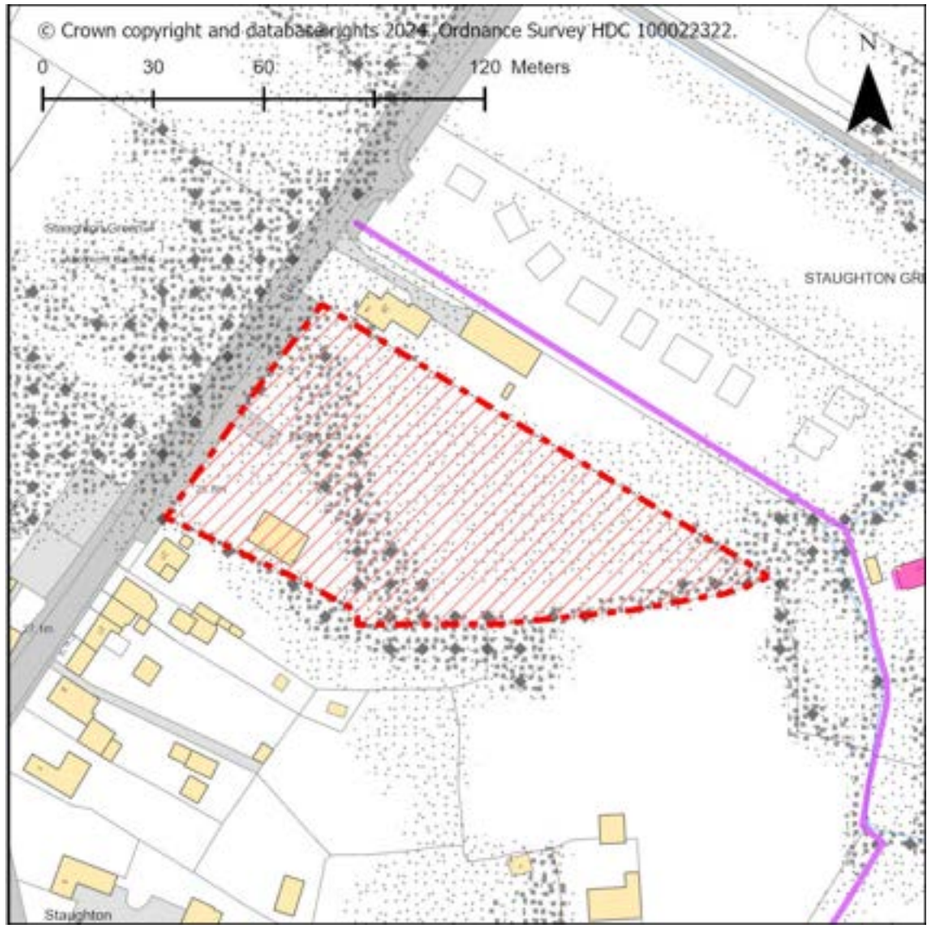
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 homes including 8 (40%) affordable units. The site promoter states there is scope for a two bungalows and the potential for two self build plots. It is unclear from the submission 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	~

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 form 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.	

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:

- 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

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

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

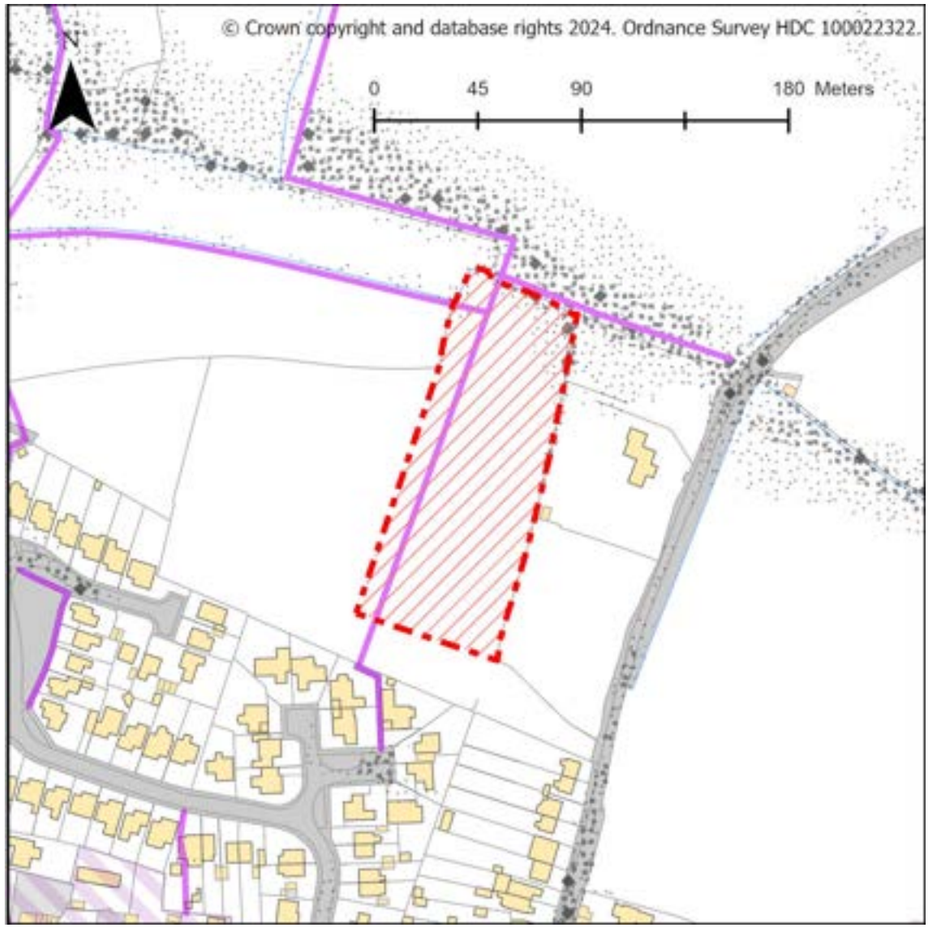
Core information

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 protectedin any developmen 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 form 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.	~

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:

- 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

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a supporting statement identifying further land to the east of the site which could form part of a larger development, as per the red line below:

Upon review, concerns regarding integration remain as it does not appear connectivity is proposed through existing areas of development. Also, access for the potential quantum of development via Cage Lane is also still a concern.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

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

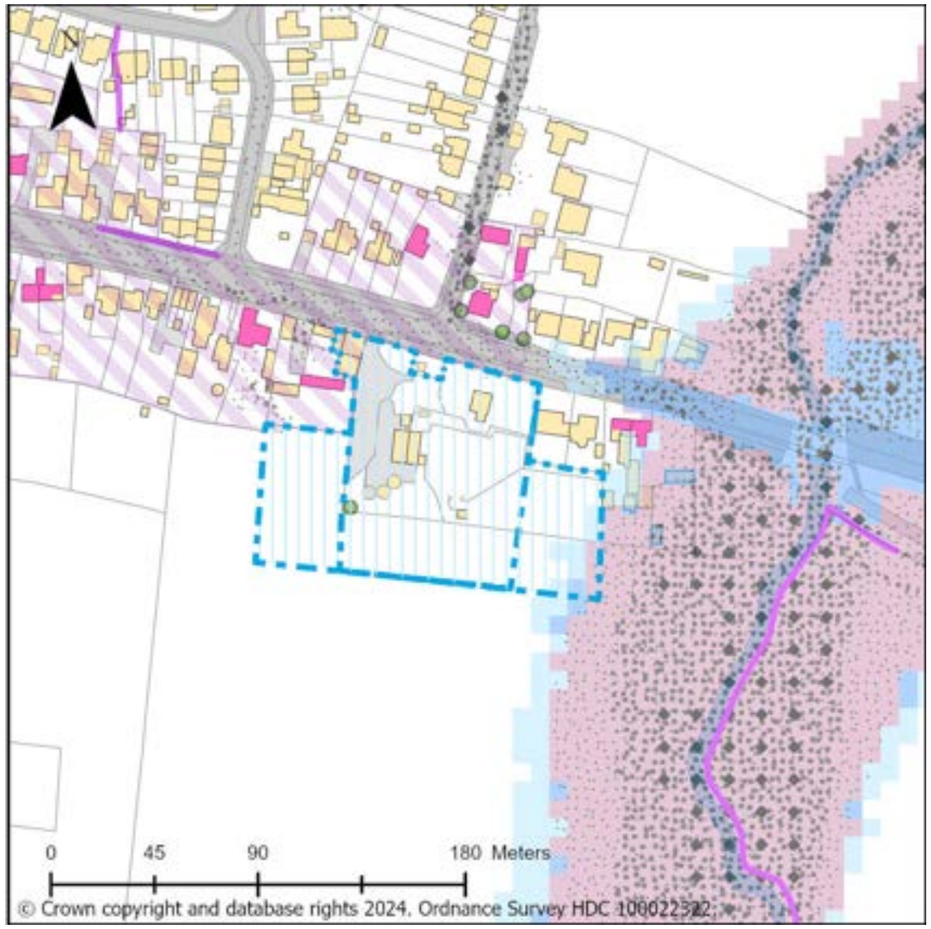
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Retail	Between 8 and 12 homes 331.57 sqm of employment 70 sqm of retail The site promoter has stated that 'If appropriate, the landowner would be receptive 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 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,	~
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 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.	+
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 form 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.	~
Deliverability / developability	~

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.	

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:

- 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

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again for allocation. The site is allocated in the Great Staughton Neighbourhood Plan (made October 2025) for provision of a healthcare facility and enabling housing development so is already part of the development plan.

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

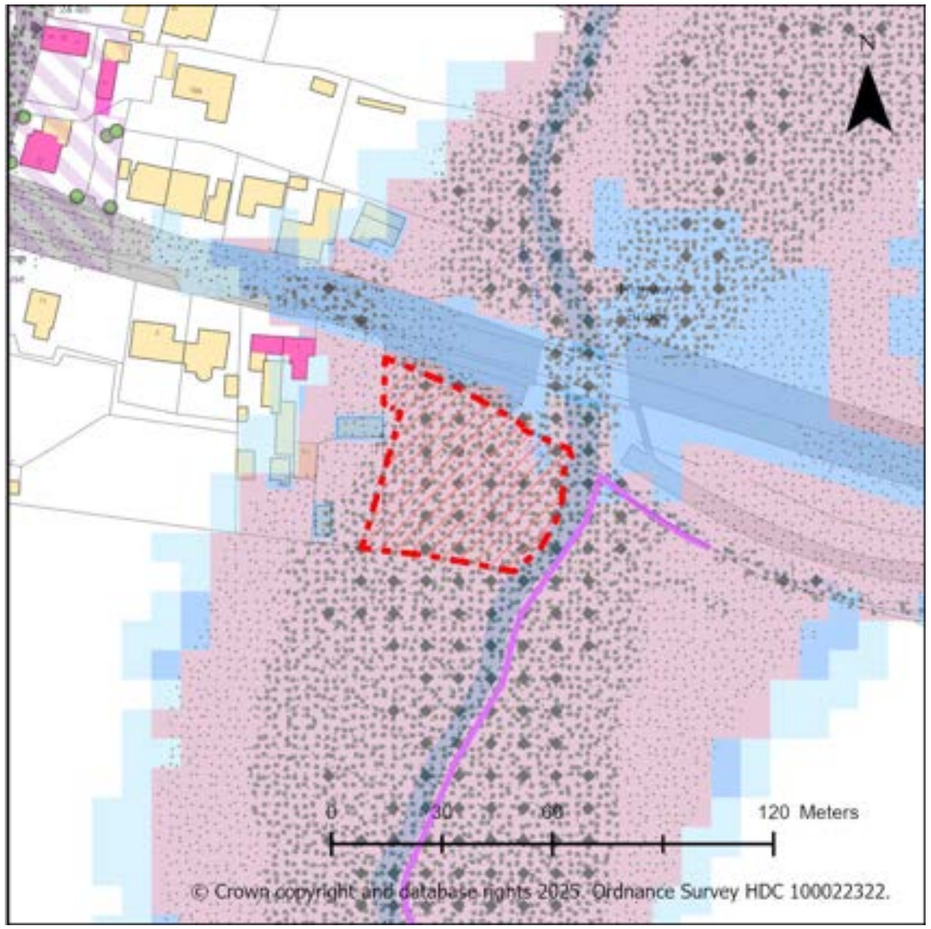
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	1 home	Available 2024 -2028 Build out over 1 to 2 years

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
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.

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

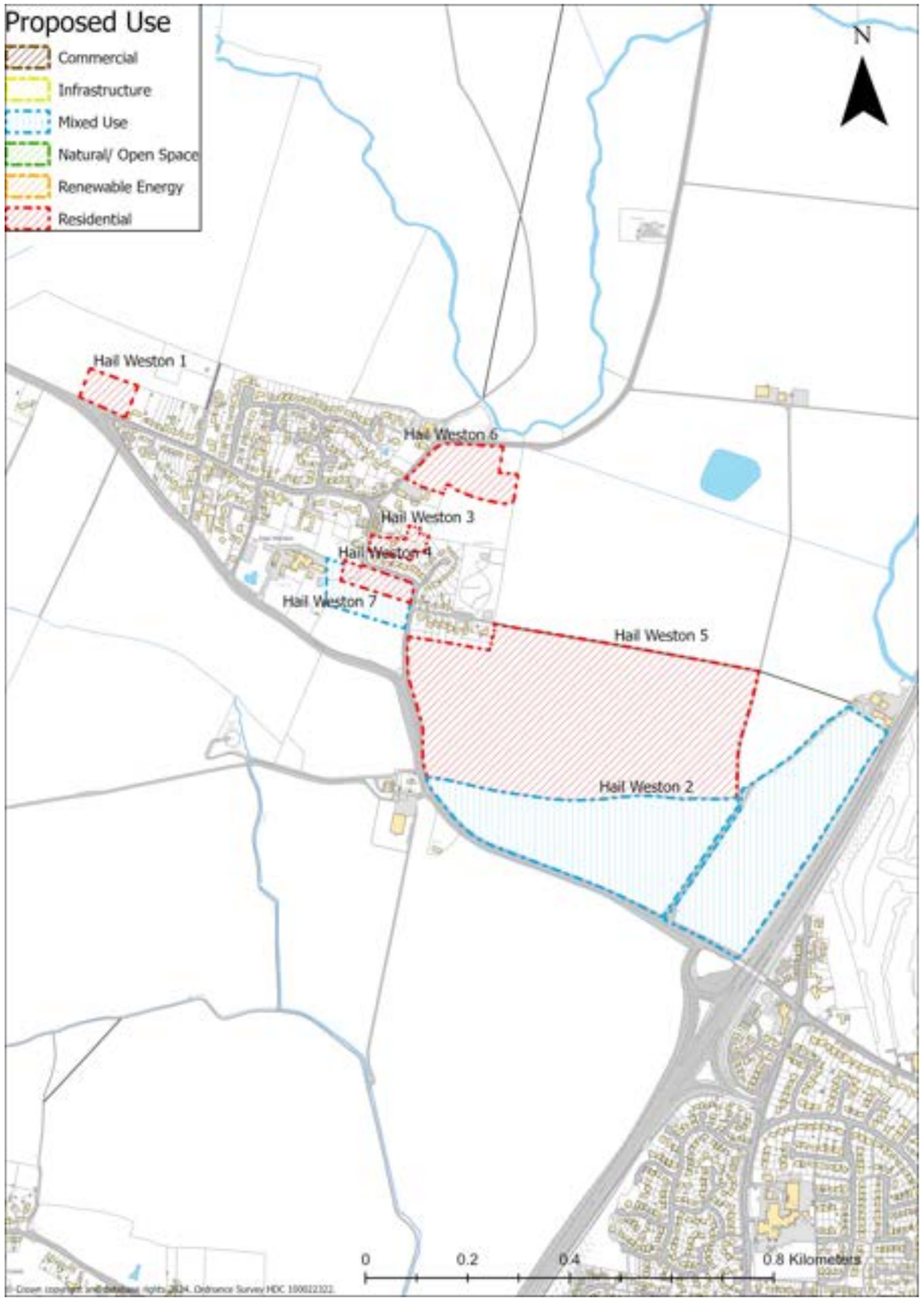
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment and is almost all within flood zone 3b.	N/A	N/A

Updates after the Initial Assessment

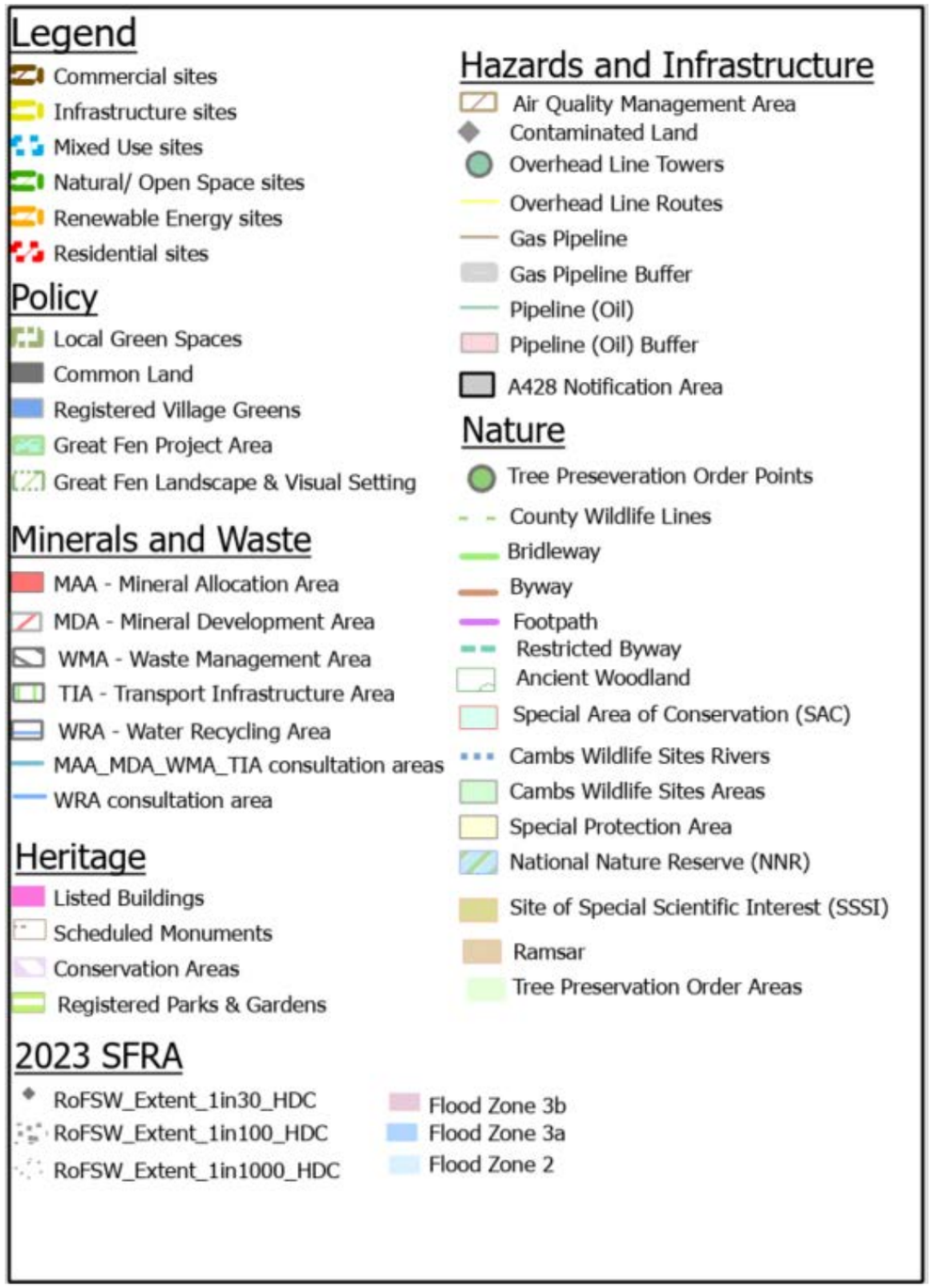
Hail Weston

6.15 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



6.16 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

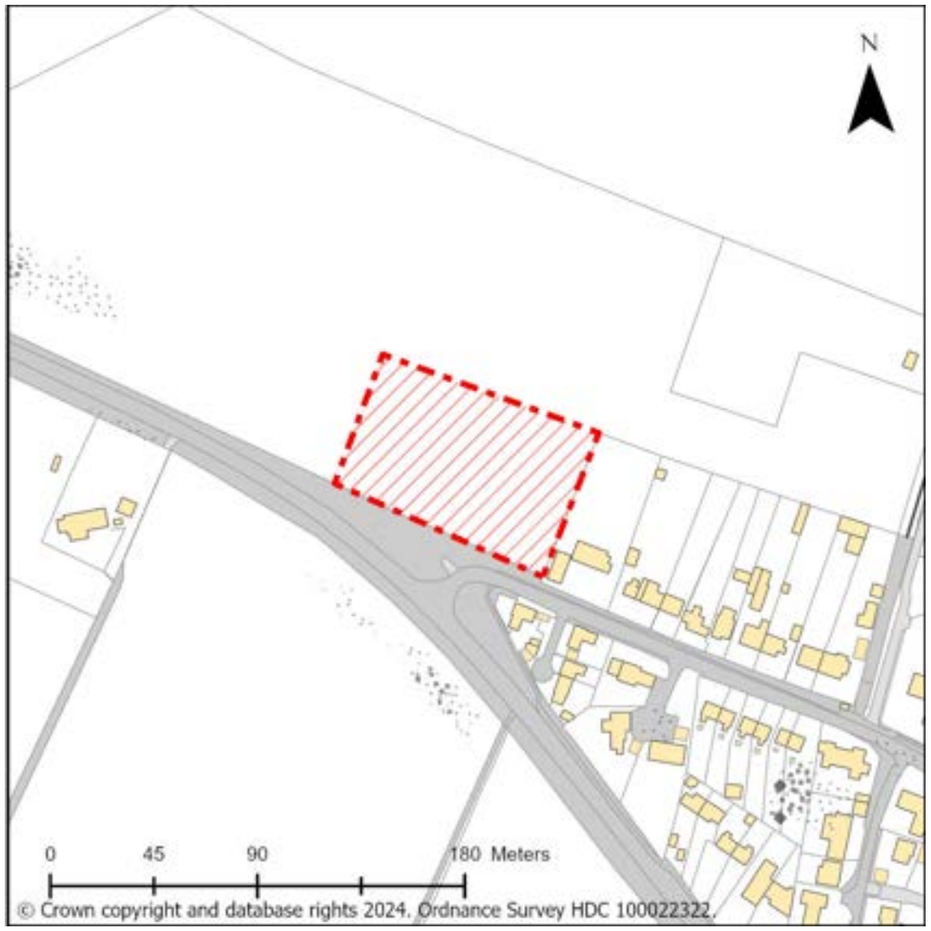
Core information

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	+

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.	~

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:

- 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

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

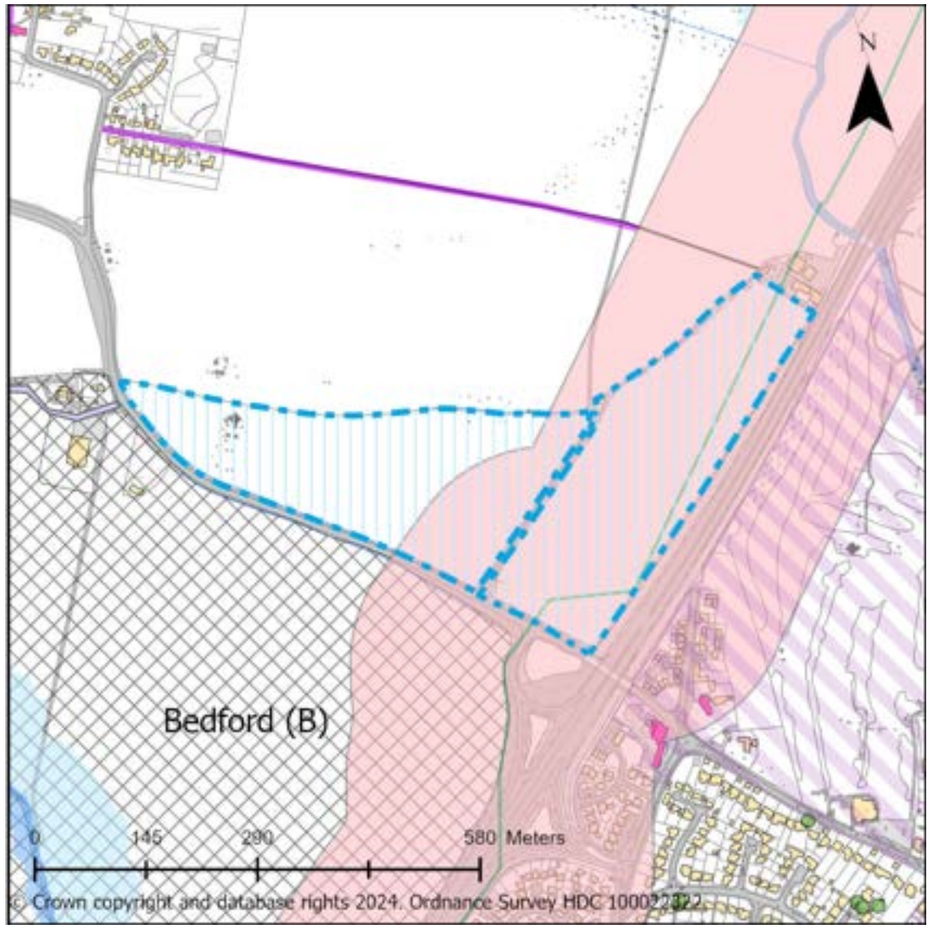
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
The site forms the northern extent of a large scale proposal described by the promoter as being a sustainable new neighbourhood forming an extension to St Neots.	This site would contain approximately 250 new homes with other 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.	-

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.

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

In June 2026, in response to the additional site allocation consultation, the site promoter submitted a revised Vision Document in support of this and the wider site. No changes to the wider policy context has occurred since the LAA was undertaken so the outcomes remains unchanged.

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

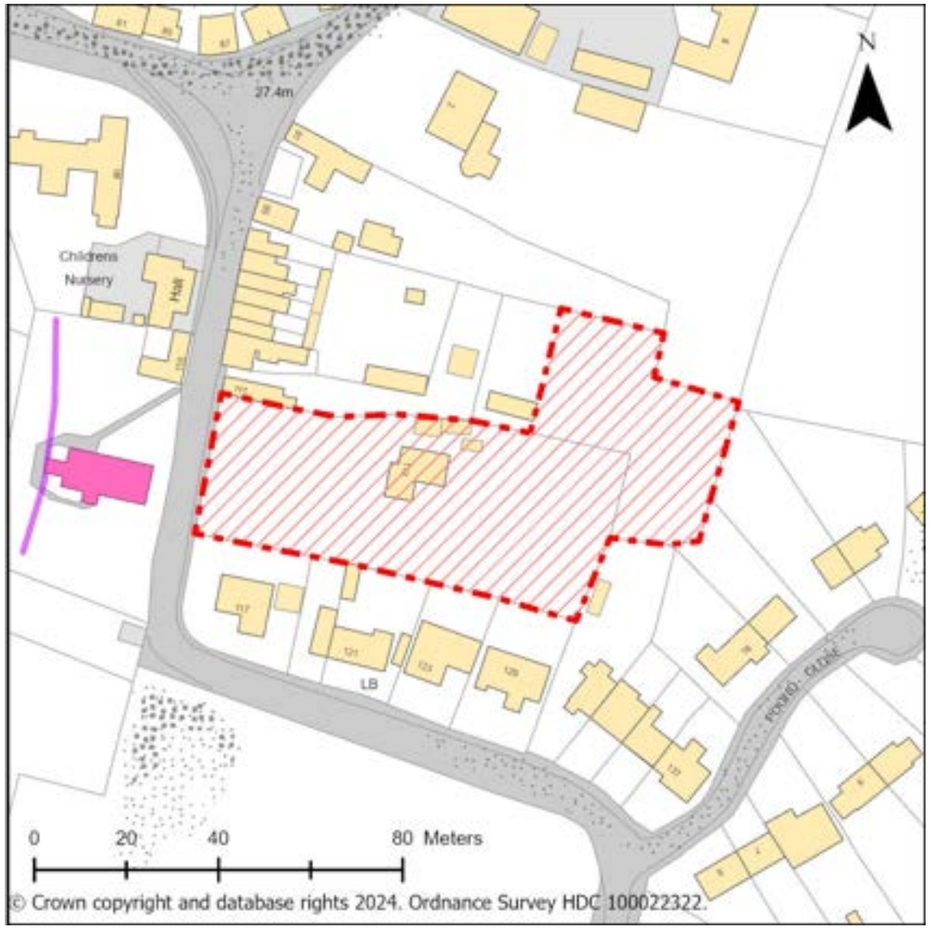
Core information

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

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

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

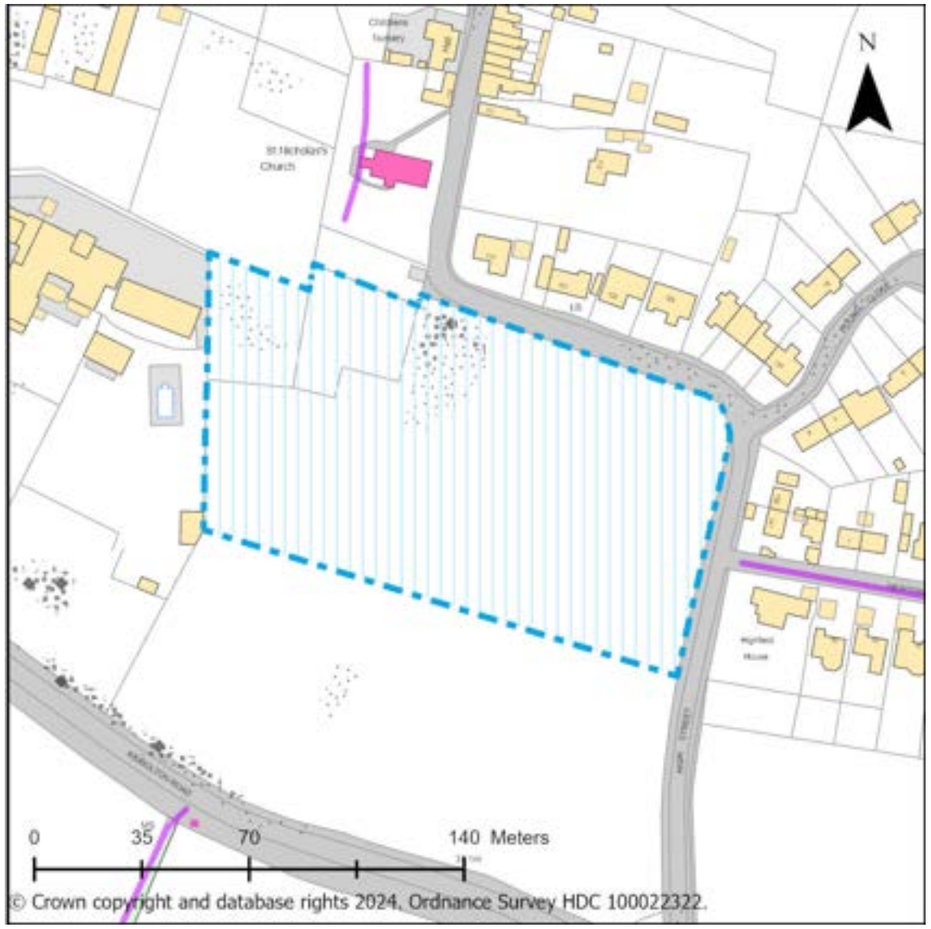
Core information

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



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

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 establlished 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

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

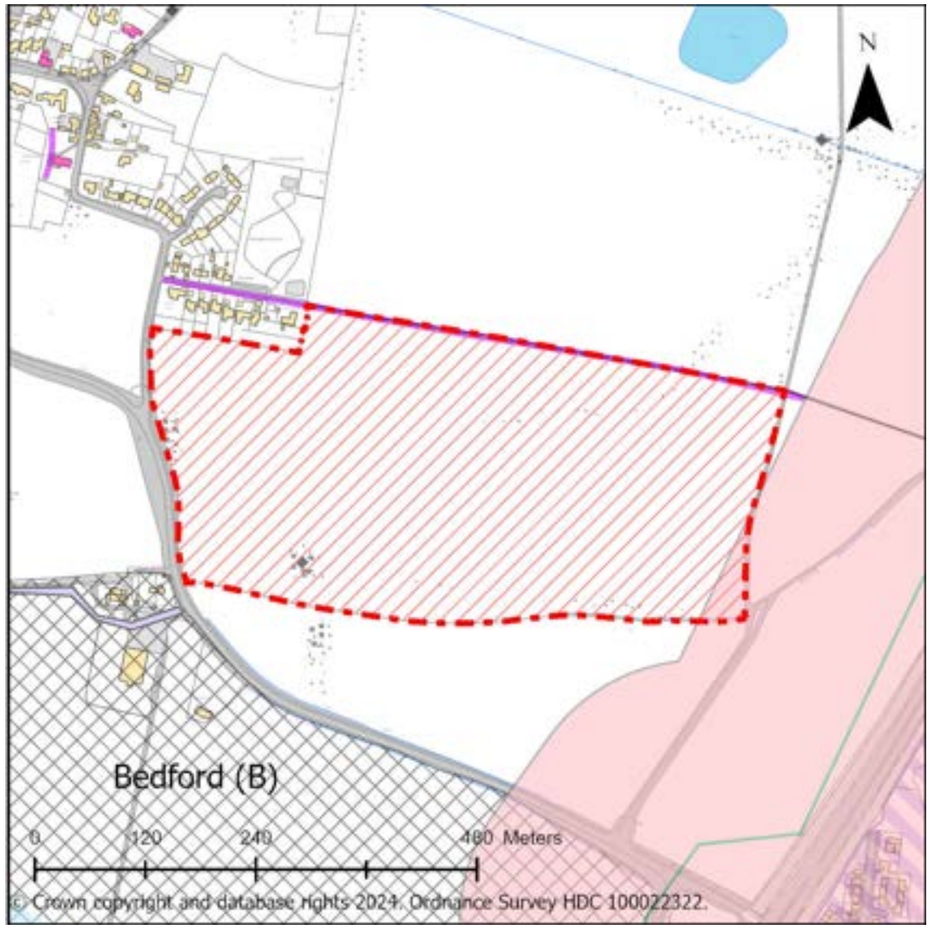
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and affordable housing Custom and self-build housing	205 market homes, 114 affordable homes and 11 custom and self build plots (330 new homes in total) Natural, green or open space - 4.92 ha Biodiversity 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	~
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

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

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

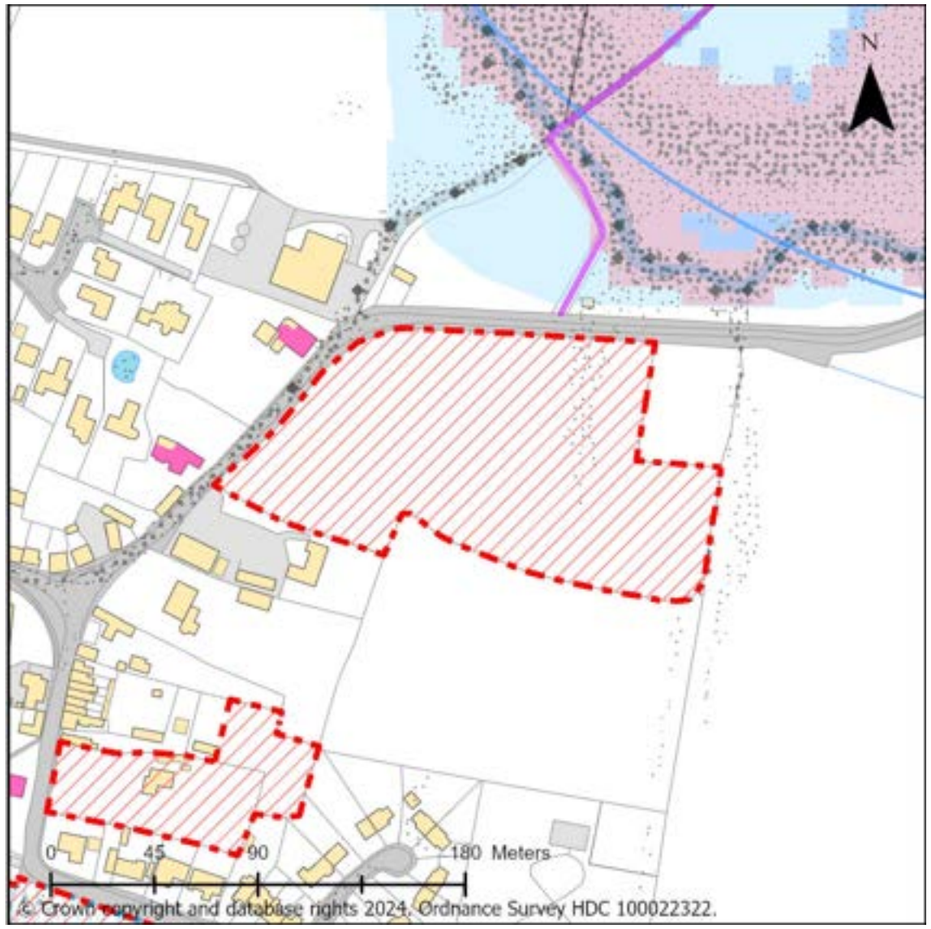
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing Open space uses: • Natural, green or open spaces • Biodiversity net gain	18 market homes and 13 affordable homes and 2 custom and self-build 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 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

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

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

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

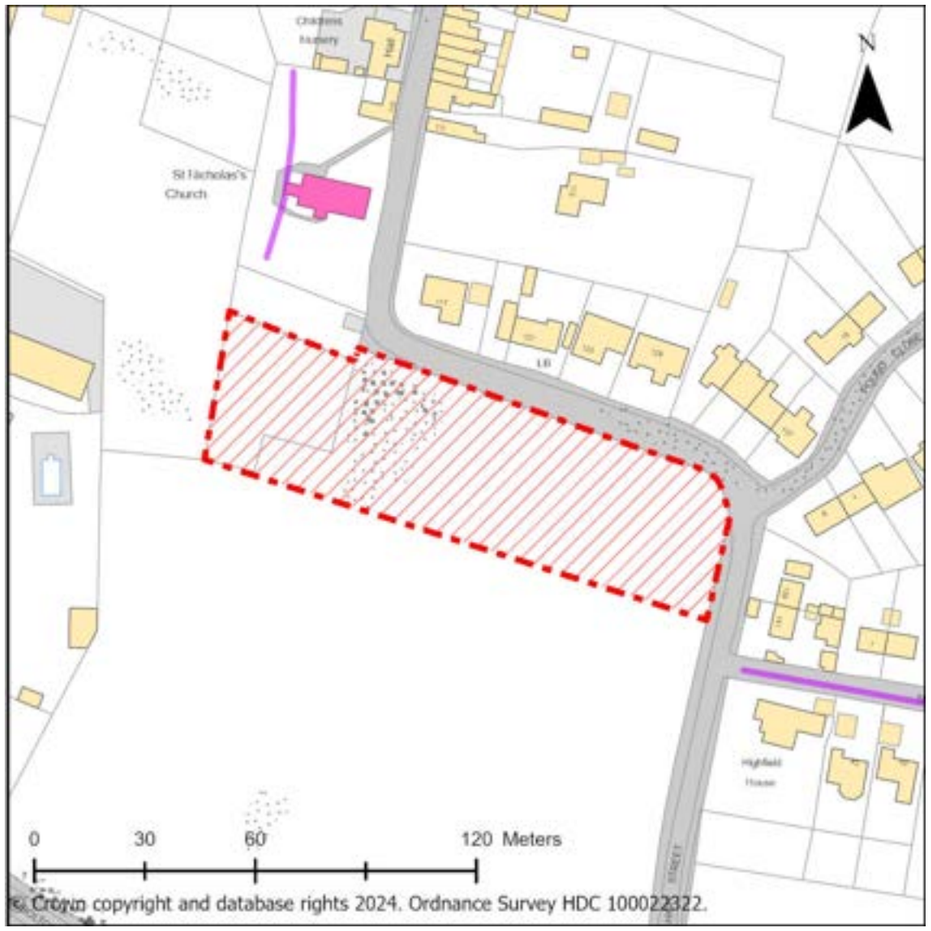
Core information

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

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

HDC's Delivery Calculations

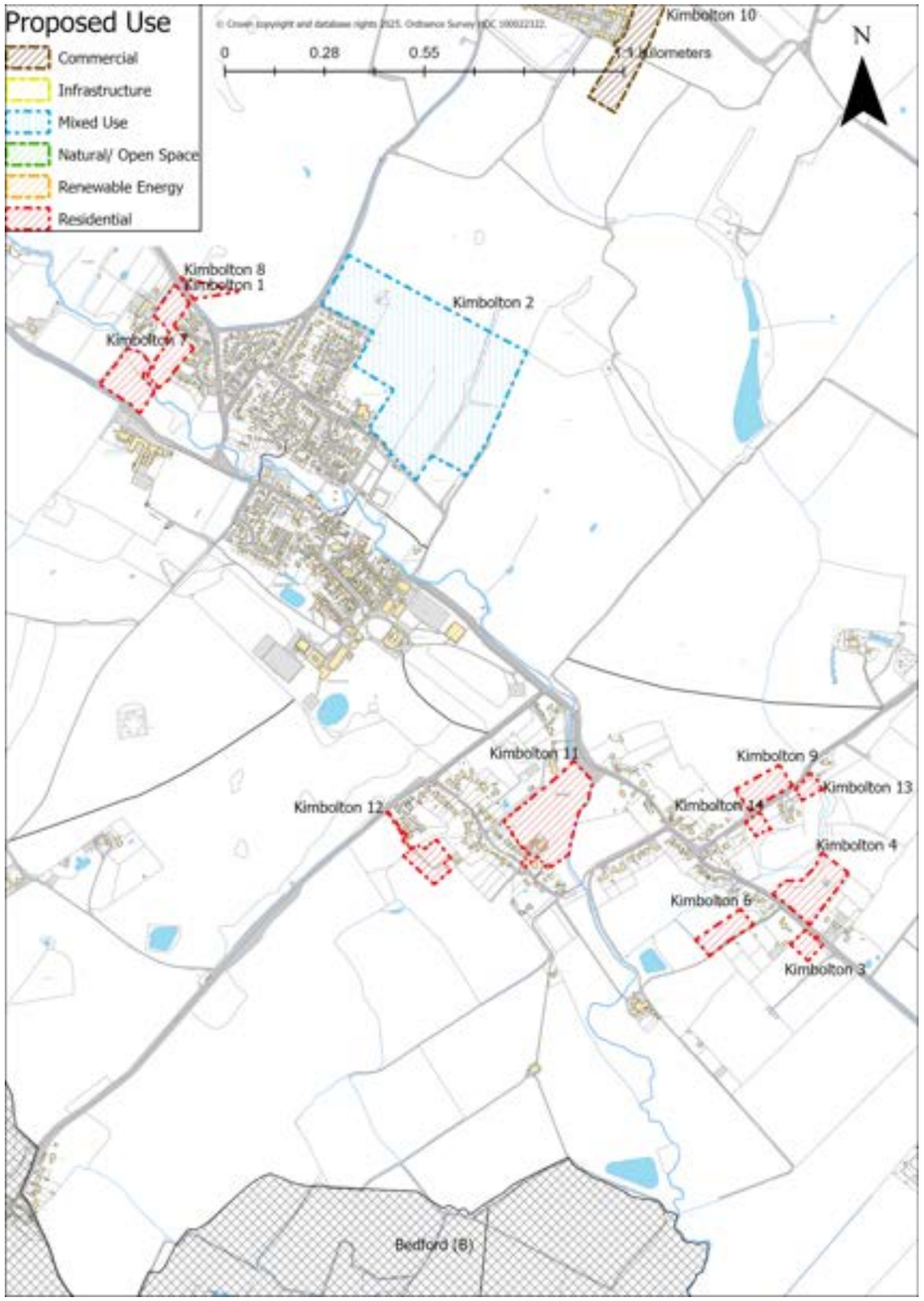
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.71 ha ha 80% net developable area allowed due to retention of tree group and boundary landscaping **Net developable area of 0.57 ha**	Residential - market and/or affordable homes Very 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

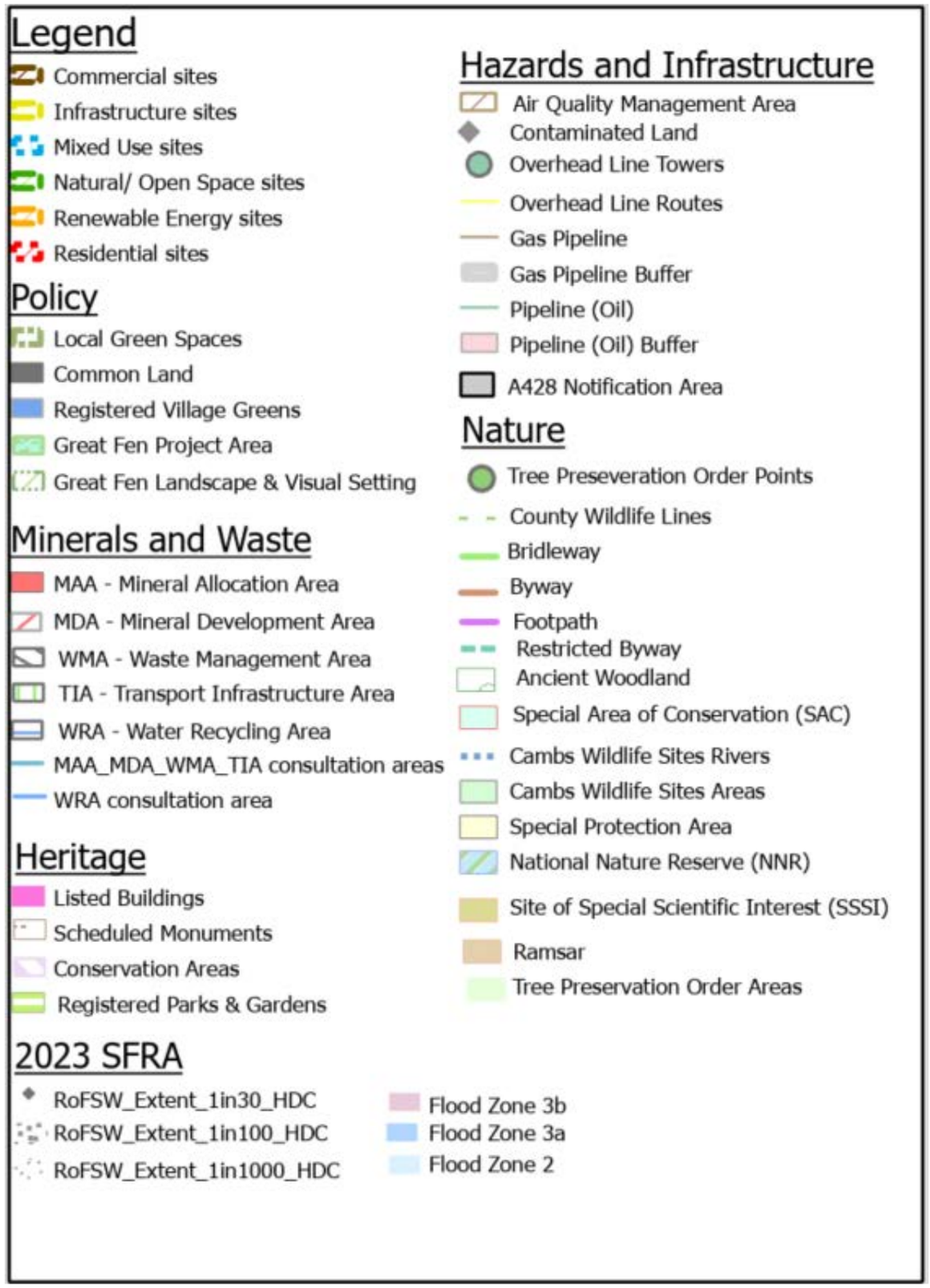
Kimbolton

6.17 A total of 14 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Kimbolton 1: Brittens Farm, Station Road, Kimbolton
- Kimbolton 2: Land East of Stow Road, Kimbolton
- Kimbolton 3: Land South East of 73 Main Road, Stonely
- Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely
- Kimbolton 5: Claylands Farm, Main Road, Stonely
- Kimbolton 6: Land North of Gimbers End, Stonely
- Kimbolton 7: Land North of Tilbrook Road, Kimbolton
- Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton
- Kimbolton 9: Land North of Easton Road, Stonely
- Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton
- Kimbolton 11: Land at Hatchet Lane, Stonely
- Kimbolton 12: Land off B660 at Stonely
- Kimbolton 13: Stonely Grange, South of Easton Road - plot 1
- Kimbolton 14: Stonely Grange, South of Easton Road - plot 2



6.18 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: Market and/or affordable housing	26 homes	Available 2023 Build out over 1 - 2 years

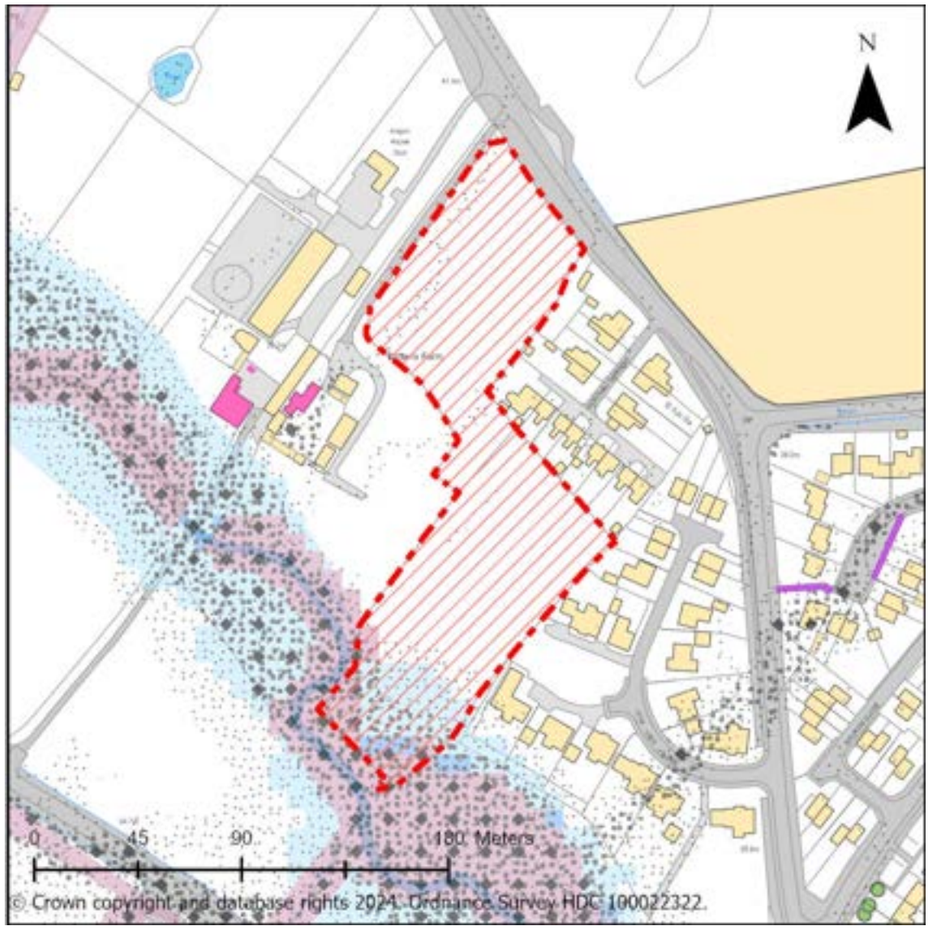
Core information

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 Worndtich 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 Worndtich 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

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

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

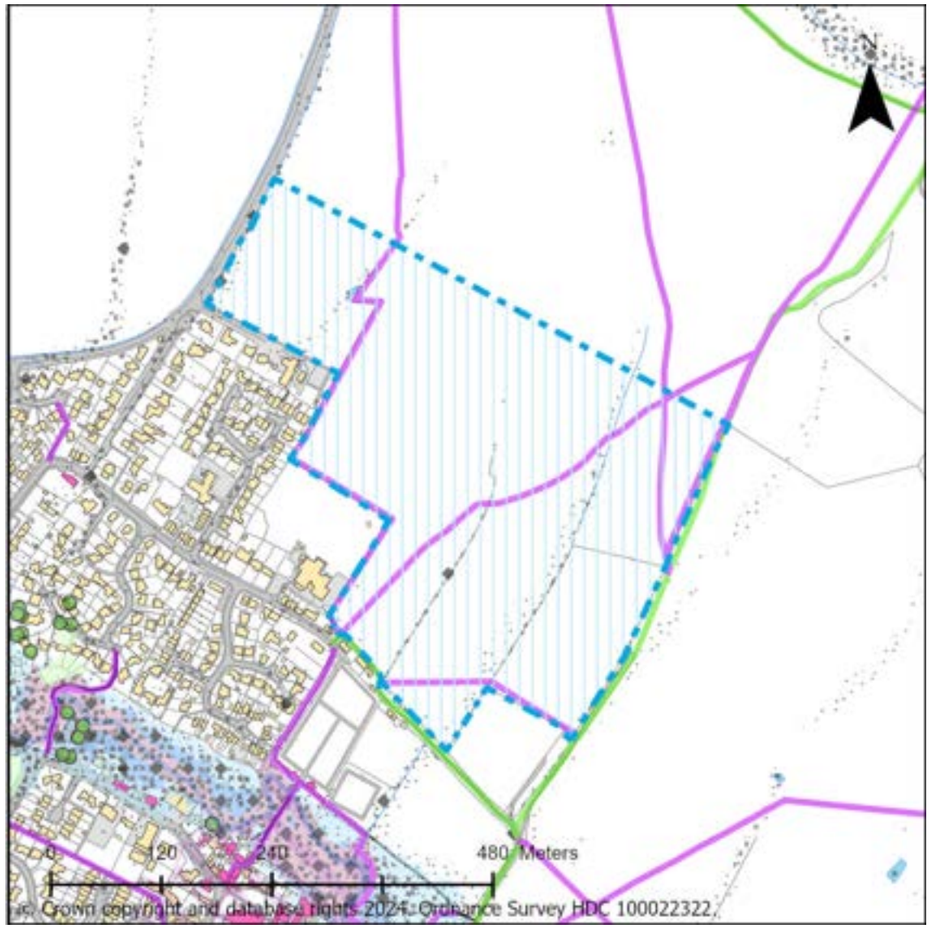
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential : • Market and affordable housing Open Space uses: • Natural, green or open space: • Biodiversity net gain Infrastructure: • Extension to Kimbolton Primary Academy site	100 - 200 homes Approximately 0.7 ha extension 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	• 25/01543/OUT was submitted in August 2025 for the erection of up to 190 homes, provision of public open space and landscaping, surface water attenuation and associated infrastructure is currently pending consideration.
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 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

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 combination 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

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 promoted 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

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a supporting statement which includes a vision document in support of their site. While the vision document helps to illustrate the proposal for the site, there are still concerns regarding the impact of the proposal on the landscape and heritage assets. Also, the vision document no longer includes land for primary school expansion, this was one of the potential uses that the site was considered potentially suitable for.

Also, 25/01543/OUT was submitted in August 2025 for the erection of up to 190 homes, provision of public open space and landscaping, surface water attenuation and associated infrastructure is currently pending consideration.

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

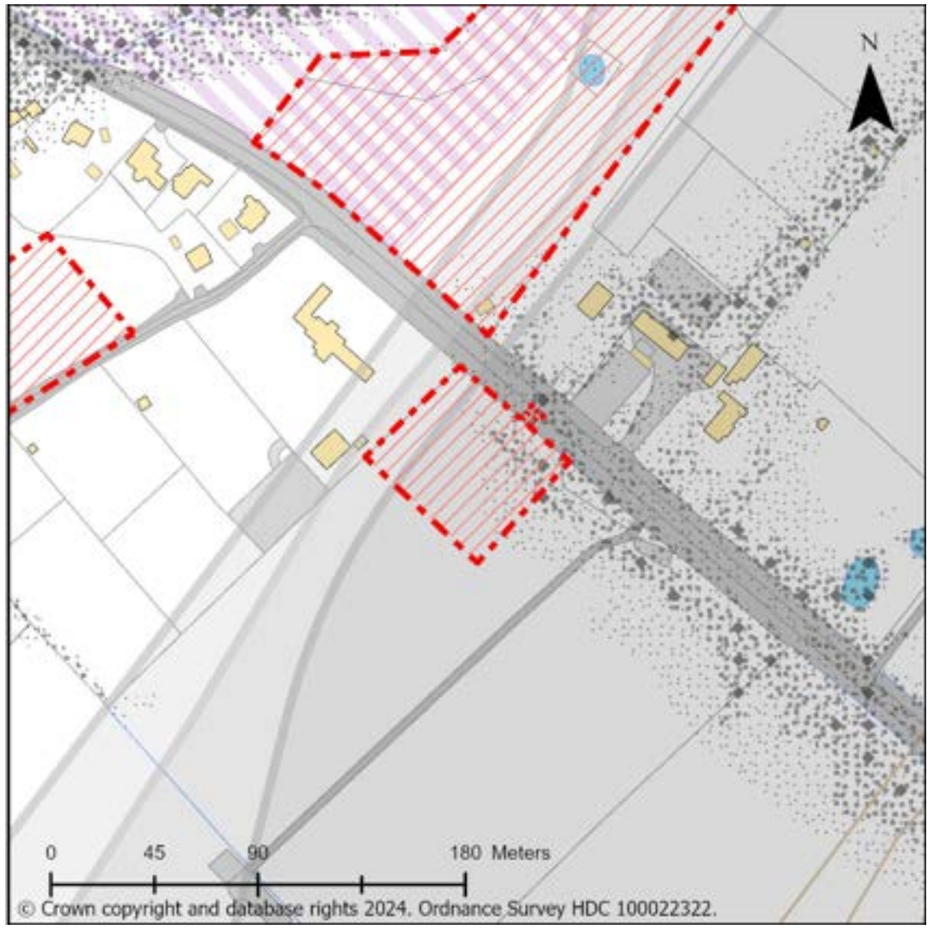
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	1 - 6 market/affordable homes or 3 custom and self-build plots	Available 2023 Build out over 1 to 2 years

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	~
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.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site 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

Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely

Site reference	Kimbolton 4
Site name	Land North of Main Road, opposite Gimbers End, Stonely

Site address	Parish(es)	Site area (ha)
Land North of Main Road, opposite Gimbers End, Stonely	Kimbolton	1.82

Promoter's Intentions

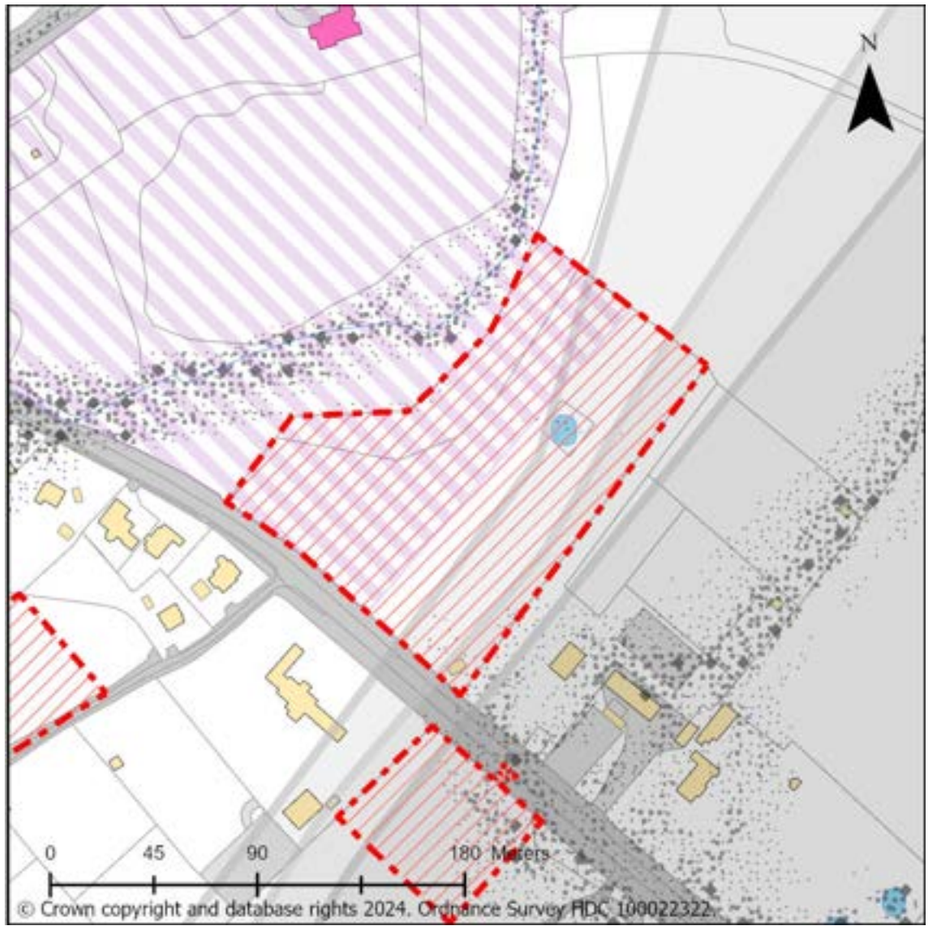
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Between 5 and 15 homes	Available 2024 - 2028 Build out over 1 - 2 years

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
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is located within flood zone 1, the 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 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

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

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

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

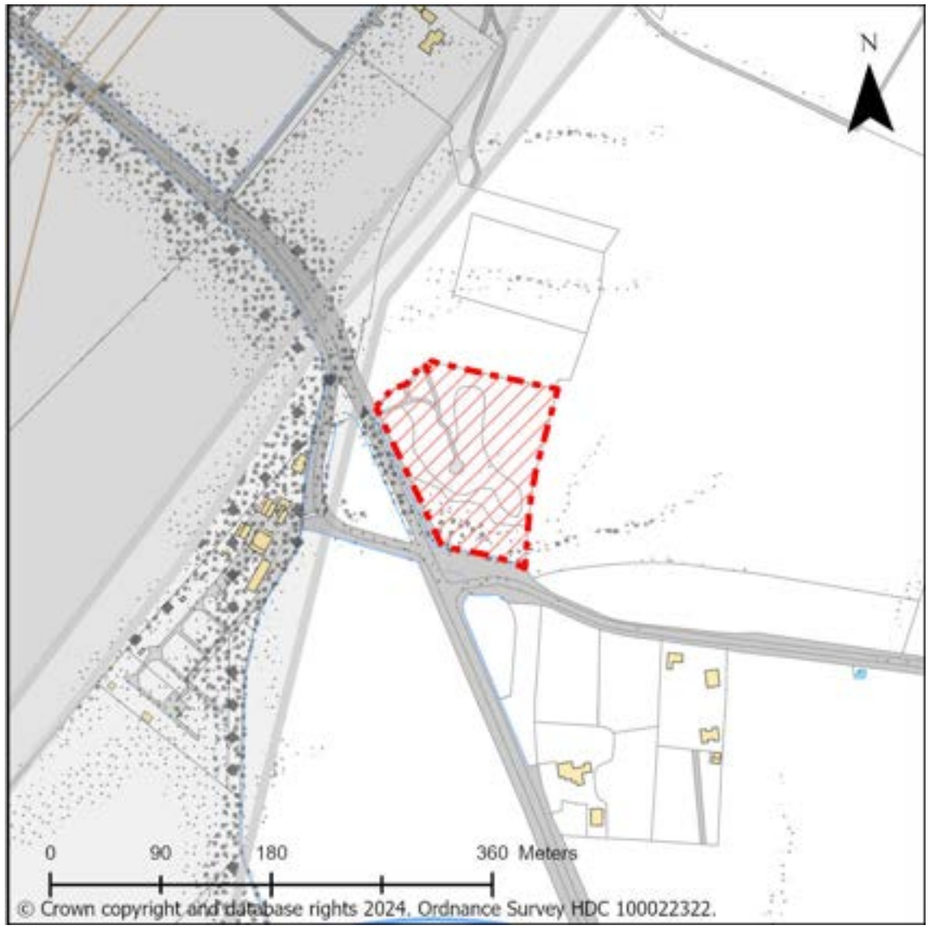
Core information

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

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

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

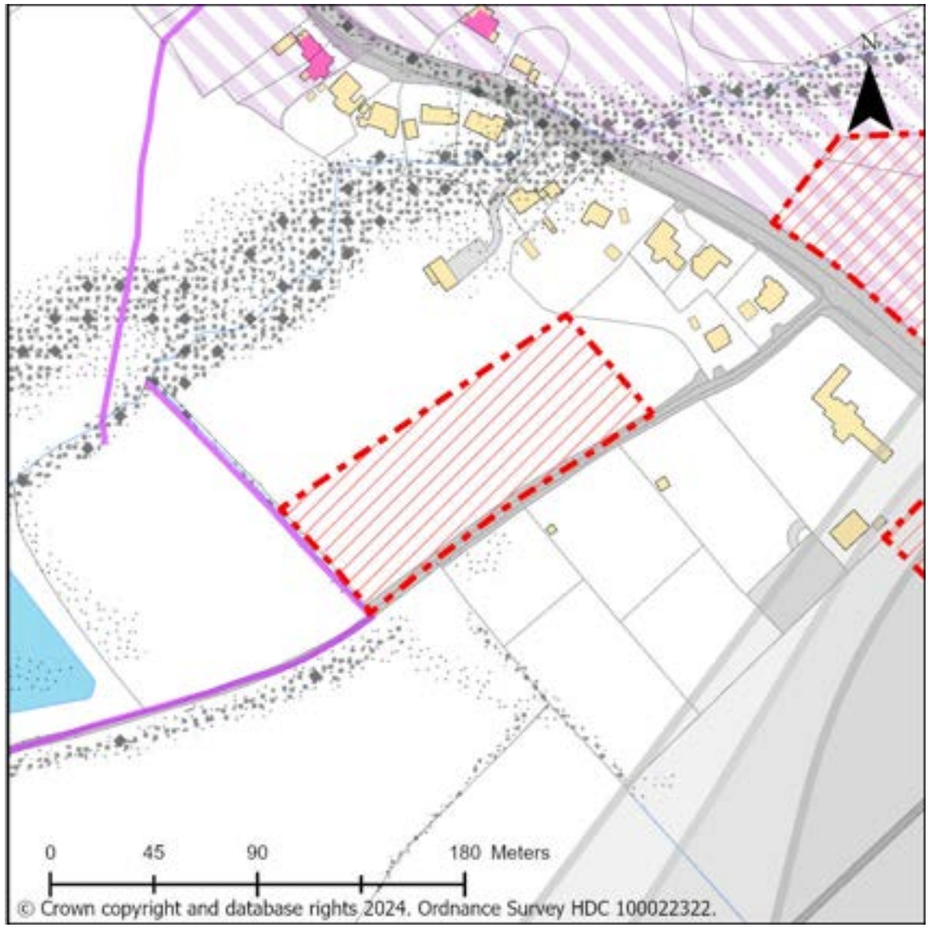
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	5 homes/plots	Available 2024 - 2028 Build out over 2 to 3 years

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
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

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

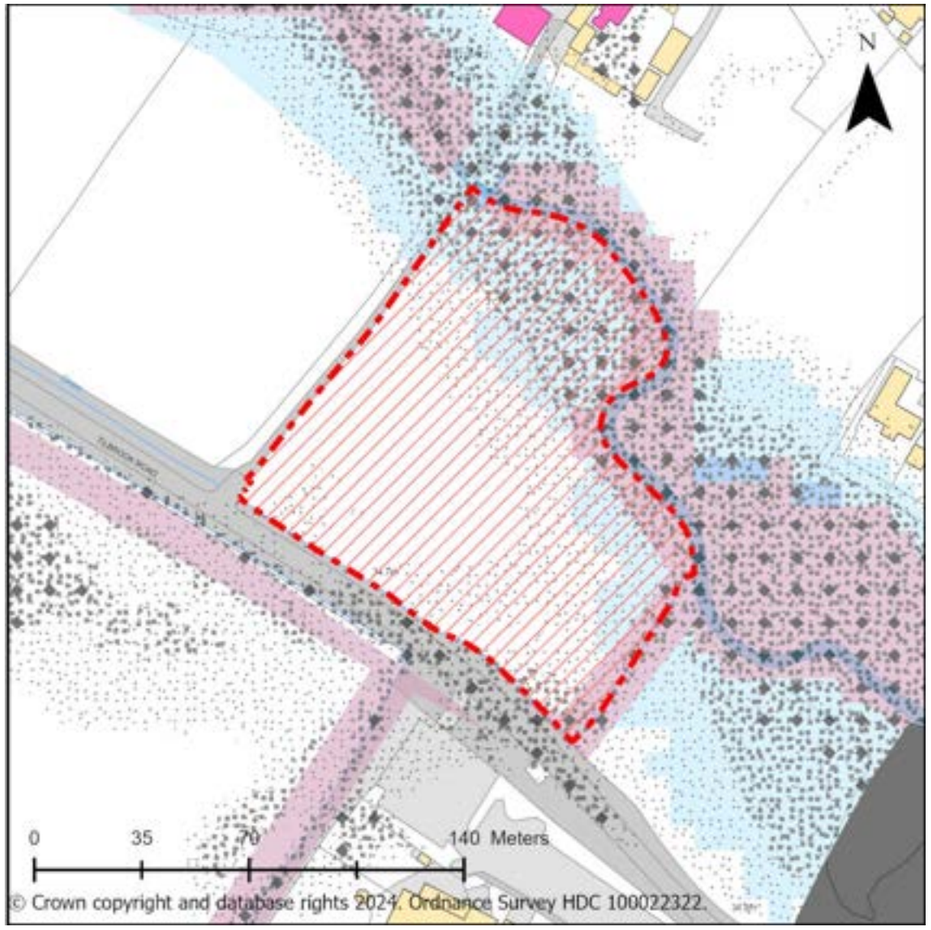
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	23 homes (14 market and 9 affordable)	Available 2024 - 2028 Build out over 2 - 3 years

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
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 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.	

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:

- 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

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

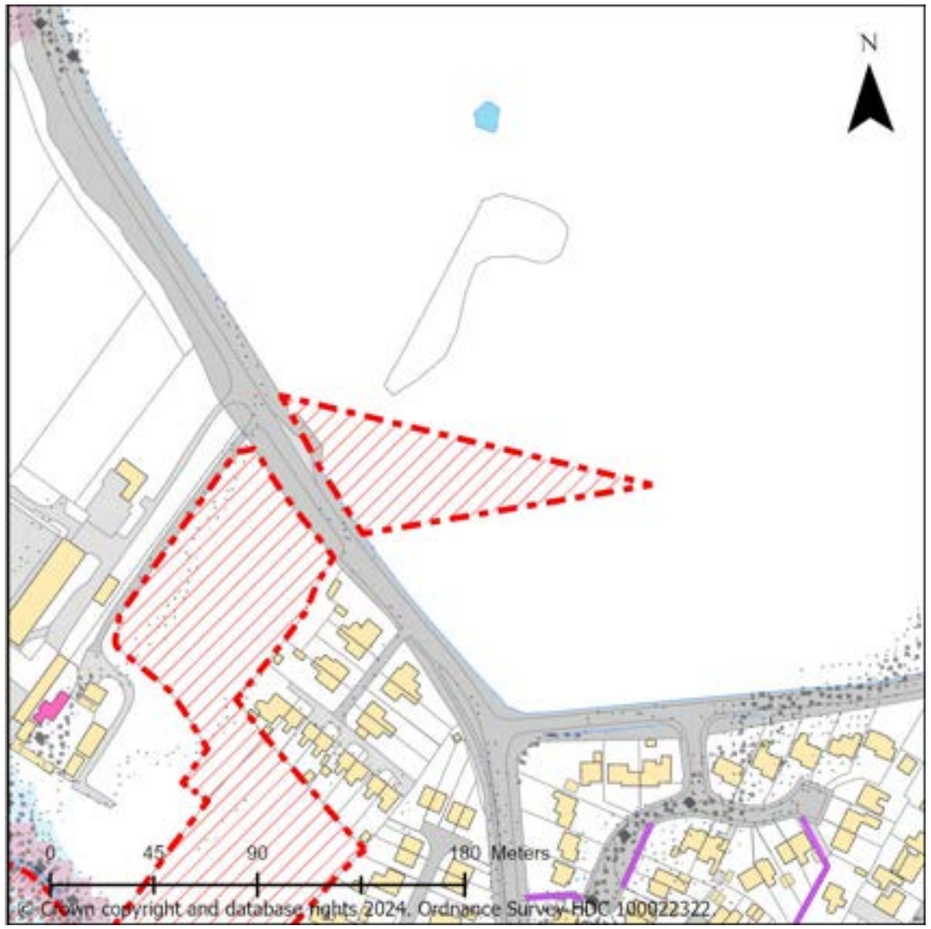
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	11 homes (6 market and 5 affordable)	Available 2024 - 2028 Build out over 2 - 3 years

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
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 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.	

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:

- 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

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

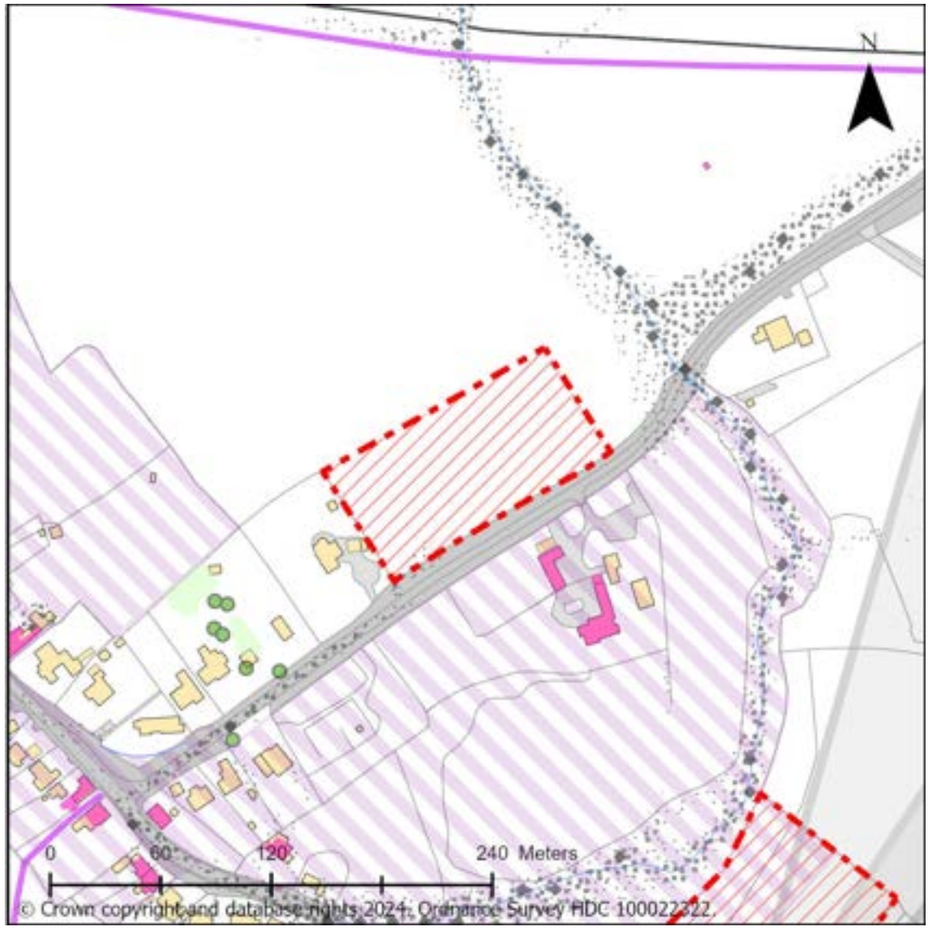
Core information

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	+

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.	~

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 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

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 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	Residential use - market and/ or affordable housing 140m frontage x 20m width per plot Capacity =140/20 = **7 homes**	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
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

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

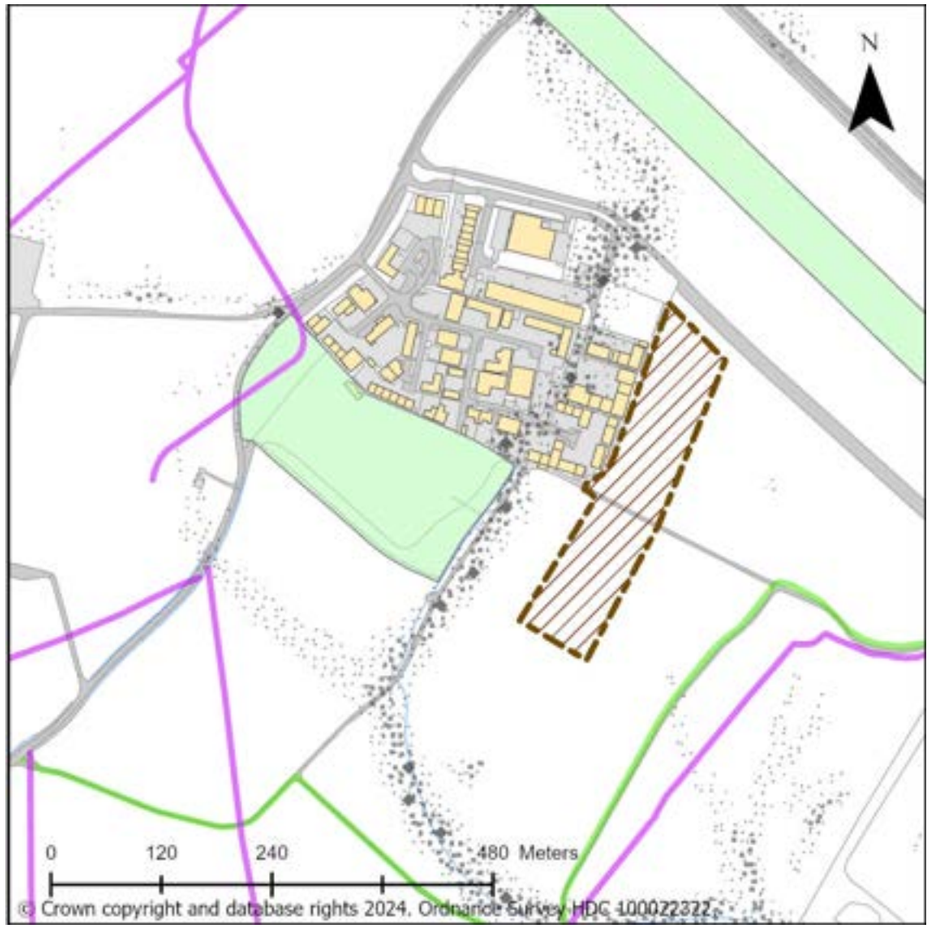
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment uses	Circa 14,000 sqm	Available 2024 - 2028 Build out over 5 - 10 years as phases 2 (1.6 ha southern portion) and 3 (1.88 ha northern portion) following on from current allocation KB3 of 1.3 ha

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	+
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.	

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:

- 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 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	Commercial - employment It is unclear form 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,	Available post 2028 Delivery over 5 to 10 years (in line with site promoter's anticipated timelines)
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

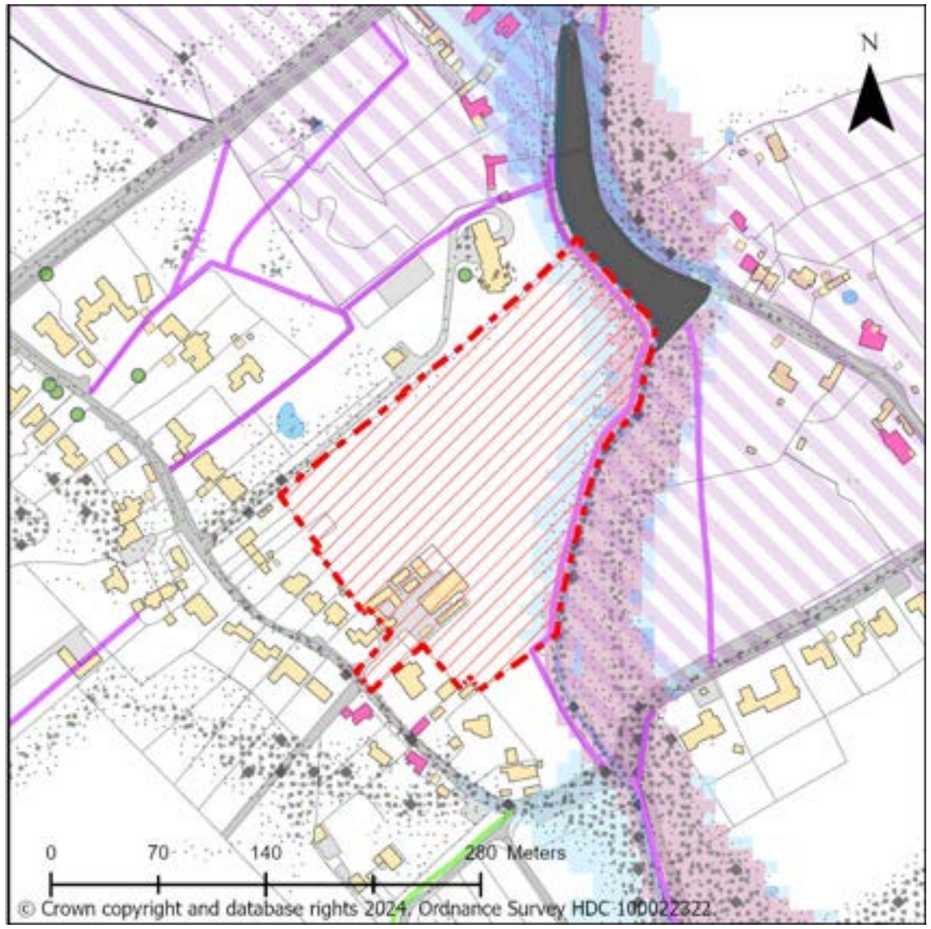
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing Open space: • Natural, green or open spaces • Biodiversity net gain • Land to safeguard against flooding	27 market dwellings and 20 affordable 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

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 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	~

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 Country 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.	

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:

- 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

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

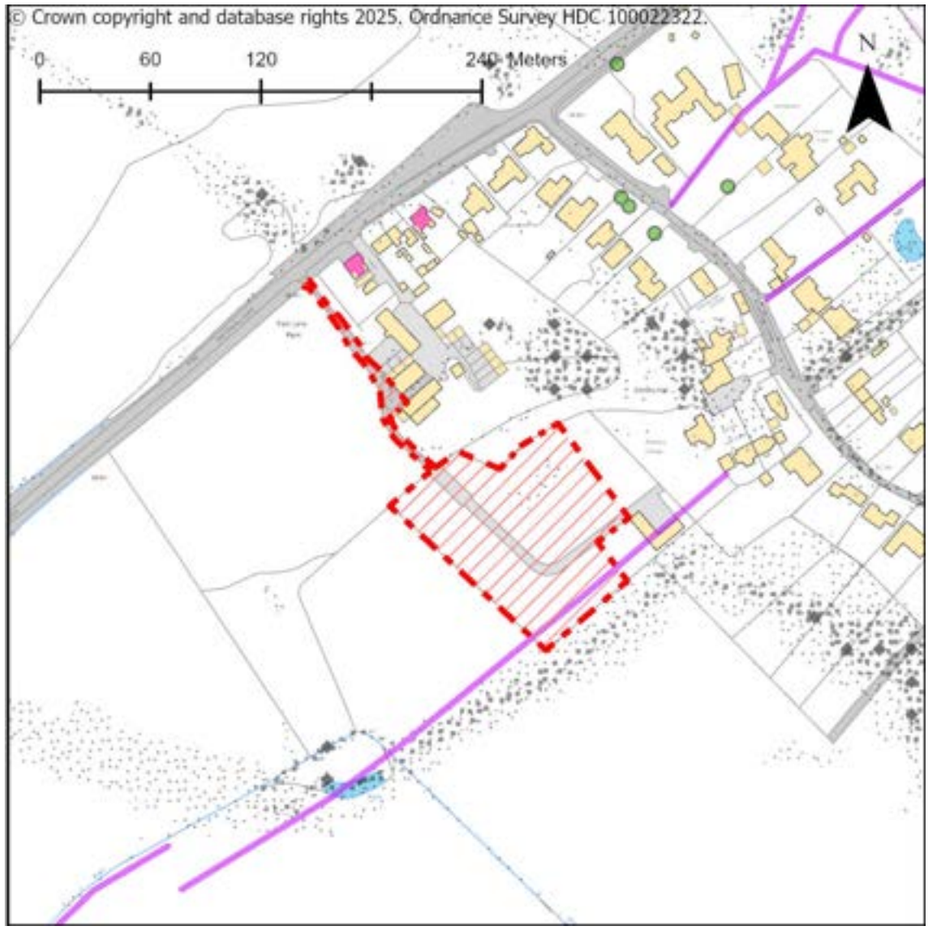
Core information

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
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 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

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

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

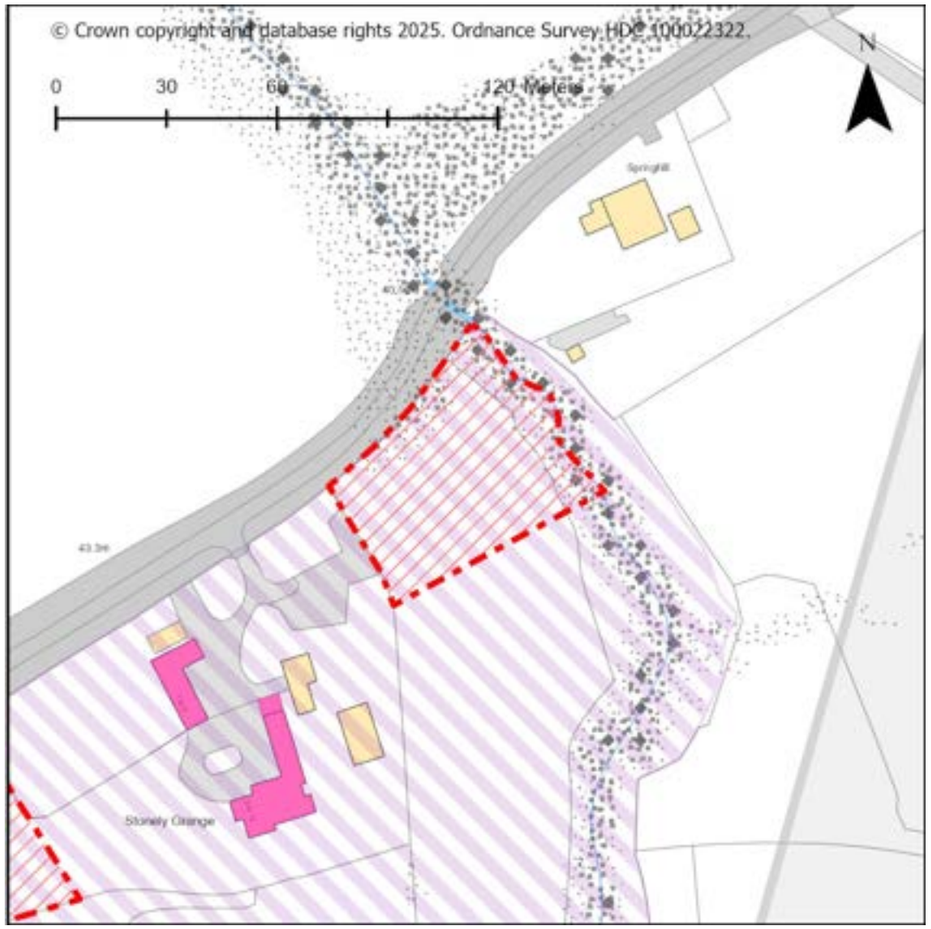
Core information

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	~

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

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 Given the linear form of development along Easton Road rather than calculate a net developable area the	Residential use - market and/ or affordable housing 61 frontage x 30m width per plot	Available post 2028 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

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

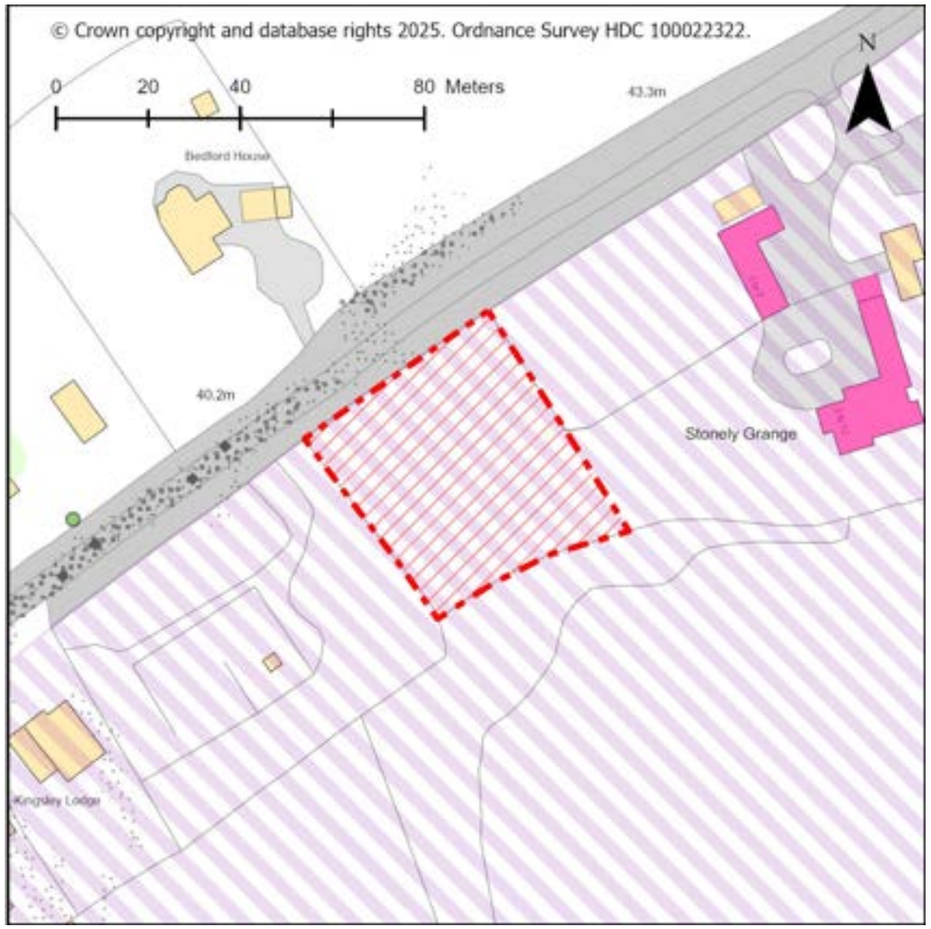
Core information

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.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

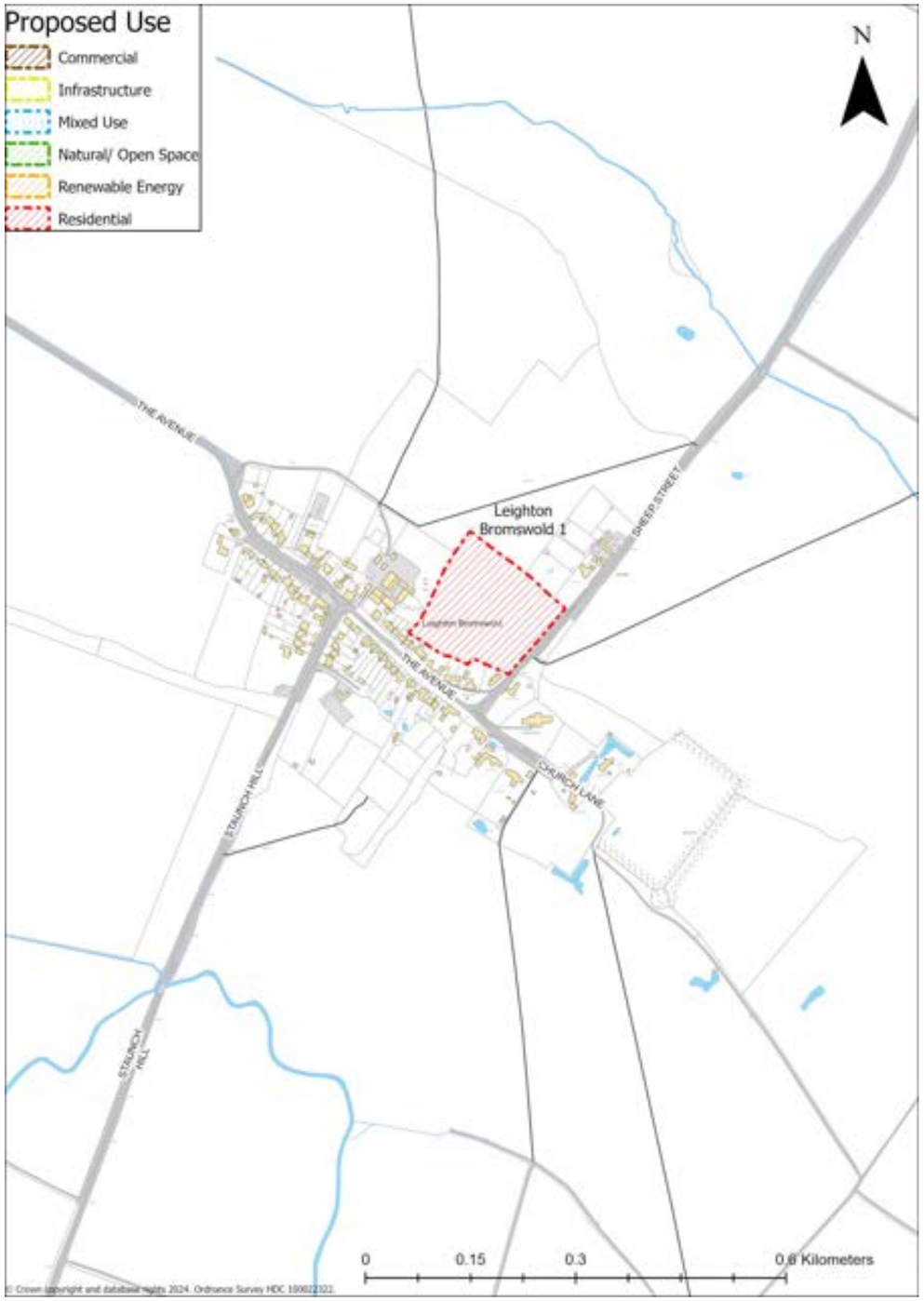
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

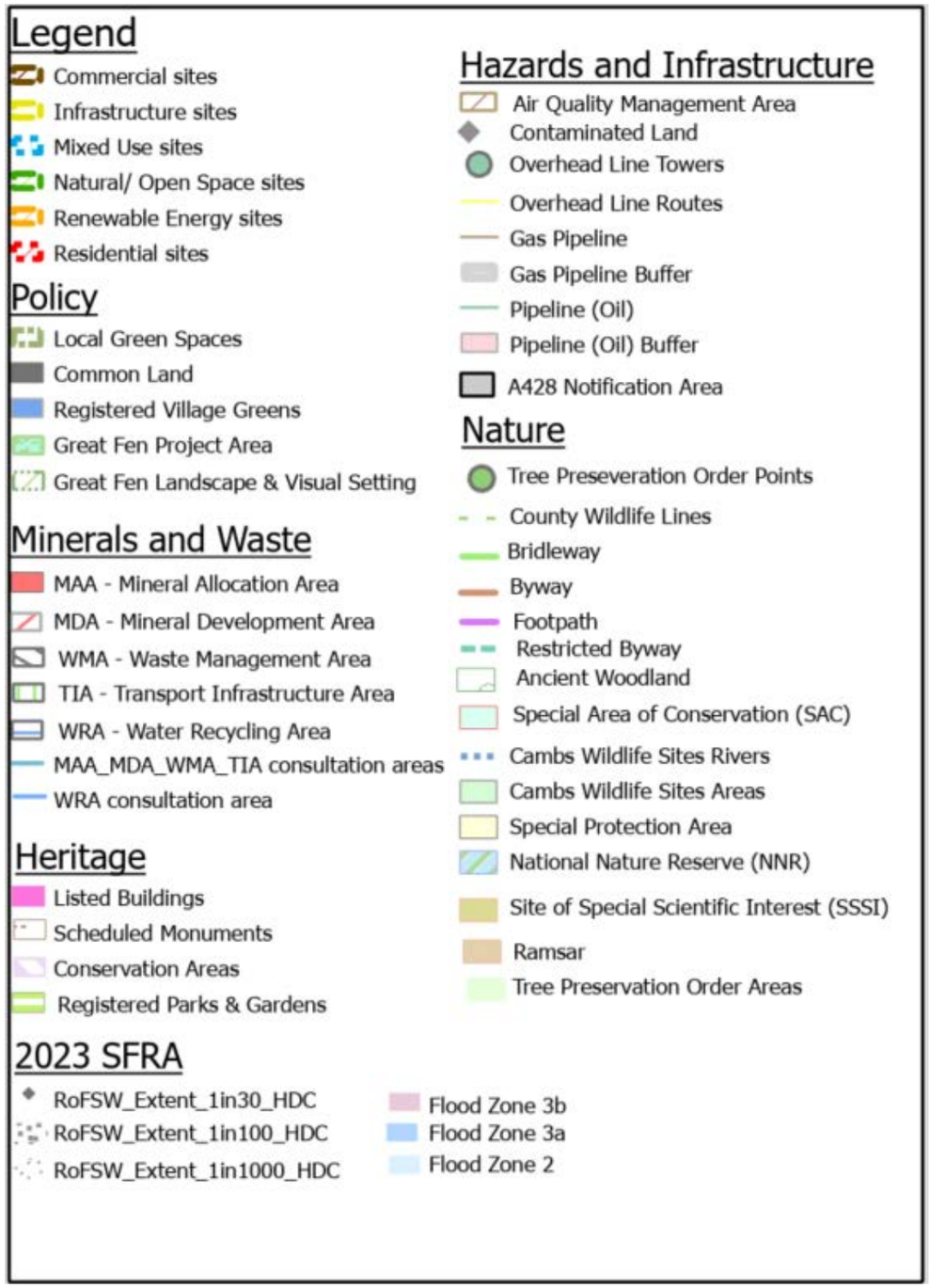
Leighton Bromswold

6.19 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



6.20 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

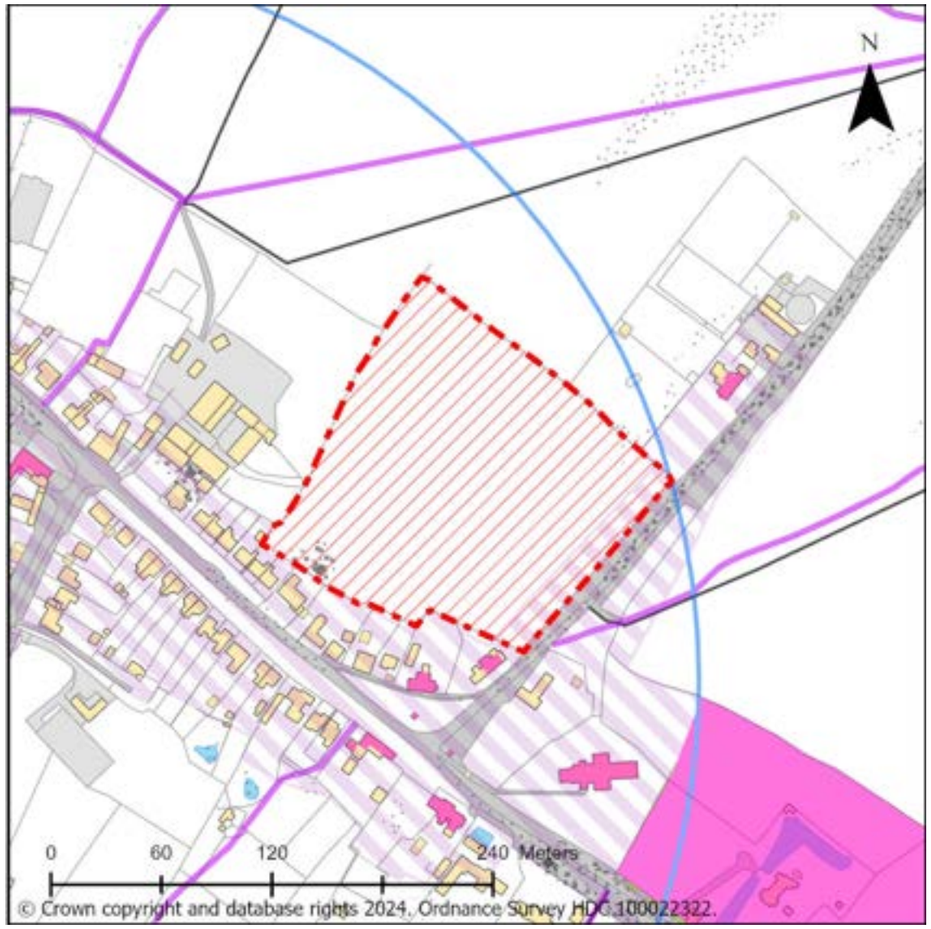
Core information

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

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.

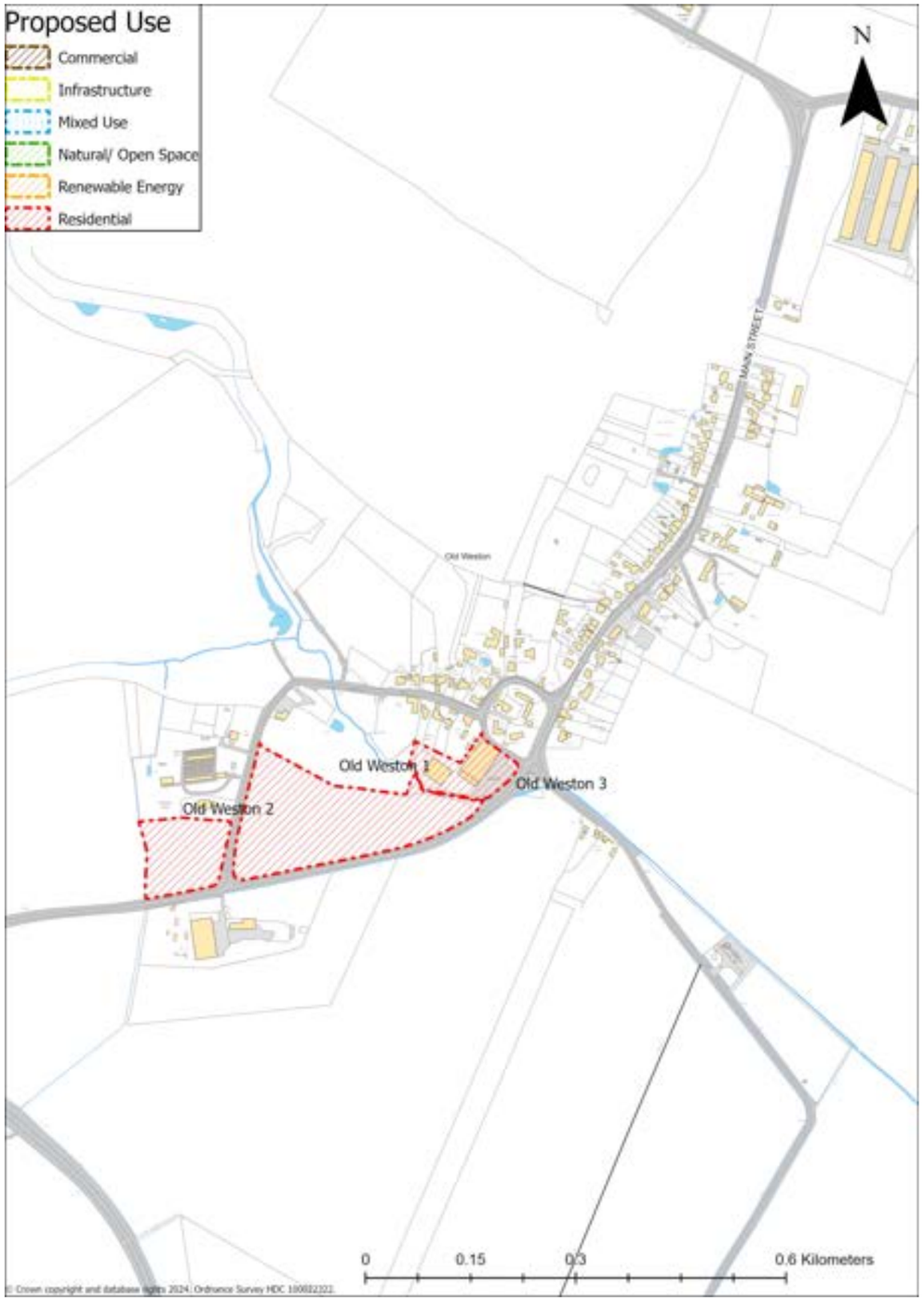
Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

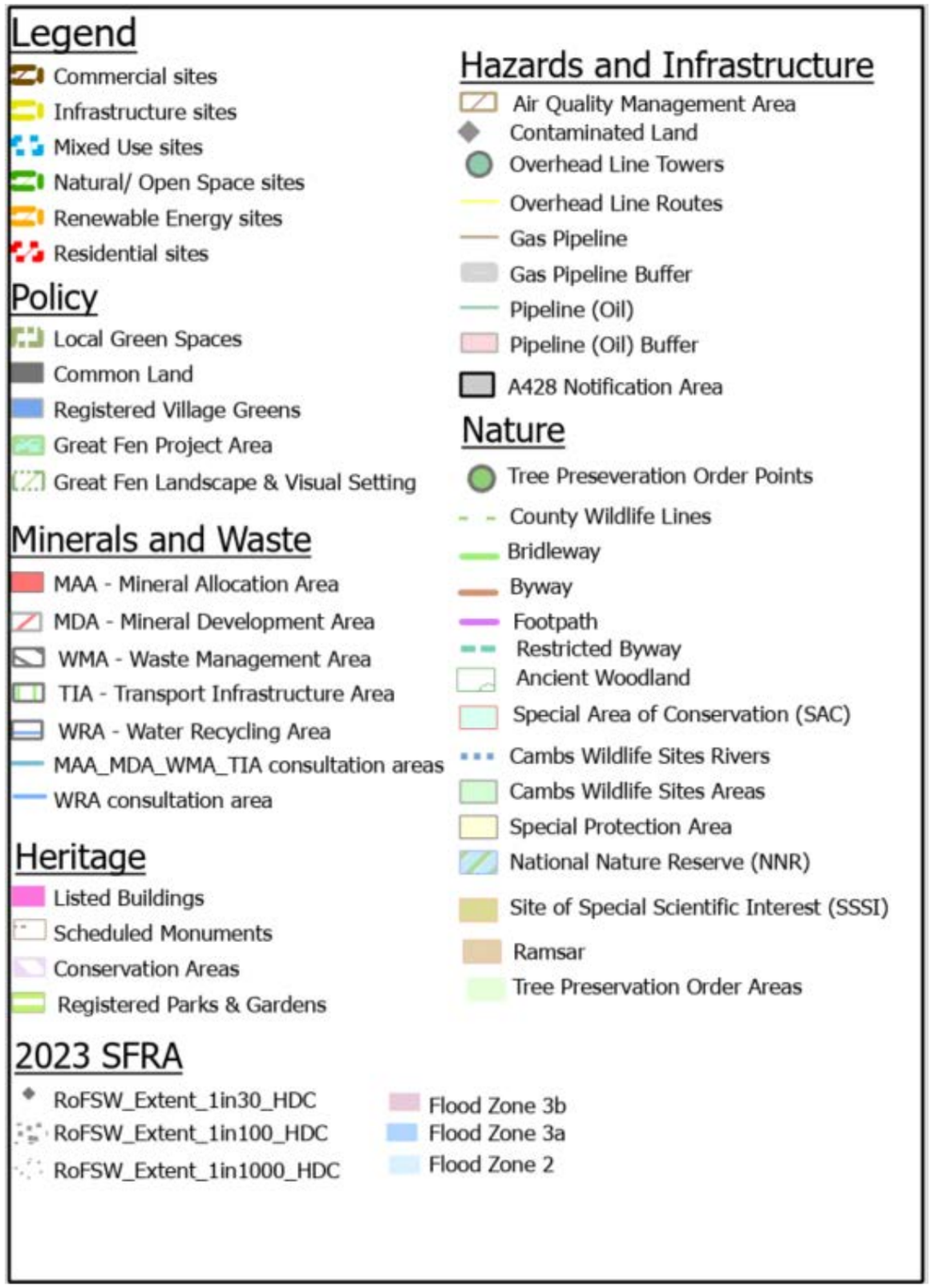
Old Weston

6.21 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



6.22 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

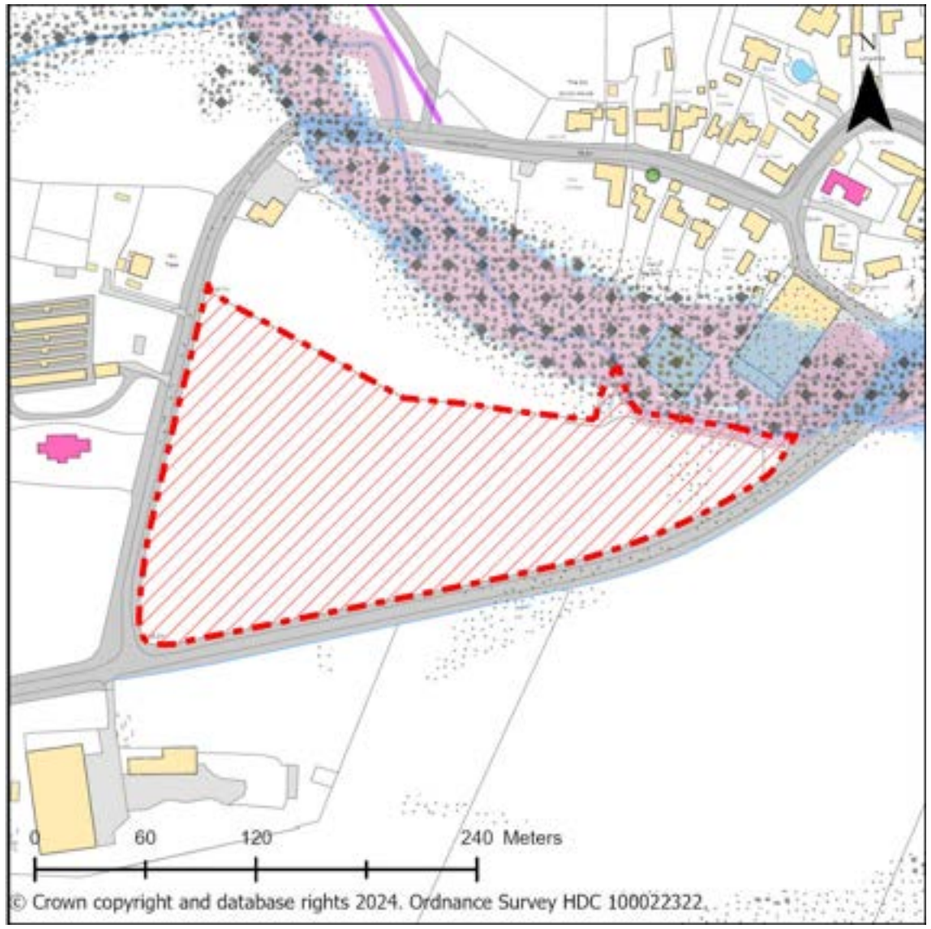
How was the site identified?	Call for sites 2023 submission: site reference – CfS:24
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

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 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

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

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

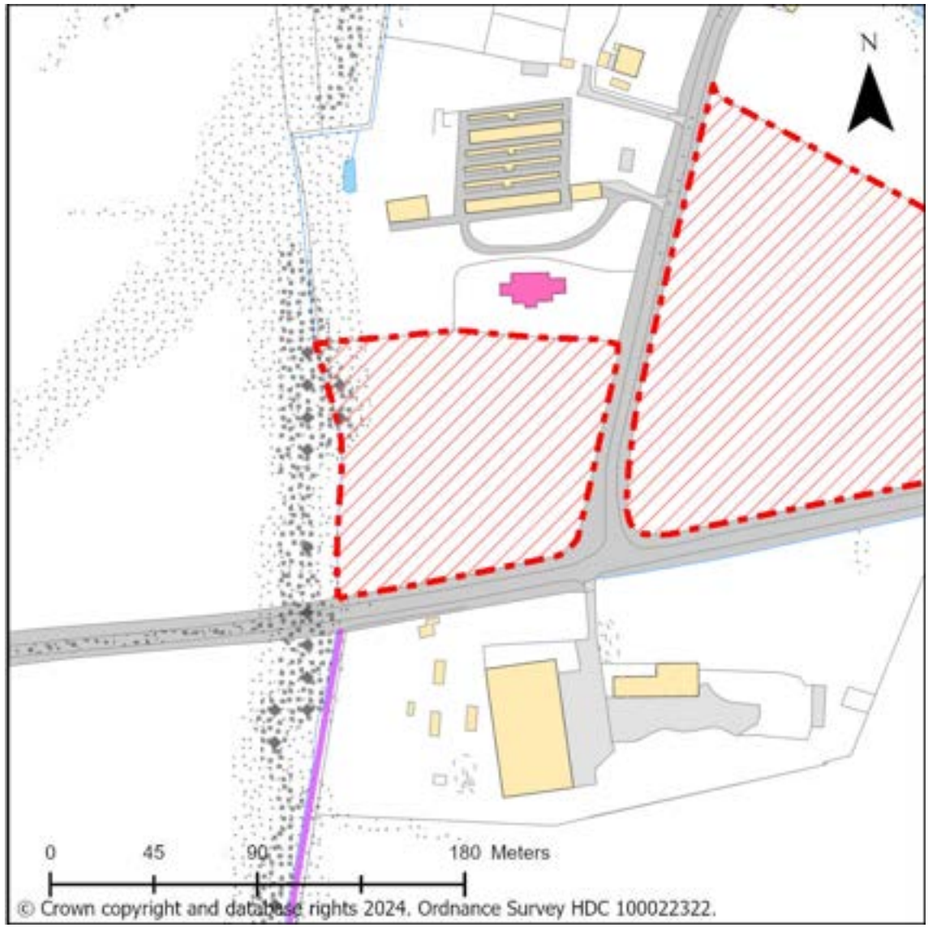
Core information

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.	

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 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

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

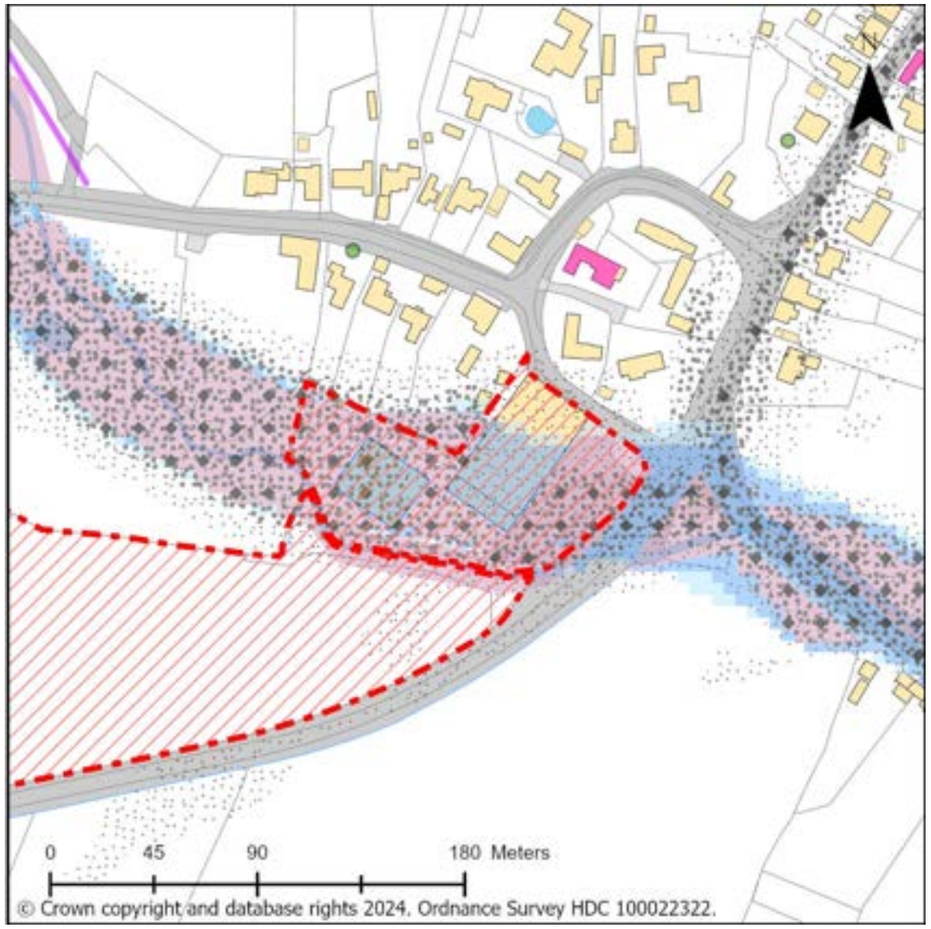
Core information

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.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

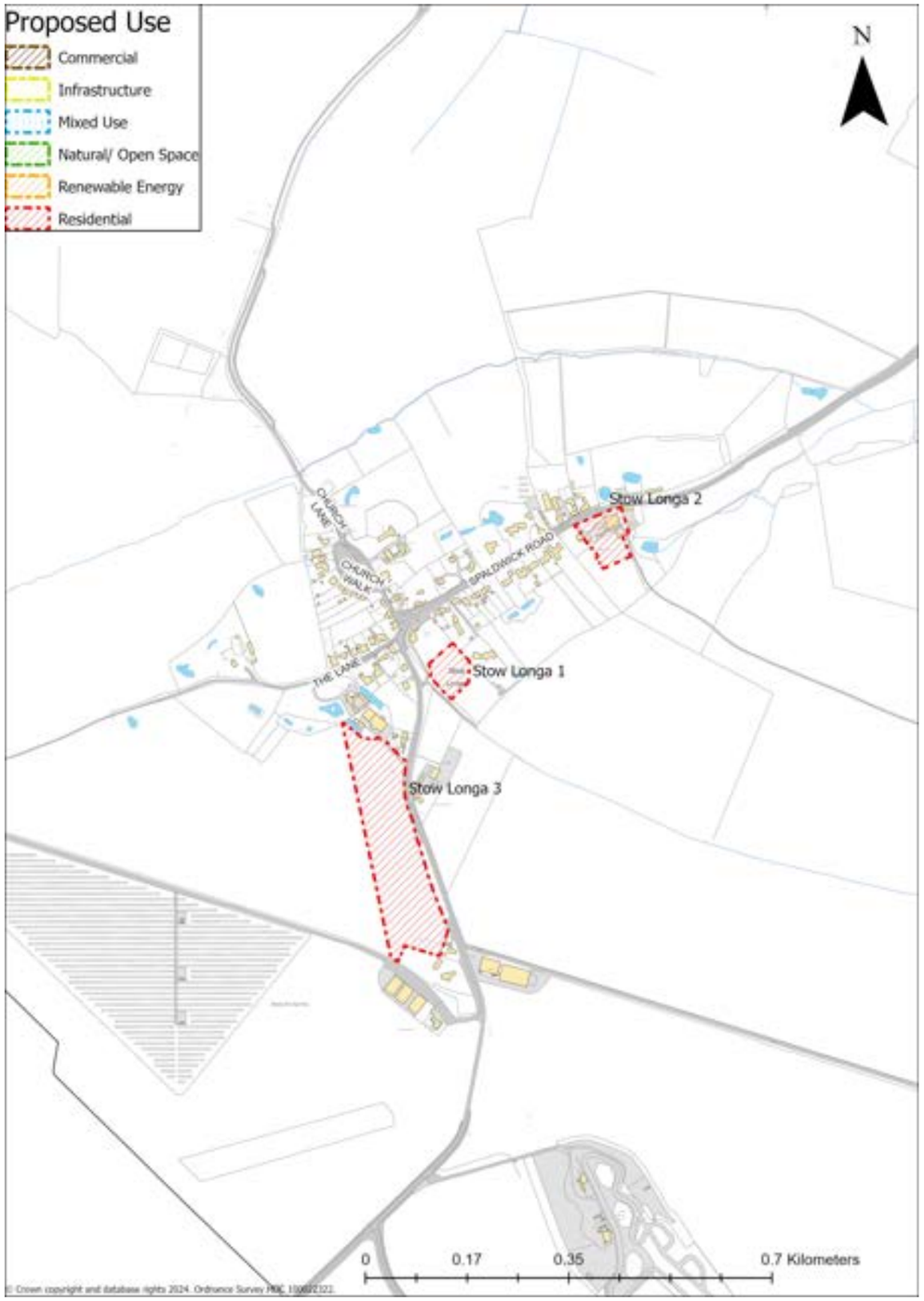
Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns.

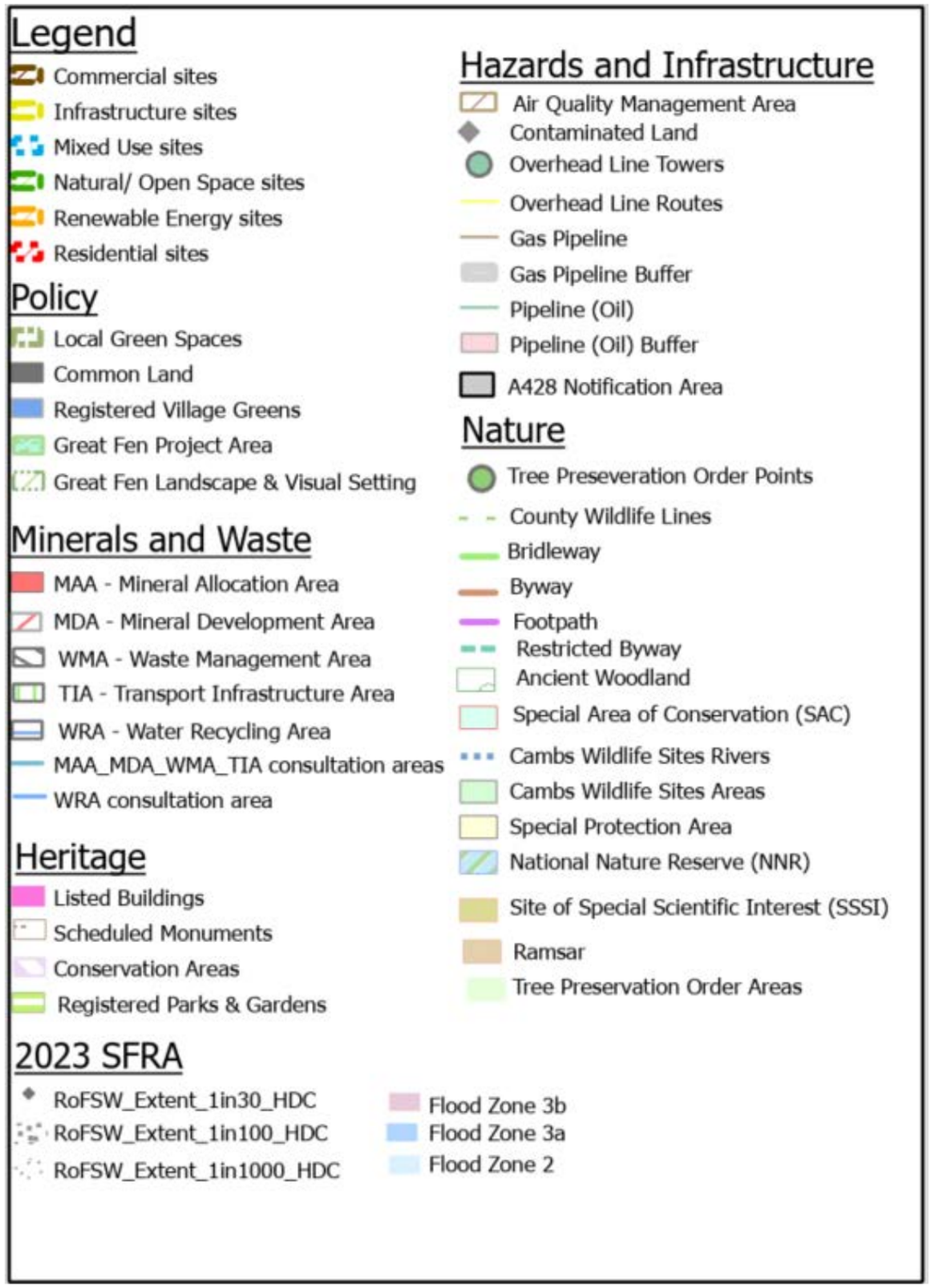
Stow Longa

6.23 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



6.24 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

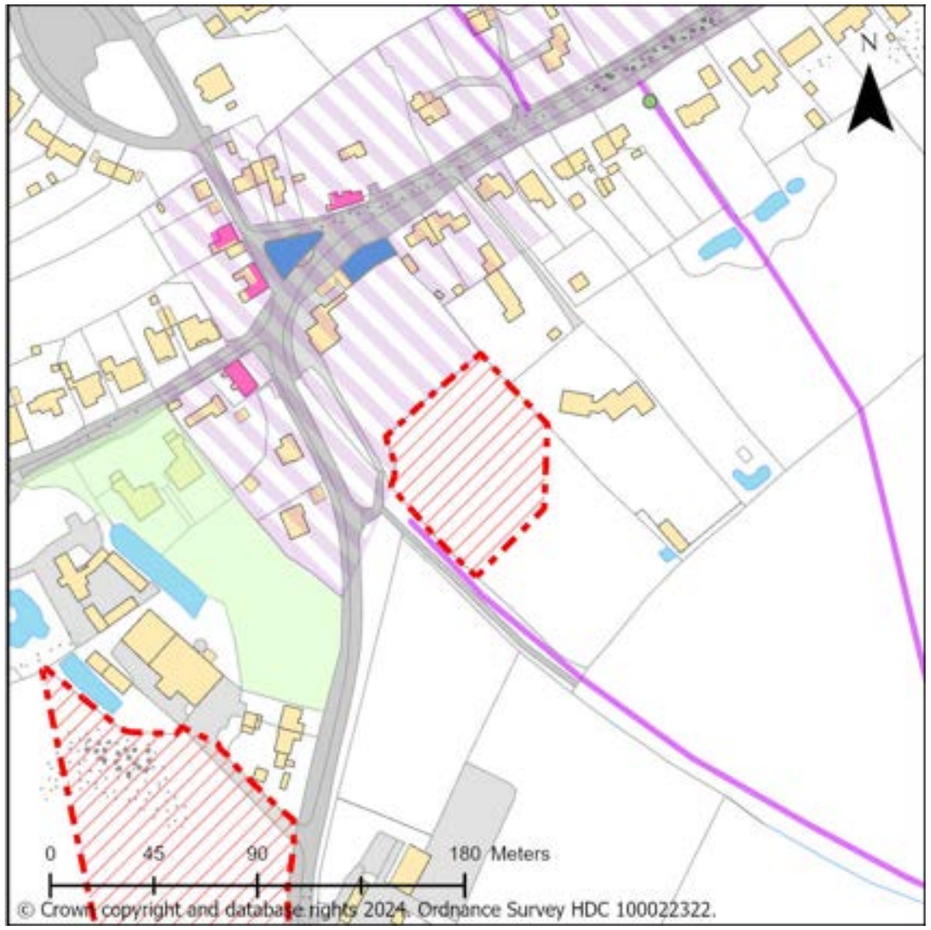
Core information

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.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is 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

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

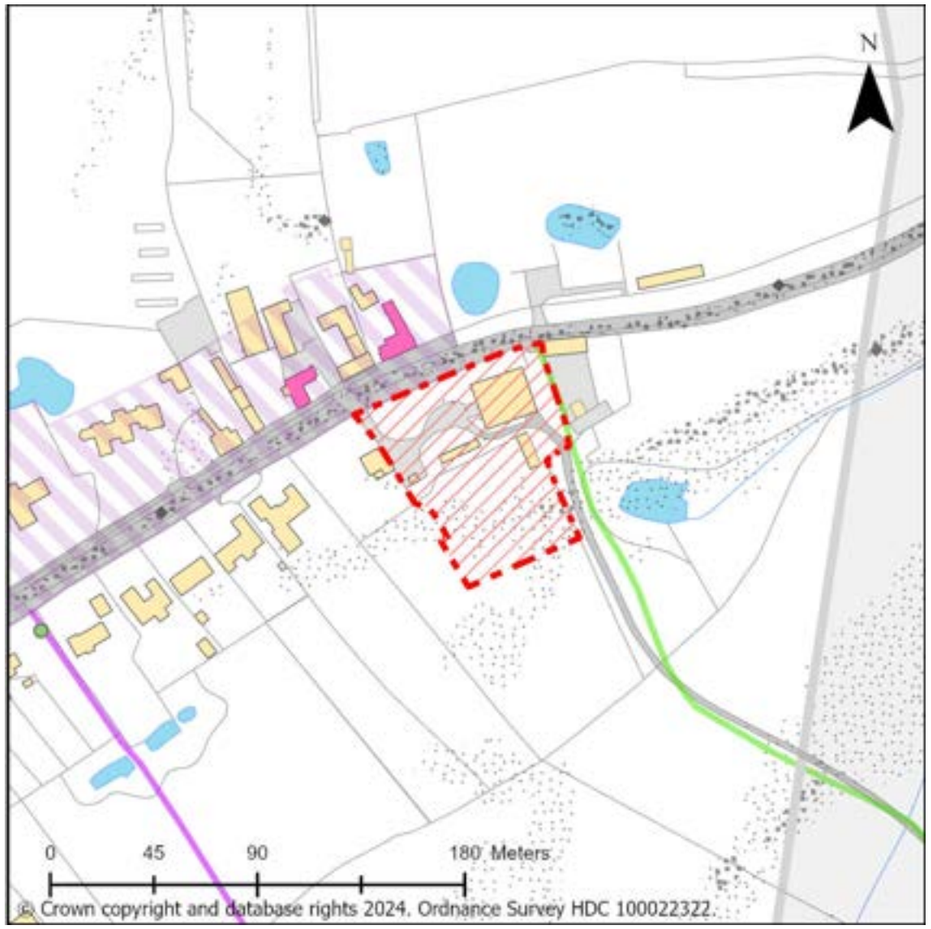
Core information

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 classsified 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.	~

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 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

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 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	Residential use - market and/ or affordable housing 85m frontage x 15m width per plot Capacity = 85/15 = **6 homes**	Available post 2028 subject to successful allocation status Build out over 1 year

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

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

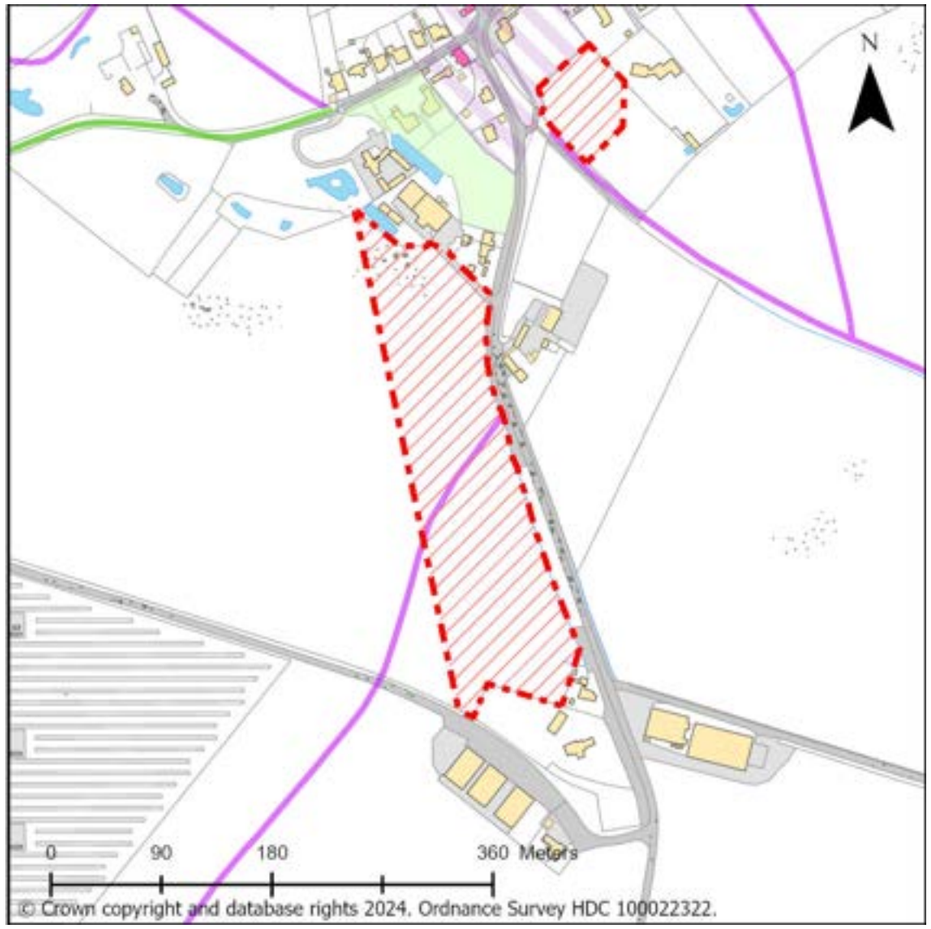
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market homes Open spaces: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding - please state the number of hectares	9 homes 1 ha of land for natural, 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 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.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is 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

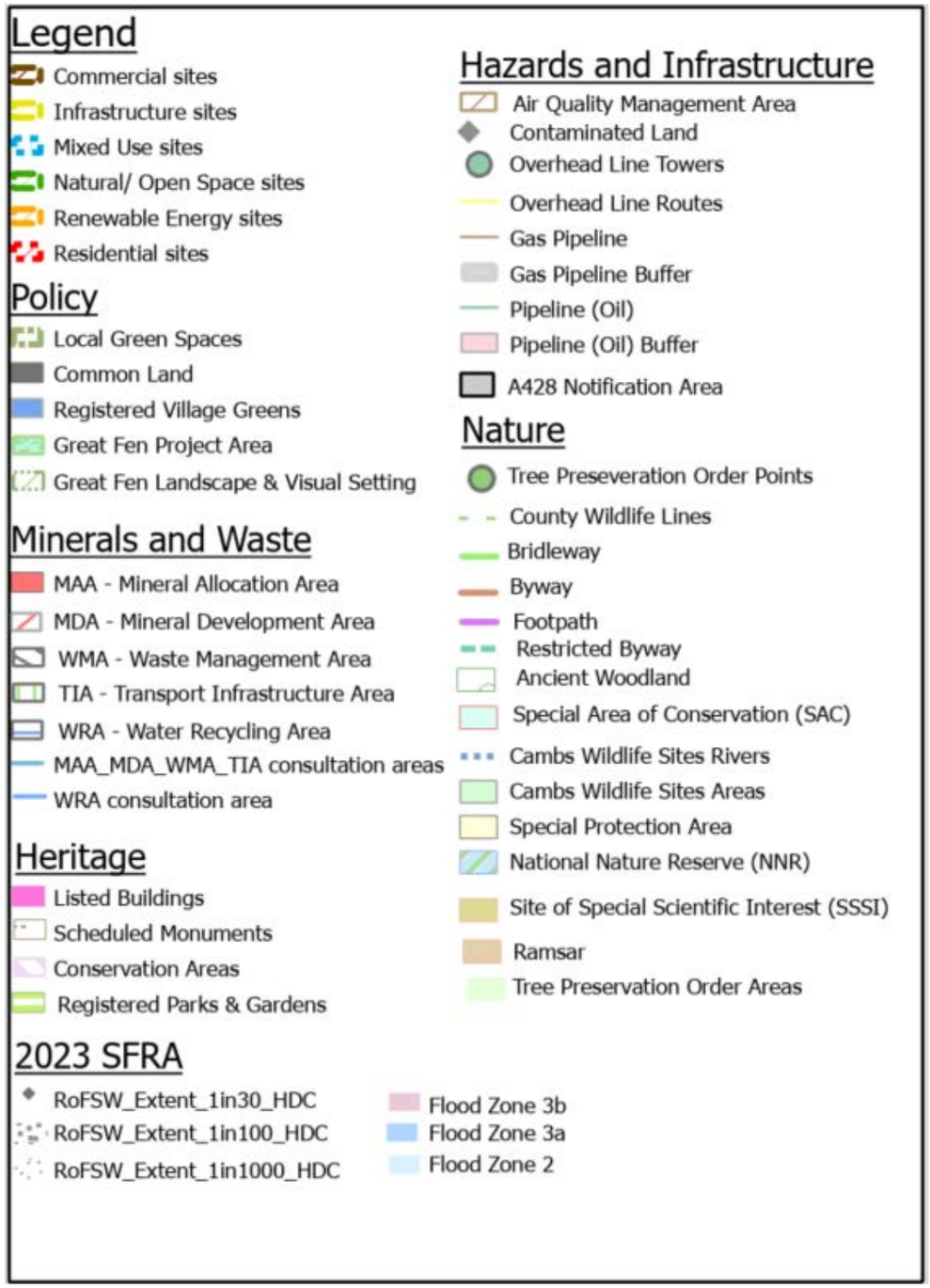
Updates after the Initial Assessment

Tilbrook

6.25 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

6.26 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

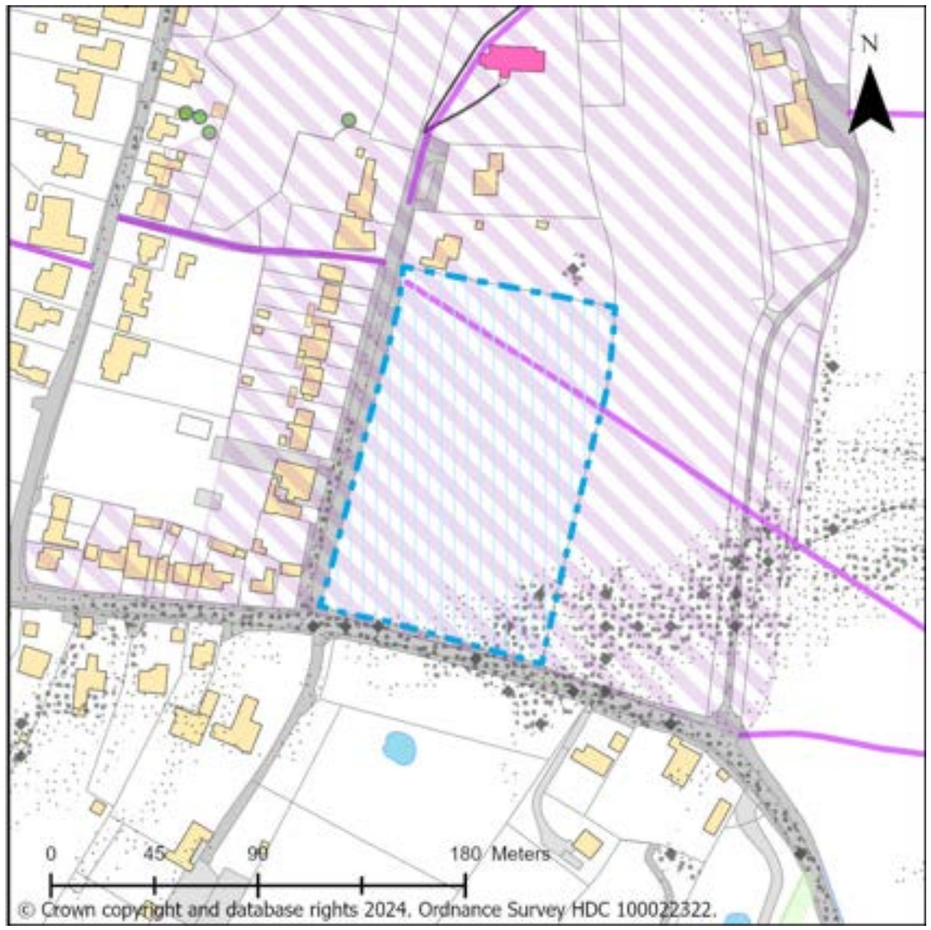
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes Commercial: • Retail	7 homes Retail floorspace to be confirmed	Available 2024 - 2028 Build out over 1 to 2 years

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

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.	~

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.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site 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

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

7 Area 5 - Central Huntingdonshire Site Assessments

7.1 This chapter sets out the site assessments for the sites located within 'Central Huntingdonshire'. This grouping consists of Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Brampton - 19 sites
- Godmanchester - 17 sites
- Hemingford Abbots - 3 sites
- Huntingdon - 5 sites
- Offord Cluny and Offord D'Arcy - 8 sites

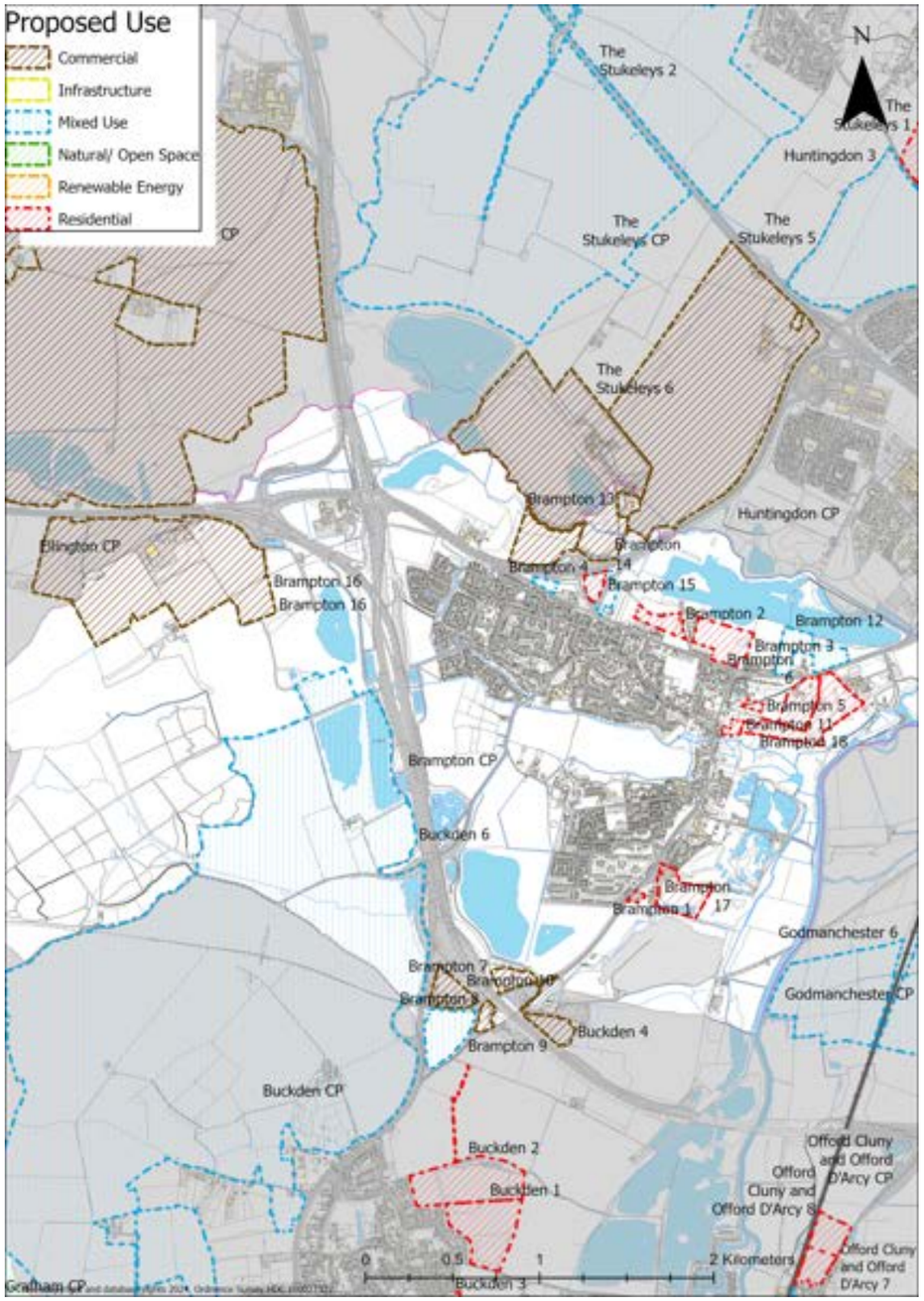
Brampton

7.2 A total of 18 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

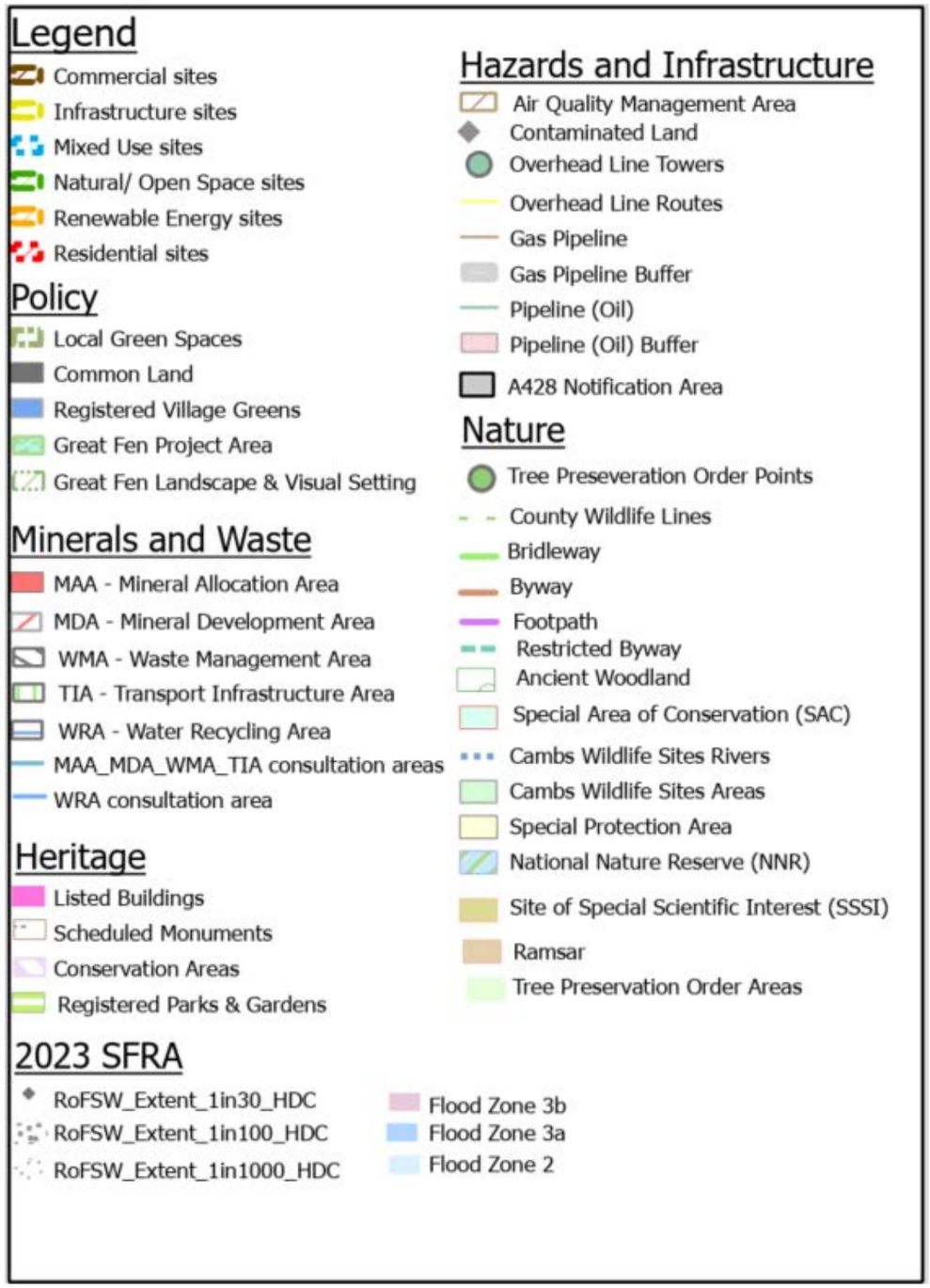
- Brampton 1: Swift Car Care, Buckden Road, Brampton
- Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton
- Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton
- Brampton 4: Wallis Land, Thrapston Road, Brampton
- Brampton 5: Land adjacent The Rectory, Church Road, Brampton
- Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton
- Brampton 7: Area 1 Park Farm, Brampton
- Brampton 8: Area 2 Park Farm, Brampton
- Brampton 9: Area 3 Park Farm, Brampton
- Brampton 10: Area 4 Park Farm, Brampton
- Brampton 11: Manor Farm, Brampton
- Brampton 12: Land off Huntingdon Road, Brampton
- Brampton 13: Land North of A141, South of Brampton racecourse, Brampton
- Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton
- Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - this site also partially falls within Ellington parish. As the majority of the site falls within Brampton parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.
- Brampton 17: Brampton Park Golf Club (South site)
- Brampton 18: Brampton Park Golf Club (North site)

7.3 Please note that the following sites also partially fall within Brampton parish:

- 'The Stukeleys 6: Huntingdon Racecourse' also partially falls within Brampton parish but is predominately within The Stukeleys parish so the site assessment has been included within The Stukeleys parish of the Northern Central Huntingdonshire LAA document.
- 'Buckden 6: Land West of A1 from Buckden to Brampton' also partially falls within Brampton parish but is predominately within Buckden parish so the site assessment has been included within Buckden parish of the Southern Huntingdonshire LAA document.



7.4 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Brampton 1: Swift Car Care, Buckden Road, Brampton

Site reference	Brampton 1
Site name	Swift Car Care, Buckden Road, Brampton

Site address	Parish(es)	Site area (ha)
Swift Car Care, Buckden Road, Brampton	Brampton	0.4

Promoter's Intentions

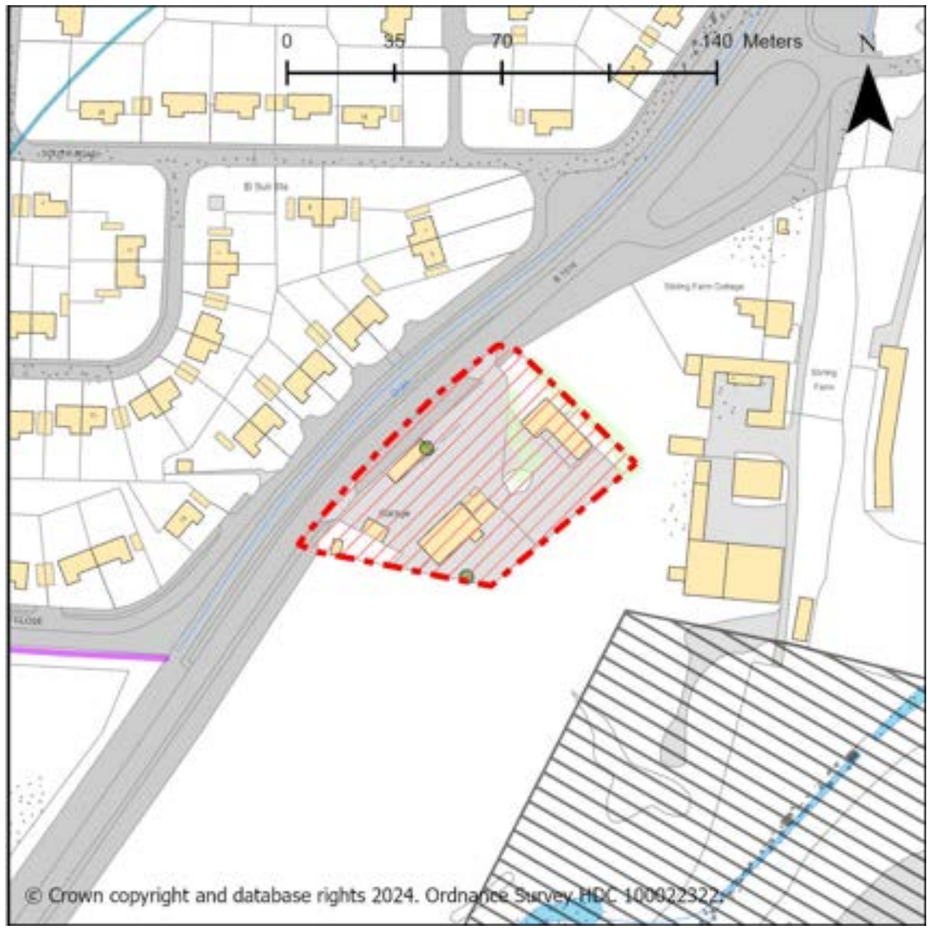
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	9 homes	Available 2023 Built out over 12 - 18 months

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:124
Relevant planning history	• The site was assessed in the HELAA 2017 (Park View Garage) was considered suitable for employment development to comprise light industrial (class B1c) use. The site was subsequently allocated allocated in the Huntingdonshire Local Plan to 2036 under HU13 for employment development to be comprised of light industrial use (class 'B1c'). • 20/00400/FUL for the erection of new commercial buildings comprising four light industrial units was approved in January 2021.
Land type	Previously developed land
Current use of the site	Commercial/ industrial
Supporting information	• Covering Letter (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA. It is noted that in the submitted covering letter than an odour assessment is being undertaken and will be made available in due course.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MWA. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
	demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA.	N/A	N/A

Updates after the Initial Assessment

Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton

Site reference	Brampton 2
Site name	Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton

Site address	Parish(es)	Site area (ha)
Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton	Brampton	2.3

Promoter's Intentions

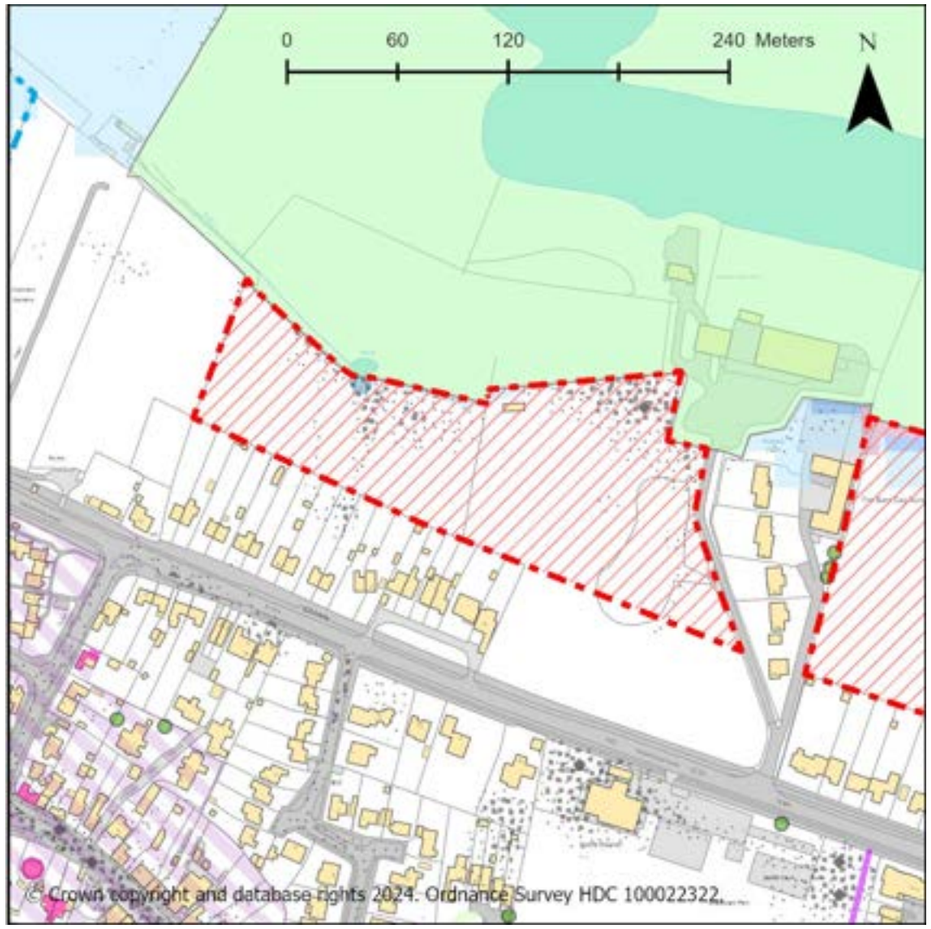
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing	55 homes	Available 2023 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:138
Relevant planning history	• The site was assessed as part of a larger site in the HELAA 2017 (Thrapston Road West, Brampton (amended boundary), site reference 212) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036. • This site and additional land along Thrapston Road was subject to 16/01255/OUT for the erection of 63 dwellings but was refused in January 2017 and an appeal later dismissed in December 2017. • On adjoining land to the south that directly fronts onto Thrapston Road, outline permission was been granted in May 2019 under 18/02569/OUT for the erection of 16 dwellings.
Land type	Wholly greenfield land
Current use of the site	Pasture land
Supporting information	• Tree Survey and Arboricultural Impact Assessment (June 2016)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability It is located north of the B1514 between Hinchingbrooke Country Park and Brampton. The vast majority of the site is located within flood zone 1 with a very small portion on the northern boundary being within flood zone 2. There is a significant risk from surface water flooding running though the centre of the site. The site is wholly classified as grade 3 agricultural land and comprises land of rough pasture. The site is broadly level and has unbroken tree belt running along its northern, southern and western edges. The site has limited visibility from the road due to hedgerow trees but is of significant value to the setting	~

of the country park. Along most of its southern boundary, the site adjoins residential development along Thrapston Road, to the east is Poplars Farm, to the west and north is countryside with Hinchingbrooke Country Park north of the site. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but along its northern boundary the site adjoins the Hinchingbrooke Gravel Pits County Wildlife Site. There are no heritage designations on site but it is nearby to a conservation area. Access to the site can be achieved from Thrapston Road. While development along Thrapston Road has been permitted under 18/02569/OUT, the approved masterplan shows that a farm track access is planned to enable access to the land behind (this call for site submission). The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land is available now and take between 2 and 3 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There is significant levels of surface water flood risk through the centre of the site which will require sustainable drainage mitigation. Additionally, the location of development forming in depth development along Thrapston Road will require landscaping to mitigation adverse landscape impact as well as amenity impact on existing properties. The provision pf access from Thrapston Road is possible, however the details of this may be dependent on the delivery of the residential scheme permitted to the south east of the site.	~
Deliverability / developability There are no structures to clear but the site is in a sensitive location in terms of landscape impact and also context in relation to existing development. The site has planning history and has previously been assessed as part of earlier local plan works. It is intended to acquire planning permission then sell it to a third party for development. While the site promoter states that the site is available now, no new planning application has been	~

submitted. Additionally, the tree survey submitted to support the call for sites submission is somewhat dated now being from June 2016, therefore updated technical work will be required. As such, the site is categorised as developable.	

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:

- Is greenfield land
- Is mostly within flood zone 1 but there is of the northern part of the site in flood zone 2, there is some surface water flood risk
- In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon
- Good accessibility to public transport options
- Accessible to natural green space
- Adjacent to designated natural conservation sites and is within the Great Ouse Valley Green Infrastructure Priority Area
- Has a very close relationship to Hinchingbrooke Country Park and forms a key part of its rural setting
- Located on the northern edge of the built form of Brampton village characterised by ribbon development, in depth development would adversely impact this character

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the likely adverse impacts on the rural setting of Hinchingbrooke Country Park and the adverse impacts on the character of Brampton.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton

Site reference	Brampton 3
Site name	Land to the North of Thrapston Road (opposite The Hurdles), Brampton

Site address	Parish(es)	Site area (ha)
Land to the North of Thrapston Road (opposite The Hurdles), Brampton	Brampton	5.7

Promoter's Intentions

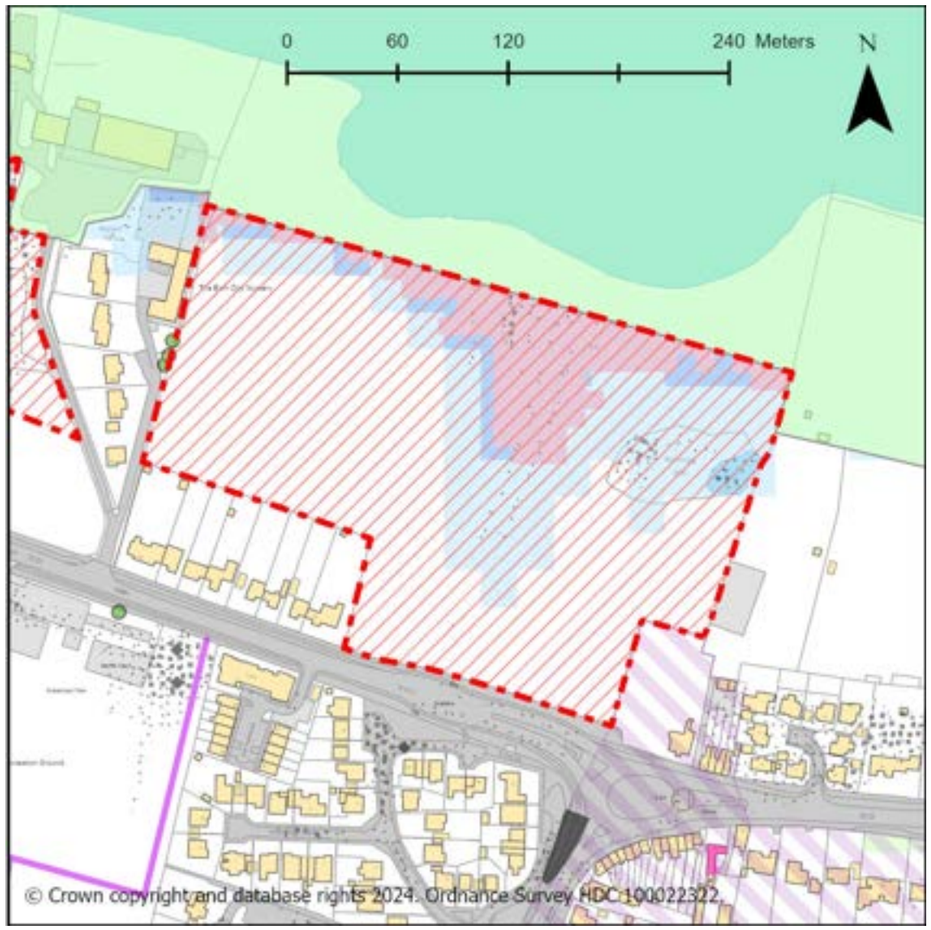
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 10 homes	Available 2023 Build out over 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:320
Relevant planning history	• None relevant • The site was assessed in the HELAA 2017 (Thrapston Road East) but was not taken forward as a site allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small portion of the northern edge of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability It is located north of the B1514 between Hinchingbrooke Country Park and Brampton. Approximately a third of the site is located within flood 2 with its northern edge being located within flood zone 3a and 3b. There is a significant risk from surface water flooding running though the centre of the site. The site is wholly classified as grade 3 agricultural land and comprises land of rough pasture. The site is broadly level and has unbroken tree belts running along its northern and southern edges. The site is more open on its eastern and western edges but there are some trees protected by Tree Preservation Orders along the site's western boundary. The site has limited visibility from the road due to hedgerow trees	~
but is of significant value to the setting of the country park. Along most of its southern boundary, the site adjoins residential development along Thrapston Road, it is surrounded by countryside to the north, east and to the west by Poplars Farm. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but along its northern boundary the site adjoins the Hinchingbrooke Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area on its south eastern boundary. Access to the site can be achieved from Thrapston Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. At this stage it is anticipated that planning permission would be acquired by the landowner following an allocation and the site sold to a housebuilder. The landowner suggests the land is available now and take between 1 and 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is constrained by flooding particularly towards the rear of the site. To mitigate sustainable drainage will be required and it may only be appropriate to develop along the site's frontage along Thrapston Road where there is no risk of flooding. Landscaping will also be required to mitigation adverse landscape impact as well as impact on the adjoining conservation area. The provision pf access from Thrapston Road is possible.	~
Deliverability / developability There are no structures to clear but the site is in a sensitive location in terms of landscape impact and also context in relation to existing development. The site promoter anticipates that the landowner will acquire planning permission following an allocation status and then sell the site to a housebuilder for the delivery of the development. While the site promoter states that the site is available now, the site promoter is seeking an allocation status for the site, as such, the site is categorised as developable.	~

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:

- Is greenfield land
- Is constrained by fluvial flood risk with some of the northern part of the site being within flood zones 2, 3a and 3b and surface water flood risk through the centre pf the site
- In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon
- Good accessibility to public transport options
- Accessible to natural green space
- Adjacent to heritage and natural conservation sites and is within the Great Ouse Valley Green Infrastructure Priority Area
- Has a very close relationship to Hinchingbrooke Country Park and forms a key part of its rural setting
- Located on the northern edge of the built form of Brampton village characterised by ribbon development, in depth development would adversely impact this character

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for a frontage only scheme which would reflect the form of development along Thrapston Road and ensure built development was retained within flood zone 1

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 5.7ha 15% net developable area allowed to enable a frontage only development which would reflect the form of development along Thrapston Road and ensure built development was placed within flood zone 1. 5.7 ha x standard proportion of 15% = **0.86 ha**	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.86 ha x 25 dph = 19 homes but considering that development should be linear in form in order to	Available 2024 - 2028 Build out over 1 - 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	reflect the existing character of the site's immediate environs, this brings the capacity down to **10 homes**.	

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again confirming that the site could be brought forward as a frontage only development and that supporting evidence such as transport assessments have been undertaken.

Brampton 4: Wallis Land, Thrapston Road, Brampton

Site reference	Brampton 4
Site name	Wallis Land, Thrapston Road, Brampton

Site address	Parish(es)	Site area (ha)
Wallis Land, Thrapston Road, Brampton	Brampton`	0.7

Promoter's Intentions

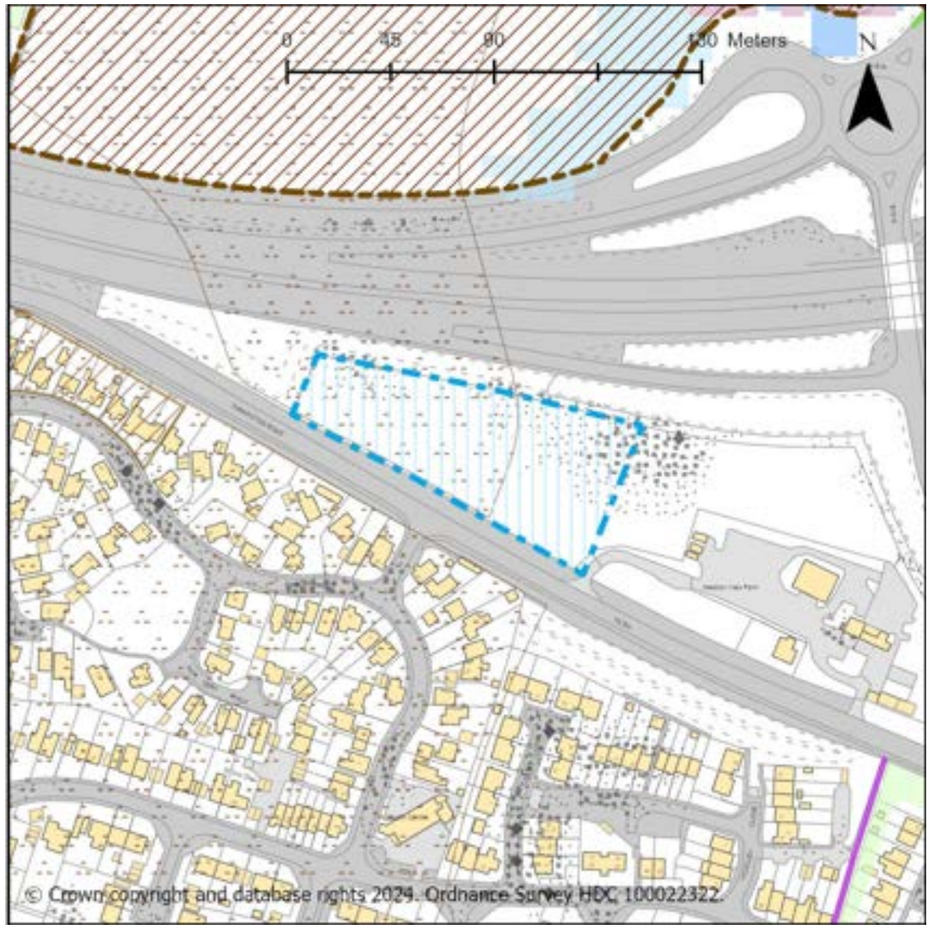
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural, green or open spaces	15 homes 0.4ha of public open space	Available 2024 - 2028 Build out over 1 year

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:341
Relevant planning history	• 19/00038/OUT for residential development of up to 30 dwellings and a care home of up to 70 beds, with all matters reserved except for the two main vehicular accesses (phased development). Permission granted in April 2021. • 21/01043/REM for the details of appearance, landscaping, layout and scale pursuant to outline application 19/00038/OUT for the erection of 30 dwellings. This was consented in June 2022. This relates to land to the east of the call for site submission.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Plan (drawing number: JOXXX_007) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1 but the northern and western edges of the site are at risk form surface water flooding. The site is wholly classified as grade 2 agricultural land. The site forms part of a wider piece of land that already has outline planning permission. The site has a strong boundary to the north with the A141 and to the south with Thrapston Road, all of the site's boundaries are clearly marked by a belt of vegetation apart from its eastern edge which is open. The land is broadly level. The site is bounded by residential development to the south, by the road network to the north and west and by Meadow View Farm to the east (permitted to be redeveloped for 30 new homes).	~
There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. It is adjacent to an Air Quality Management Area. There are no nature conservation designations on site. The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site. Access to the site can be achieved from Thrapston Road as shown on the submitted concept plan. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to build on the south eastern corner of the site that fronts onto Thrapston Road and provide open space on the remaining part of the site, this coincides with the Scheduled Monument designation. Assessment on the impact of development on the Scheduled Monument will be required. The site is at greater risk from surface water flooding on its northern and western edges so sustainable drainage will be required. Additionally adequate noise mitigation will be required due to its proximity to the A141.	~
Deliverability / developability The whole site has outline planning approval with the eastern parcel benefiting from detailed planning approval for residential development. The eastern parcel (this call for sites submission) seeks to promote residential development on land originally permitted for a care facility. As a revised application for this site has not yet been submitted and considering that it is intended to acquire planning permission then sell it to a third party for development, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as grade 2 agricultural land
- In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon
- Good accessibility to public transport options
- Accessible to natural green space
- 0.4ha of the site is constrained by a Scheduled Monument designation
- It is within the Great Ouse Valley Green Infrastructure Priority Area
- Located on the northern edge of the built form of Brampton village contained by the strategic road network
- Is potential for increased levels of air, light and noise pollution

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development on 0.3ha of the site that is not within the Scheduled Monument designation.
- The part of the site contained the Scheduled Monument should be used for landscaping, noise mitigation and public open space
- Provide housing on a site of less than 1ha.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.7ha Remove 0.4ha of this as this falls within the Scheduled Monument - this part of the site could be used for public open space and provide a buffer between development and the strategic road network. This leaves **0.3ha** for the net development.	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the site's location on the edge of one of Huntingdonshire's larger villages. Low density of 35 dph = 0.3 ha x 35 dph = **11 homes**.	Available 2024 - 2028 Build out over 1 year

Updates after the Initial Assessment

The site promoter submitted additional technical documents to support their site:

- Resubmitted the concept plan (drawing no. JOXXX_07, June 2023)
- Highways Statement (November 2024)
- Conceptual Drainage Strategy (November 2024)

Brampton 5: Land adjacent The Rectory, Church Road, Brampton

Site reference	Brampton 5
Site name	Land adjacent The Rectory, Church Road, Brampton

Site address	Parish(es)	Site area (ha)
Land adjacent The Rectory, Church Road, Brampton	Brampton	0.52

Promoter's Intentions

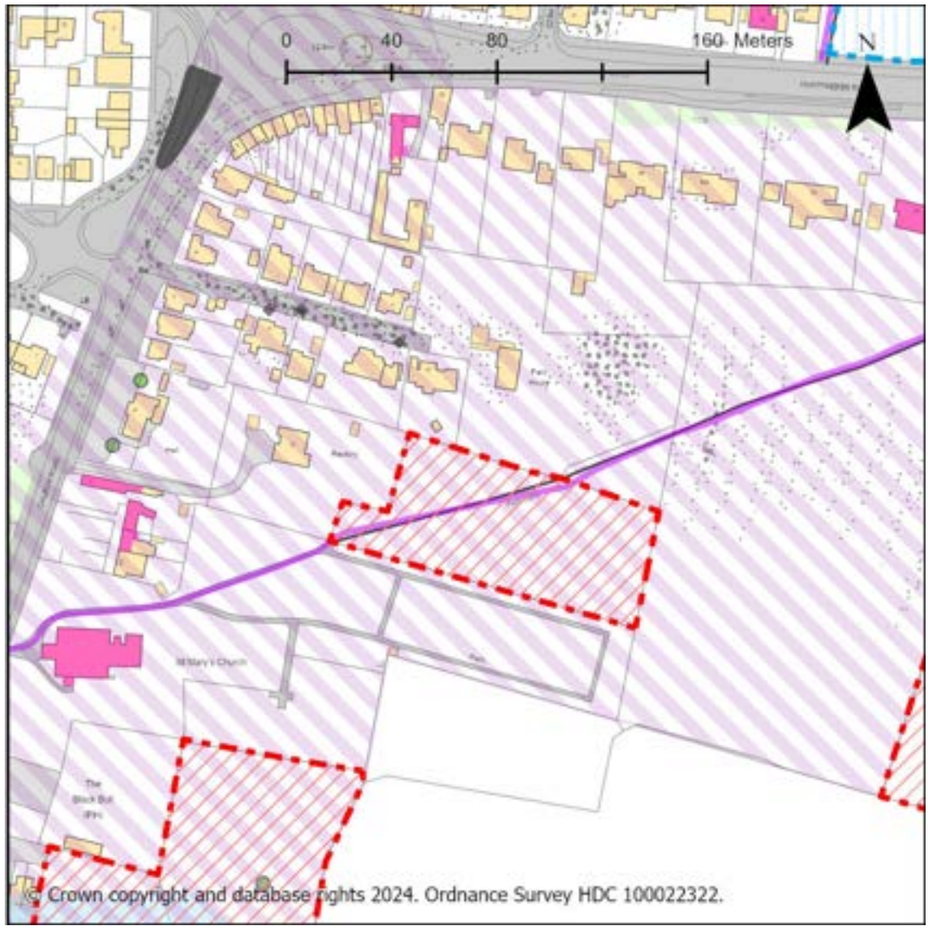
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	3 homes	Available 2023 Build out over 1 year

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:168
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-

The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as urban land. It is located to the rear of properties along Church Road on the eastern edge of Brampton. The site is broadly level with trees and vegetation along all of its boundaries enclosing the site. To the west the site adjoins a Rectory and St Mary Magdalene Church Hall, to the south are cemetery grounds associated with St Mary's Church. To the north are more residential properties and to the east is the Great Ouse Valley and open countryside. A public right of way runs through the site providing a connection from Church Road to Huntingdon Road to the north east. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is however wholly located within a conservation area and to the east of several listed building namely the grade I listed St Mary's Church, grade II listed properties along Church Road. There is currently no vehicular access to the site, there is currently an access from Church Road to the adjoining Rectory to the west of the site but it is unclear whether access can be extended to serve this site and whether there has been agreement from the adjoining landowners to do this. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner (Diocese of Ely) who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land is available now and take approximately 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. However, as highlighted previously there is no direct access from the public highway to the site and it is unclear if access from the adjoining property can be extended to serve this site or the landowners would be willing to sell some of their land to enable this. Also the access is likely to cut through an existing public right of way. Therefore, the achievability of vehicular access is very unlikely.	-
Deliverability / developability There are no structures to clear but the site is located in a sensitive location in terms of heritage and landscaping being located within a conservation area, within the setting of several listed buildings and proposing back land development extending into the Great	-

Ouse Valley landscape. Also, any design will need to integrate the existing public right of way that runs through the site. Additionally, achieving an access to the site is a key issue to the site's deliverability. It is intended to acquire planning permission and then sell the site to a third party for development. While the site promoter states the site is available now, no planning application has yet been submitted, so the site is categorised as not being deliverable or developable at this time.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site, it is considered unsuitable for development and therefore not deliverable.

Impact of the Sustainability Appraisal on the assessment

The site has not progressed to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton

Site reference	Brampton 6
Site name	Land at Water Meadows, South of Huntingdon Road, Brampton

Site address	Parish(es)	Site area (ha)
Land at Water Meadows, South of Huntingdon Road, Brampton	Brampton	4.7

Promoter's Intentions

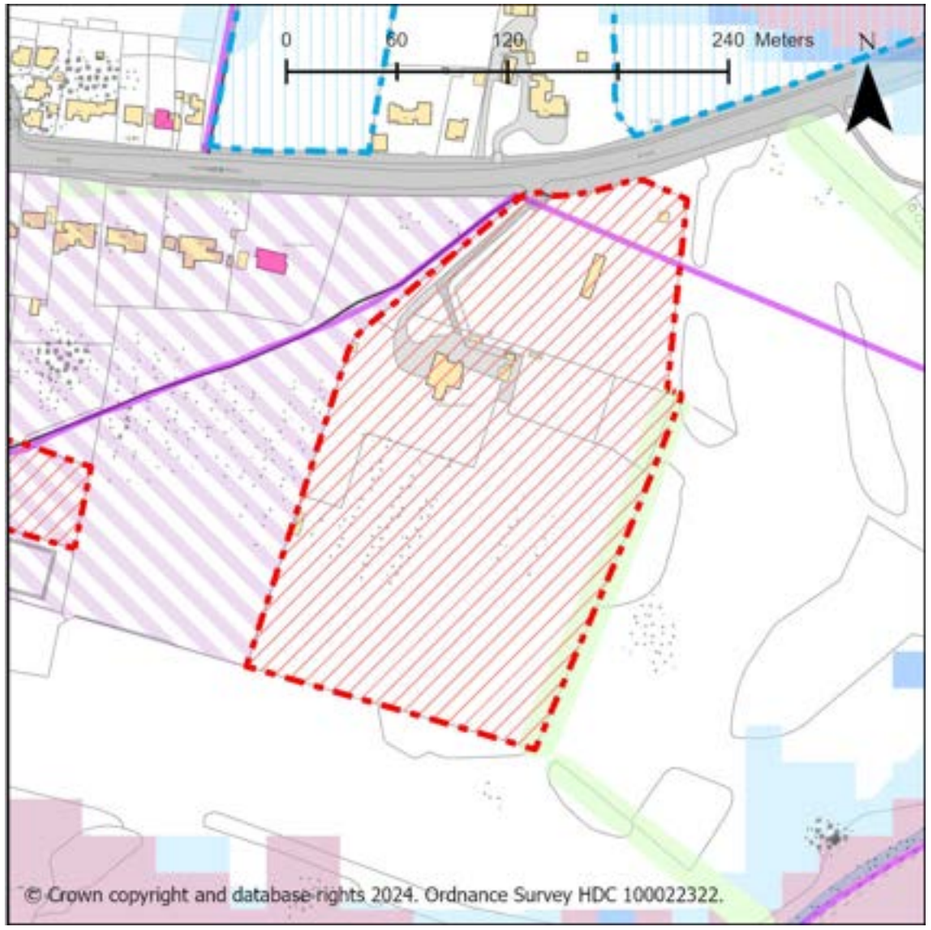
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Nursing and care homes	Approximately 50 homes Approximately 80 bed spaces	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:245
Relevant planning history	None relevant
Land type	Partly greenfield/ partly previously developed land
Current use of the site	Partly residential/ partly agricultural land
Supporting information	• Pre-application Document (September 2022)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly located within flood zone 1 with some recorded risk from surface water flooding towards the centre of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level with trees and vegetation along all of its boundaries enclosing the site, it has a strong northern edge where it is bounded by Huntingdon Road. There is a public right of way that cuts through the northern part of the site connecting through from Church Road out across into the Great Ouse Valley. The site promoter's pre-application document submitted to support the Call for Sites submission states that the site is irregular in shape and divided into three discrete elements. The central part of the site consists of a single dwelling, with gardens and driveway, as well as a tennis court (accessed via a tree lined driveway along the western boundary); land in the southern part of the site is primarily used as grazing land for cattle; and land in the northern parcel is also used for grazing is also the site of a World War II era bomb shelter and two prefabricated structures. To the west of the site is residential development in the form of Pepys House and meadow ground. To the south and east is the Great Ouse Valley and open countryside. To the north is Huntingdon Road and ribbon development. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The site does however adjoin on its western edge a conservation area and to the west are several listed building namely the grade I Pepys House and its associated meadows. Access to the site could be achieved from Huntingdon Road. The site is predominately greenfield with some previously developed element, so its development will only partially contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner (a developer/housebuilding company) who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner who is also a developer/ housebuilder. The landowner suggests the land will be available between 2024 and 2028 and take approximately 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The submitted pre-application document details the current proposal for the site. That the existing dwelling will be retained and that scheme would likely comprise of a centrally located main building that contains, recreational and leisure facilities and a number of residential apartments and form a 'managed community' that will form an integrated retirement community. The main building will be surrounded by other apartment blocs with cottages and other dwellings located in the northern and south eastern parts of the site. There will be significant levels of landscaping on the western edge of the site where it adjoins Pepys Meadow and the conservation area and further landscaping to the south where it adjoins the open countryside. The feasibility of these proposals will need to tested and may evolve through the planning process.	~
Deliverability / developability There are structures to clear and the site is located in a sensitive location in terms of heritage and landscaping being located adjoining a conservation area and nearby to listed buildings as well as being within the Great Ouse Valley landscape. Also, any design will need to integrate the existing public right of way that runs through the northern part of the site. It is intended to deliver the site directly via a housebuilder. The site promoter states the site will be available between 2024 and 2028. No planning application has yet been submitted but technical works and masterplanning is underway, as such the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is mostly greenfield land but there are some existing structures on site
- In walking distance to services and facilities
- Good accessibility to public transport options
- Accessible to natural green space
- It is within the Great Ouse Valley Green Infrastructure Priority Area
- Located on the north eastern edge of the built form of Brampton village but has a much stronger relationship to the Great Ouse Valley
- Adjacent to a conservation area and the grade 1 listed Pepys House and its associated meadow land which could be adversely impacted by proposals
- There is a public right of way running across the northern part of the site

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the likely significant adverse impacts on designated heritage assets and also the erosion of the rural character of the area and encroachment into the Great Ouse Valley landscape

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted a letter responding to the heritage comments in the assessment. The letter concludes that any residual harm to Pepys House and Brampton Conservation Area, after the design and landscape mitigation measures are implemented, would fall within the less than substantial harm category. Upon review of these measures, the overarching harm and detachment of the side from the built form of Brampton are still considerable constraints that make the site inappropriate for built development.

Brampton 7, 8, 9 and 10: Areas 1, 2, 3 and 4 Park Farm, Brampton

7.5 The following sites have been assessed in one LAA as the site promoter has confirmed that all four parcels should be considered as one scheme and to avoid duplication in the assessments:

- Brampton 7: Area 1 Park Farm, Brampton for commercial development
- Brampton 8: Area 2 Park Farm, Brampton for commercial development
- Brampton 9: Area 3 Park Farm, Brampton for commercial development, open space and residential development
- Brampton 10: Area 4 Park Farm, Brampton for commercial development

Site reference	Brampton 7, Brampton 8, Brampton 9 and Brampton 10
Site name	Area 1, 2 ,3 and 4 Park Farm, Brampton

Site address	**Parish(es)**	**Site area (ha)**
Area 1, 2, 3 and 4 Park Farm, Brampton	Brampton	14.25

Promoter's Intentions

Promoter's anticipated uses	**Promoter's capacity**	**Promoter's delivery expectations**
Residential: • Market and/or affordable housing Commercial: • Employment Open space uses: • Natural, green or open spaces	Up to 60 homes on 2ha* Approximately 44,000sqm 0.8ha of open space* *The original submission included housing but in November 2024, the site promoter omitted the housing and open space elements from the proposal.	Available 2023 Build out over 2 - 4 years

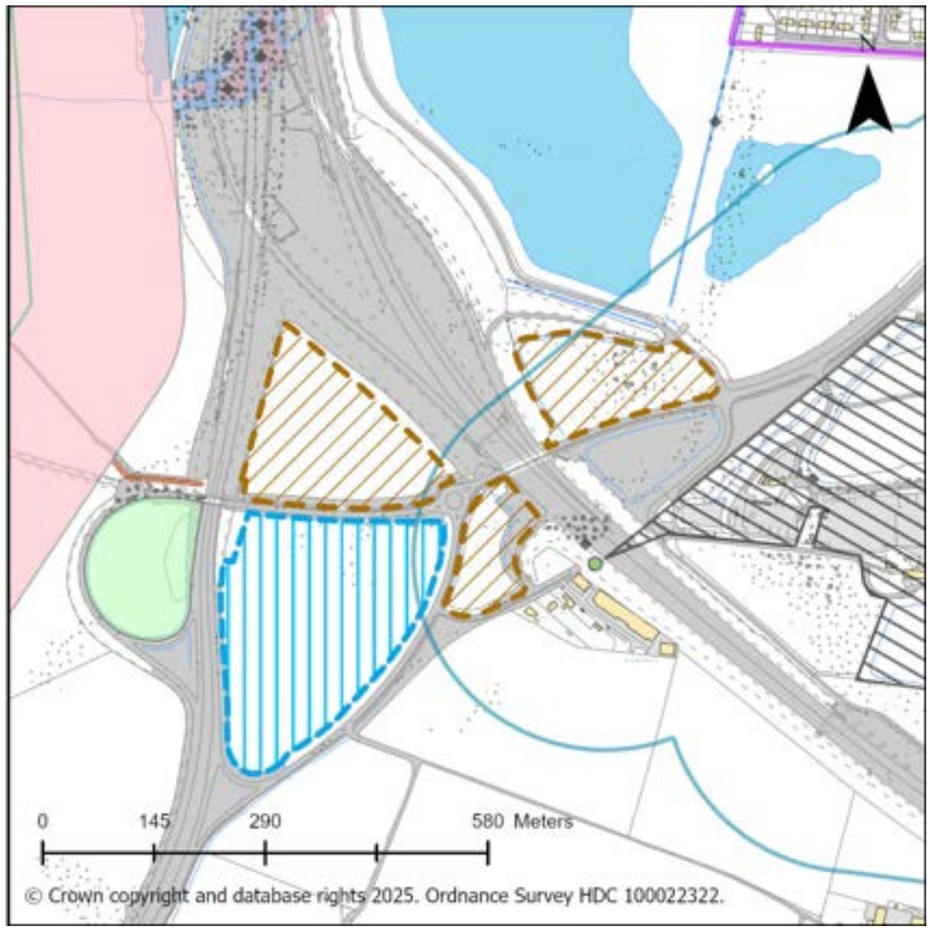
Core information

How was the site identified?	• Area 1 Brampton 7 - Call for Sites 2023 submission - site reference - CfS:222 • Area 2 - Brampton 8 - Call for Sites 2023 submission - site reference - CfS:224 • Area 3 - Brampton 9 - Call for Sites 2023 submission - site reference - CfS:225 • Area 4 - Brampton 10 - Call for Sites 2023 submission - site reference - CfS:226
Relevant planning history	None relevant
Land type	Mix of greenfield land and previously developed land
Current use of the site	Agricultural land and land recently used by National Highways as a site compound for the A14 re-alignment - now cleared.
Supporting information	• Call for Sites Submission Statement

Fundamental Constraints

Fundamental constraints	**Status**	**Outcome**
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Areas 1 and 2 completely fall within within the consultation area for the Buckden Landfill Waste Management Area (WMA). The western edges of Areas 3 and 4 also fall within it. The site promoter has provided an Odour Technical Note and a Minerals Safeguarding Report covering all land parcels to assess the potential impact on mineral resources. The collective sites can therefore can proceed to a detailed assessment.	Pass as an Odour Technical Note and a Minerals Safeguarding Report has been provided.

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 divided into four plots: • Brampton 7/Area 1 Park Farm/CFS ref. 222: extending to 1.67ha, an agricultural field adjoining the elevated A14 to the west, emergency access road for the A14 to the north and east and B1514 Buckden Road to the south. • Brampton 8/Area 2 Park Farm/CFS ref. 224: extending to 0.7 ha, an agricultural field bound by B1514 Buckden Road to the north and west, the elevated A14 to the east and associated emergency access point, with a field and small number of residential properties to the south. • Brampton 9/Area 3 Park Farm/CFS 225: extending to 6.53ha, this is the largest land parcel. Agricultural field bound by A1 to the west and B1514 Buckden Road on its remaining sites. Brampton 7 to the east and Brampton 10 to the north. • Brampton 10/Area 4 Park Farm/CFS226: extending to 3.6ha, this land was utilised as a National Highways depot and yard associated with the development of the new A14 south of Huntingdon. The B1514 Buckden Road runs to the south of the site, with the remainder of the land parcel sitting between the raised embankments of the A14 and A1 The site is wholly located within flood zone 1 with some recorded risk from surface water flooding, most prominently in Area 1. The site is wholly classified as grade 2 agricultural land. The site is located between Brampton and Buckden villages within the countryside and within a landscape that has changed considerably following the development of the new A14. Areas 1, 2 and 4 are generally flat but land levels to raise towards the south west with Area 4 rising by some 12m. Areas 1 and 2 are almost completely open with very few hedgerows or trees to enclose the site, they consist of ploughed fields with no fencing whereas Areas 3 and 4 are marked by posts and wire fencing which has been planted with hedge plants. This means that generally the site is fairly prominent in views and the lack of established boundaries increases the potential for landscape impact. There is no known contamination on site and no oil or gas pipelines running through the site but this may require further investigation considering the previous use of some parcels as a National Highways depot. The site is adjacent to the A14, A1 and B1514 meaning there is likely to be increased levels of air, noise and light pollution. There are no nature conservation designations or heritage designations on site. The site promoter identifies that access to Area 1 will be from the site is via the northern spur of the B1514 (Buckden Road), access to Area 4 via Buckden Road and two points of access to Area 3 from Brampton Road. The feasibility of this as an access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council. The site consists of a mix of previously developed land and greenfield land, so its development will contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. Areas 1 and 2 completely fall within within the consultation area for the Buckden Landfill Waste Management Area (WMA). The western edges of Areas 3 and 4 also fall within it. The site promoter has provided an Odour Report assessing the impact of the proximity of the WMA, it considers odour source strength, physical separation distances, prevailing wind directions and sensitive receptors, indicates that the odour pathway effectiveness to the proposed employment units/sites is considered ‘ineffective’ with the risk of odour exposure being ‘negligible’. This would require further work with	~

Cambridgeshire County Council and Environmental Health teams. Also also a Minerals Safeguarding Report covering all land parcels to assess the potential impact on mineral resources, it concludes that the site's location within the strategic road network makes extraction potential unfeasible but any mineral resources where possible could be used on site within the development. Further engagement with the Minerals and Waste Authority should be had on this matter. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land is available now and take approximately 2 to 4 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from within the site boundary apart from gas supply which is unknown. The impact of built development on the southern part of the site in particular where the land rises will require further detailed assessment as well as the impact on amenity for future residents and users of the site arising form its proximity to the strategic road network. The feasibility of access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council.	~
Deliverability / developability There are no structures to clear and works to the surrounding road network arising from the A14 are now complete. The site promoter states that the site is available now and it is intended to acquire planning permission and then sell the site to a third party for development. A vision document and various technical documents and plans have been undertaken. As no planning application has been submitted for a mixed use scheme, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

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 agricultural land and land formerly used as a depot for National Highways
- Is classified as grade 2 agricultural land
- Is within flood zone 1 but there is surface water flood risk
- Is remote from village services and facilities and public transport options
- Could provide employment development with good connections to the strategic road network
- Remote from natural green space but is within the Great Ouse Valley Green Infrastructure Priority Area
- Detached from a main settlement so development would be located within the countryside
- The works to enhance the A14 seek to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development
- Bounded by the strategic road network so there is the increased risk of enhanced levels of air, light and noise pollution

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development as it would be located within the open countryside and not served by public transport. Future users would most likely use private vehicles therefore not supporting sustainable modes of transport or sustainable placemaking.
- Development is likely to be quite prominent on the local landscape.
- At increased risk of enhanced levels of air, light and noise pollution arising from the strategic road network and its proximity to the waste management area.

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

Originally, each parcel was assessed separately has each parcel had been submitted individually. Areas 1 and 2 (Brampton 7 and 8) failed the fundamental constraints based on their proximity to the Waste Management Area and no technical documents submitted to evidence how this constraint would be overcome. Areas 3 and 4 (Brampton 9 and 10) passed the fundamental constraints and proceeded to a full LAA and SA but were considered inappropriate for development due to their unsustainable location and landscape impact.

In the Autumn of 2024 at the Further Issues and Options stage, the site promoter submitted several documents in support of this site. They stated in their Vision document (November 2024) that all parcels should be considered as one scheme. The other documents submitted include a Market Report, support statement responding to the consultation, Access Appraisal (November 2024) and

a Landscape and Visual Impact Assessment (November 2024). These additional reports are welcome and it is useful that the site promoter has now confirmed that the this site is to be brought forward alongside the other parcels as one scheme. All parcels are shown in the map above.

Also at the Further Issues and Options stage, the site promoter identified that the site is not within a minerals development area. The assessment has been corrected to state that the site is within a waste management area (Buckden Landfill Waste Management Area (WMA)). The site therefore still fails the fundamental constraints as the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. In their representations, the site promoter considers the proposed employment uses to be a 'compatible use' and therefore assessment on amenity is not required. The Council disagrees with this view and considers the amenity for those who work on such sites as important as residential uses and should be adequately assessed and to shape proposals and ensure high standards of amenity as well as ensuring that the integrity of the WMA is not compromised by the development. The Minerals and Waste Authority commented that compatibility between the proposed site and safeguarded site must be demonstrated at this stage. Therefore, the outcome of the assessment remained unchanged and the sites did not progress further.

At the Preferred Options stage in Autumn 2025, the site promoter submitted further technical documents and plans including an odour technical note and mineral safeguarding report. Other documents were a noise technical note, updated accessibility appraisal and plans, and site section plans.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but concerns regarding over unacceptable landscape and traffic impacts remain.

Brampton 11: Manor Farm, Brampton

Site reference	Brampton 11
Site name	Manor Farm, Brampton

Site address	Parish(es)	Site area (ha)
Manor Farm, Brampton	Brampton	0.75

Promoter's Intentions

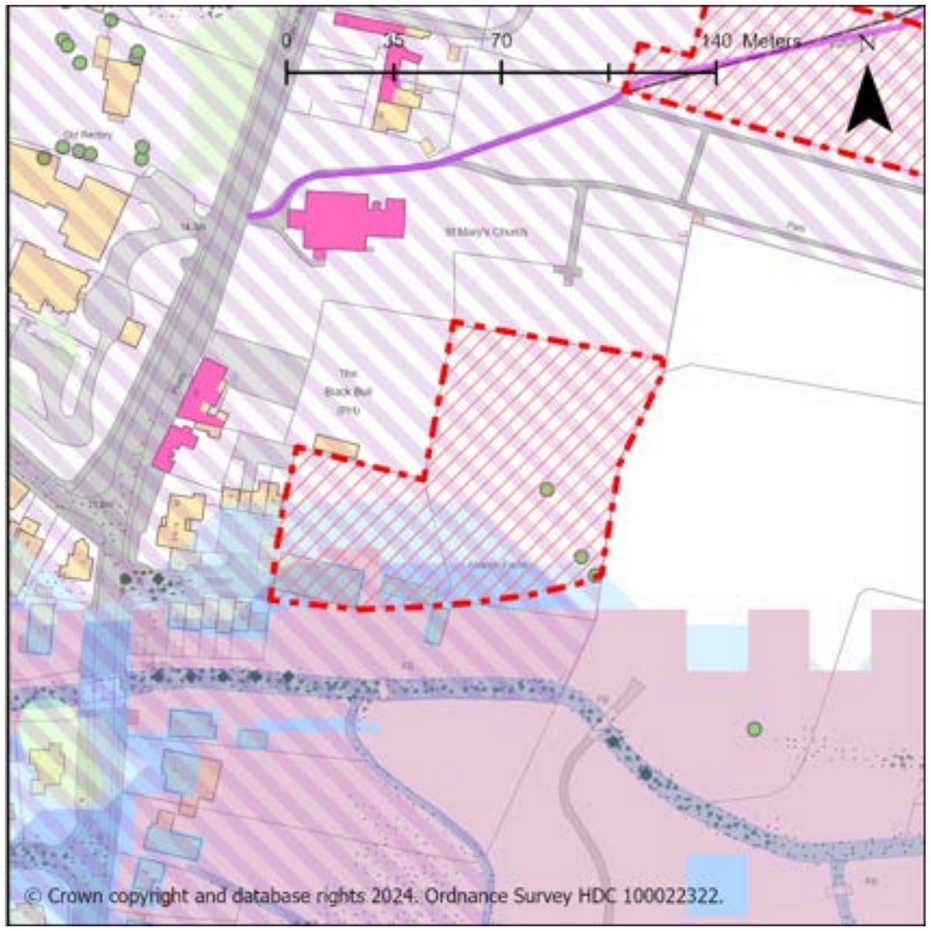
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self build housing	6 custom and self built plots	Available 2023 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:261
Relevant planning history	19/01145/FUL for the conversion of an agricultural building to form 4no. dwellings. This was withdrawn in October 2019.
Land type	Partly greenfield/ partly previously developed (agricultural structures)
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
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	~

About half of the site is located within flood zone 1 apart from the southern edge of the site which is within flood zone 2, 3a and some within 3b where it is closest to a tributary of the River Great Ouse. Surface water flood risk is also a constraint on the southern edge of the site. The site is wholly classified as urban land but has several agricultural structures on site associated with Manor Farm. It is located to the rear of properties within Baker Close on the eastern edge of Brampton. The site is broadly level with trees and vegetation along some of its boundaries and within the site. These are not partivuarly well established so the site is fairly open. To the west and south the site adjoins residential properties, the Black Bull Public House adjoins the northern boundary of the site and to the east is the Great Ouse Valley and open countryside. There is no known contamination on site and no oil or gas pipelines running through the site, although this may require further investigation considering the agricultural structures on site. There are no nature conservation designations on site. It is however wholly located within a conservation area and to the east are several listed buildings. There are also several trees protected by Tree Preservation Orders on site. Access to the site is via Baker Close where there is an existing access point to the site. The site is mostly greenfield with some agricultural structures, so its development will not greatly contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver a scheme of self and custom plots, it is unclear at this stage whether an allocation status is sought or whether an outline permission will be pursued whereby the site will then be sold to individual self and custom builders to deliver each plot. The landowner suggests the land is available now and take approximately 3 years to complete.	~
Achievability The site promoter has identified that all access and services are accessible from within the site boundary apart from the public highway which is accessible form the site boundary. The site can utilise an existing access, but the potential access point of access is land at a higher risk of flooding which may make the achievability for safe entrance and exit into and out of the site more challenging. The site is in a sensitive location in terms of landscape, heritage and flooding which masterplanning will need to carefully consider to ensure the site can be successfully integrated with the adjoining residential development at Baker Close. Although it is noted that the site promoter is seeking a self and custom build development which may make it more challenging to deliver a harmonious and well designed scheme that reflects the site's context.	
Deliverability / developability There are some agricultural structures to clear on site, it is also located in a sensitive location in terms of heritage and landscaping being located within a conservation area, within the setting of several listed buildings and proposing further back land development extending into the Great Ouse Valley landscape. While the site promoter states the site is available now, no revised planning application has yet been submitted, so the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land but there are some existing structures on site
- Constrained by fluvial and surface water flood risk, particularly on its southern half
- In walking distance to services, facilities, primary education and employment opportunities
- Good accessibility to public transport options
- Accessible to natural green space
- It is within the Great Ouse Valley Green Infrastructure Priority Area
- Located on the eastern edge of the built form of Brampton village extending from contemporary development at Baker Close
- Is part of Brampton's rural edge with the Great Ouse Valley
- Within a conservation area and nearby to several listed buildings
- Would provide housing on a site less than 1ha in size

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the flood risk on the southern half of the site, while development could be placed on land within flood zone 1 this would not sit comfortably with the surrounding character and form of development
- Additionally, the point of access is heavily constrained by flood risk which makes the achievability of safe entrance and exit into and out of the site uncertain

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

Brampton 12: Land off Huntingdon Road, Brampton

Site reference	Brampton 12
Site name	Land off Huntingdon Road, Brampton

Site address	Parish(es)	Site area (ha)
Land off Huntingdon Road, Brampton	Brampton	5.97

Promoter's Intentions

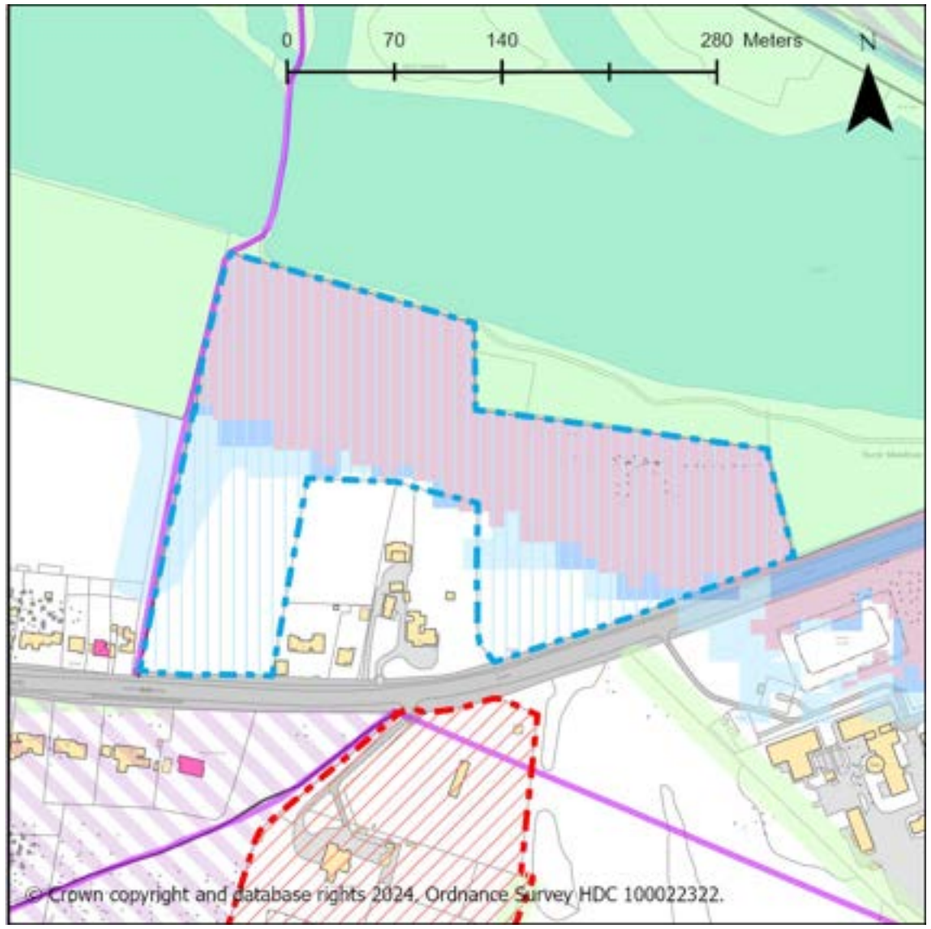
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes • Self and custom build housing Infrastructure: • Car park Open Space uses: • Natural, green or open space	30 - 40 homes (including approximately 5 self and custom build plots) Include publicly accessible open space/opportunity to include an additional car park for Hinchingbrooke Country Park 4.5ha of natural, green or open space	Available 2023 Built out over 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:242
Relevant planning history	• None relevant • The site was assessed in the HELAA 2017 where it formed part of a wider area (Hinchingbrooke Country Park Extension). The site was allocated in the Huntingdonshire Local Plan to 2036 under site allocation HU8 Hinchingbrooke Country Park Extension, allocated for green infrastructure uses.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 50% of the site is within FZ3b, the site promoter only proposes built development on 1.5ha towards the site's frontage along Huntingdon Road which falls within flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately half of the site lies within flood zone 3b with a further 10% within flood zones 2 and 3a. There is also risk from surface water flooding within the site. The site is wholly classified as grade 3 agricultural land. The site gently slopes downwards in a northern direction with land along Thrapston Road being several metres higher than the northern edge of the site. This may lead to increased landscape impact partivuarly when considering the open nature of the site and the limited amount of vegetation along its site boundaries. There is also a public right of way along its western boundary. The site has a strong southern boundary arising from Huntingdon Road, the site is surrounded by open countryside to the north, east and west with some residential development on its south western boundary as well as punctuating the centre of the site. There is no known contamination on site and no oil or gas pipelines running through the site. Overhead power lines run along the western edge of the site. There are no nature conservation designations on site but it adjoins the Hinchingbrooke Gravel Pits County Wildlife Sites along its northern boundary. There are no heritage assets on site but to the south the conservation area is adjacent to the site as is the grade II listed 23 Huntingdon Road to the west and to the south the grade I listed Pepys House. Access to the site can be achieved from Huntingdon Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell it to a third part for obtaining planning permission and development. The site promoter suggests the land is available now and could complete within 1 to 2 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site promoter is seeking built development on 1.5ha of the site delivered across two separate parcels along the site frontage: one scheme of about 25-35 homes; and the second parcel being for 4-5 homes, potentially self-build opportunities. This is to avoid placing built development within areas at higher risk of flooding. In addition, the site promoter considers that the site could support Hinchingbrooke Country Park by including a parking area. Sustainable drainage, landscaping and mitigation on adverse impacts on heritage assets as well as the location of overhead power lines and the public right of way are other constraints to consider.	~
Deliverability / developability There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk, landscaping and the impact on heritage assets are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and then sell it to a third part for obtaining planning permission and development. As such as the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is significantly constrained by fluvial flooding with approximately half of the site being within flood zone 3b with a further 10% within flood zones 2 and 3a
- Is within the Great Ouse Valley Green Infrastructure Priority Area
- Is located adjacent to a conservation area and listed buildings
- Good accessibility via public transport options but accessible on foot or cycle
- Accessible to natural green space
- Located adjoining Hinchingbrooke Country Park so provided opportunities to enhance green infrastructure and nature conservation sites
- The addition of a car park on this side of the Country Park could be beneficial as this would likely reduce the number of car journeys along Huntingdon Road and Hinchingbrooke Park Road therefore easing congestion

In combination the outcomes of the LAA and SA indicate that the site:

- The site is not considered to be suitable for built development due to flood risk on site and the current allocation status of site for green infrastructure to support the Country Park, the site is considered suitable for car parking for the Country Park and for open space uses and green infrastructure that supports the Country Park.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 5.97 ha	Open space uses and biodiversity net gain opportunities Car parking facilities for the Country Park 5.97ha of land for such uses	Available 2024 - 2028 Complete within 1 - 2 years

Updates after the Initial Assessment

Brampton 13: Land North of A141, South of Brampton racecourse, Brampton

Site reference	Brampton 13
Site name	Land North of A141, South of Brampton racecourse, Brampton

Site address	Parish(es)	Site area (ha)
Land North of A141, South of Brampton racecourse, Brampton	Brampton	7.45

Promoter's Intentions

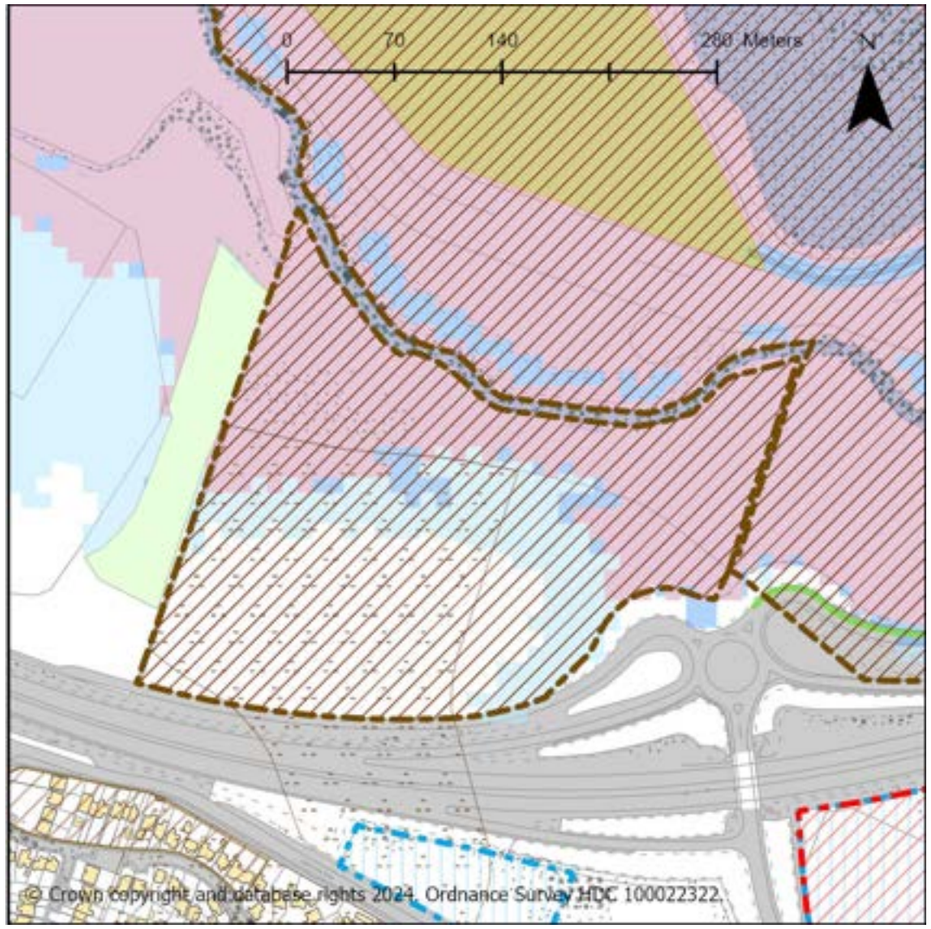
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Retail Infrastructure: • Renewable energy Open Space Uses: • Natural, green or open spaces • Biodiversity net gain	Total floorspace to total 8,099 sqm Potential for an on-the-go ultra-rapid EV charging hub with co-located commercial amenities	Available 2024 - 2028 Build out within 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:343
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Plan (drawing number: JOXXX_009) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This still leaves more than 0.25ha of the site in flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This flood risk is attributed to Alconbury Brook which runs along the northern boundary of the site. There is also risk from surface water flooding in the northern half of the site. About half of the site is classified as grade 2 agricultural land on its south eastern side with the remaining half being classified as grade 3. The site has a strong southern boundary arising from the A141 but there is no vegetation meaning the site is very open when viewed along the south. There is a tree belt along its northern boundary where it adjoins Alconbury Brook and belts of vegetation along its eastern and western	~
edges which encloses the site here. The site is broadly flat but is very slightly elevated on its southern edge. The site is surrounded by open countryside to the north, east and west with the A141 to the south. There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. It is adjacent to an Air Quality Management Area. There are no nature conservation designations on site but is nearby to the Brampton Racecourse SSSI. The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site. Access to the site can be achieved from a farm access off the roundabout between the B1514 and A141 but this would need to be accessed whether other traffic can use this access. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and development will be complete within 5 years from planning approval.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to build three large blocks for employment development with associated parking within the south western corner of the site where the site is within flood zone 1, although some built development is proposed within flood zone 2. This part of the site does also however coincide with the Scheduled Monument designation on site. Assessment on the impact of development on the Scheduled Monument will be required as well as the impact of flooding. Additionally adequate noise mitigation will be required due to its proximity to the A141.	~
Deliverability / developability	~

There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk and the impact on the scheduled monument as well as the feasibility of access being key issues. It is intended to acquire planning permission then sell it to a third party for development. As no planning application has yet been submitted, the site is categorised as developable.	

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:

- Is greenfield land split between grade 2 and 3 agricultural land
- Is heavily constrained by fluvial flood risk
- Limited accessibility to services and facilities and to public transport options
- Is within the Great Ouse Valley Green Infrastructure Priority Area
- Located to the north of Brampton separated by the A141, therefore it has a much closer relationship to the open countryside
- There is a scheduled monument designation covering two thirds of the site
- Within 1km of the Brampton Racecourse SSSI

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the flood risk on the northern half of the site, while there is land within flood zone 1, this land is constrained by a Scheduled Monument designation
- Additionally, development is likely to adversely impact the landscape particularly to the open countryside to the north

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton

Site reference	Brampton 14
Site name	Land North of Thrapston Road and South of the A141 (larger site), Brampton

Site address	Parish(es)	Site area (ha)
Land North of Thrapston Road and South of the A141 (larger site), Brampton	Brampton	3.2

Promoter's Intentions

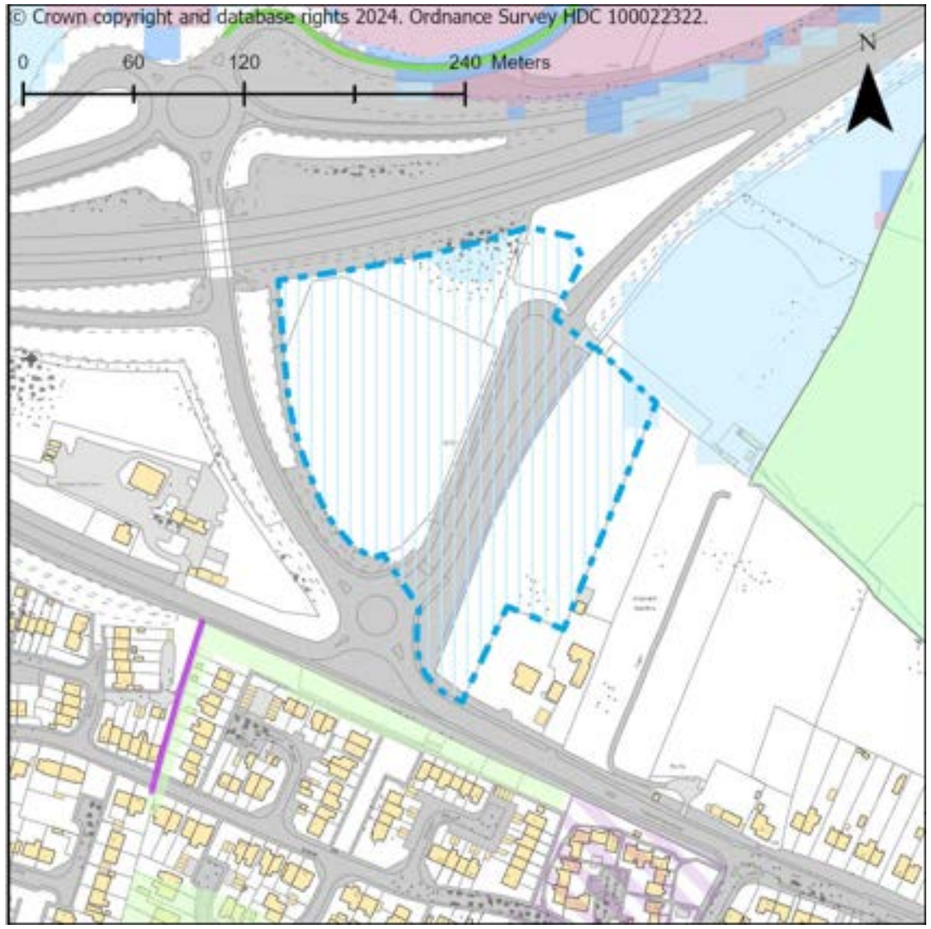
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Nursing and care homes Commercial: • Employment • Commercial leisure uses	Capacities not provided by site promoter	Available 2023 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:129
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The vast majority of the site is mostly within flood zone 1 apart from two small sections along the site's northern and north western edge which is within flood zone 2. The site is wholly classified as grade 3 agricultural land. The site consists of two land parcels, a western parcel immediately south of the A141 and Spittals roundabout which is broadly oval in shape and an eastern parcel which crosses the road and consists of a broadly rectangular plot of land that residential development and allotment gardens along Thrapston Road. The whole site is broadly level and its boundaries well defined with established vegetation and boundary markers. The most open part of the site is the centre where the	~

road between there is the access route between the A141 and B1514 cuts through the site, vegetation to the eastern of the road is very limited but more apparent to the west of it. There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. Access to both parcels could be achieved from road between the A141 and B1514, access to the eastern parcel could also be achieved form Thrapston Road although this may not be feasible considering the proximity of the site's edge to the B1514 roundabout. Additionally, it will need to be assessed whether increased vehicles movements arising from residential, commercial or potentially both uses would be acceptable on the local road network in this location. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by two landowners: Jockey Club Racecourses and Cambridgeshire County Council, both landowners support its development but there is no current legal agreement in place. The site promoter states that the parties are in discussion to promote the site jointly for a mixed use development for residential and/or care home use and commercial uses, subject to the County Council's disposal policy and approval by their Members if required with further details of the intended uses/extent of development will be submitted in due course. Part of the site has also been submitted by Cambridgeshire County Council covering its landholdings which consist of the western parcel (see call for site reference Cf:342 - Brampton 15). There are no known legal restrictions impacting the site. It is not known how the site will be delivered at this stage. The site promoters states that the land is available now and may take about 2 years to complete.	~
Achievability The site promoter has identified that it is unknown whether there is a gas supply, mains water supply, electricity supply, and digital and telecommunications infrastructure to service the site. They have identified that the public highway is accessible from the site boundary. The proximity of the site to the strategic road network may give rise to increased levels of pollution which will require mitigation, additionally landscaping and sustainable drainage will be required. The proposed uses and capacities are somewhat uncertain at this stage with the site being put forward for a mixed use residential and commercial scheme. It is	~

unclear at this stage where these uses may be located, the related call for site submission for the western parcel would indicate that it is intended to concentrate residential development on that parcel.	
Deliverability / developability There are no structures to clear but the site's proximity to the strategic road network and risk of flooding require careful design to mitigate against. The site promoter identifies that they are unsure how the site will be delivered at this stage. Although the site promoter states the site is available now, as no planning application has yet been submitted and considering the uncertainty whether the site will be brought forward as a whole and for what uses or whether both parcels will be brought forward separately, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Constrained by some flood risk
- Limited accessibility to services, facilities, primary education and employment opportunities
- Limited accessibility to public transport options
- Accessible to natural green space
- It is within the Great Ouse Valley Green Infrastructure Priority Area
- Located to the north of the main built form of Brampton bounded by the road network increasing the risk of higher levels of pollution
- Development would not reinforce the form of development which is categorised by typically linear development that facing into the village from Thrapston Road

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to very poor opportunities to successfully integrate the site with the existing place and community. Development on the site would not support sustainable place making principles
- The site area would also need to be reduced to remove the A141/B1514 slip road as this is not in the ownership of either landowners

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

Part of the site was resubmitted in the Ongoing Call for Sites (see CfS23-24317). This relate to the eastern parcel which adjoins 120 Thrapston Road to the south east of the A141 slip road from junction 22 and is also adjacent to the B1514:

This reduces the site area to 0.87ha and it is being promoted solely for retail such as a small convenience store and commercial leisure uses (floorspace flexible and will be based on the commercial interest received). They also state that 'the landowner would welcome discussions with the Council on potential land uses, including residential.' Depending on the amount of retail floorspace is proposed, a sequential test may be required. The owners (the Jockey Club) state in their submission that they wish to develop the site so that it will support the delivery of racing development which will ensure the racecourse continues to be viable. The submission is also supported by a Site Access Appraisal (January 2025) which identifies that they consider up to 300 vehicles could access and exit the site per day if retail uses were pursued. In response to the consultation on sites in Autumn 2024, the Highways Authority stated there was insufficient access to the whole site. Its location to the roundabout and the slip road is a key constraint as is its impact on traffic in the local and wider area. As such the conclusions of the LAA remain unchanged and the site is still considered to be unsuitable for development.

Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton

Site reference	Brampton 15
Site name	Land North of Thrapston Road and South of the A141 (smaller site), Brampton

Site address	Parish(es)	Site area (ha)
Land North of Thrapston Road and South of the A141 (smaller site), Brampton	Brampton	1.46

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	28 homes	Available 2024 - 2028 Build out over 1 year

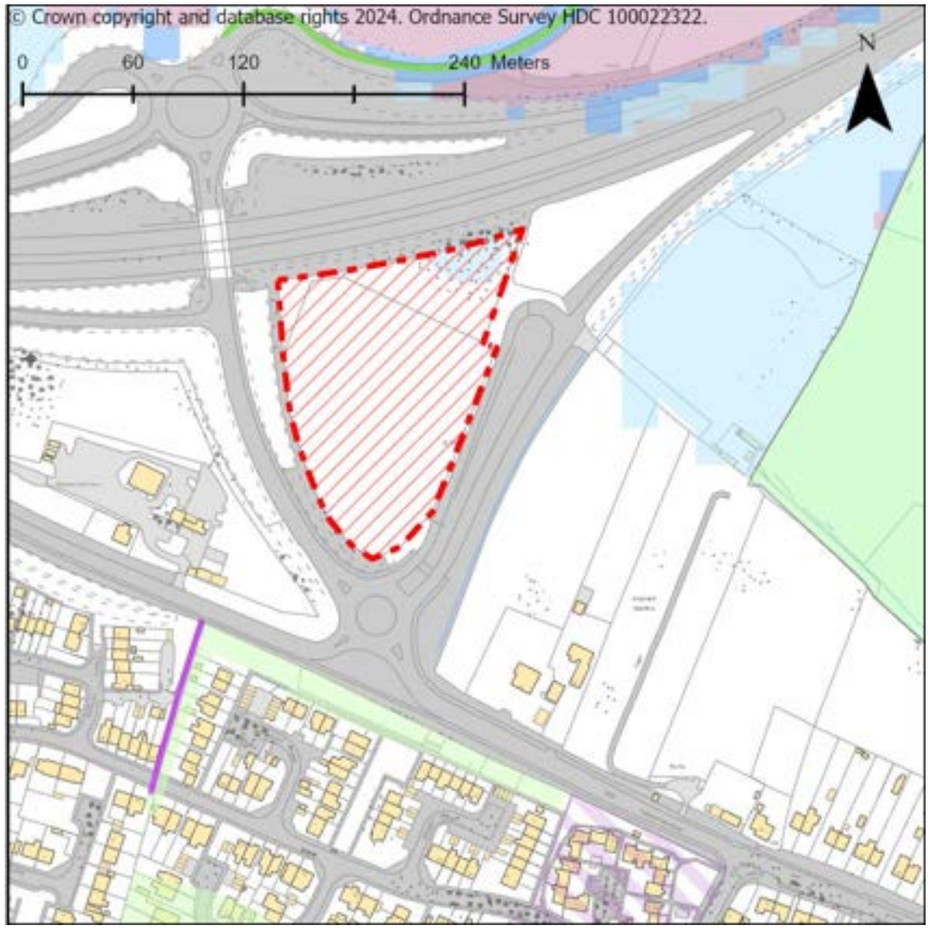
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:342
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Plan (drawing number: JOXXX_008) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is predominately located within flood zone 1 with a very small portion of the north eastern corner being located within flood zone 2. There is also risk from surface water flooding which coincides with the area of land within flood zone 2. The site is wholly classified as grade 3 agricultural land. The site is broadly level and oval in shape. It is bounded on all sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout to the east. As such the site is well defined and there is existing vegetation and trees along its boundaries screening the roads from view. Across the B1514 to the west of the site is Meadow View Farm which has permission to be redeveloped for 30 new homes. To the south is Brampton village and to the east is residential development and allotment grounds located along Thrapston Road. There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network on all sides meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. Access to the site could be achieved from from an existing access between the A141 and B1514 roundabout. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to provide increased landscaping along the site's northern edge and and provide a water attenuation basin in the north eastern corner which coincides with the area of the site at higher risk from flooding. There will need to be adequate noise mitigation due to its proximity to the A141. Access can be achieved from an existing access between the A141 and B1514 roundabout although it is unclear if this access is within the same ownership as the site. This site and a wider land area which includes the access has also been submitted for a mixed use development by a site promoter acting on behalf of the Jockey Club Racecourses. Therefore further investigation on the achievability of access to just this smaller site will require further engagement.	~
Deliverability / developability There are no structures to clear but the site's proximity to the strategic road network and risk of flooding require careful design to mitigate against. Additionally successful access requires further investigation. It is intended to acquire planning permission then sell it to a third party for development and that the site will be available between 2024 and 2028. As no planning application has yet been submitted and considering the uncertainty whether the site will be brought forward as part of a larger site in collaboration with the adjoining landowner, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Constrained by fluvial and surface water flood risk, particularly on its southern half
- Limited accessibility to services, facilities, primary education and employment opportunities
- Limited accessibility to public transport options
- Accessible to natural green space
- It is within the Great Ouse Valley Green Infrastructure Priority Area
- Located to the north of the main built form of Brampton bounded by the road network increasing the risk of higher levels of pollution
- Development would not reinforce the form of development which is categorised by typically linear development that facing into the village from Thrapston Road

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to very poor opportunities to successfully integrate the site with the existing place and community. Development on the site would not support sustainable place making principles

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns regarding highway safety and integration with the wider settlement.

Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton

Note: This site has been submitted twice, once on behalf of both landowners (Markham and George Ltd & Lenton Brothers Ltd) and the other on behalf of one of the landowners (Lenton Brothers Ltd). There are some variations in proposed uses and capacities:

- CfS:44 for commercial (employment, logistics and distribution development). This was submitted on behalf of both landowners Markham and George Ltd & Lenton Brothers Ltd.
- CfS:140 for (employment, logistics and distribution development). This was submitted on behalf of one of the landowners, Lenton Brothers Ltd.

Each site has been assessed within this site assessment to avoid duplication.

Site reference	Brampton 16
Site name	Land at Low Harthay and Woodhatch Farms, Brampton

Site address	Parish(es)	Site area (ha)
Land at Low Harthay and Woodhatch Farms, Brampton	Brampton; Ellington	71 (whole site) 61 (excluding the existing waste recycling centre site)

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted under CfS:44: Commercial: • Employment • Logistics, distribution Infrastructure: • Transport and parking/lorry parking Open Space Uses: • Natural, green or open spaces	• Up to 41,806 sqm of employment floorspace • Up to 125,418 sqm of logistics, distribution floorspace • Capacities for parking, open space uses and solar farm TBC	Available 2024 - 2028 Build out over 3 - 5 years
• Biodiversity net gain opportunities • Land to safeguard against flooding Other: • Solar farm		
Proposed use submitted under CfS:140: Commercial: • Employment • Logistics, distribution Infrastructure: • Transport and parking/lorry parking • Renewable energy Open Space Uses: • Natural, green or open spaces • Biodiversity net gain opportunities	• 23,000 sqm for employment floorspace • 65,000 sqm for logistics floorspace • 2-3 hectares for lorry parking (total parking with logistics/employment use TBC) • circa 9 ha of land for solar panels/ biodiversity net gain (exact split TBC)	Available 2024 - 2028 Build out over 4 years

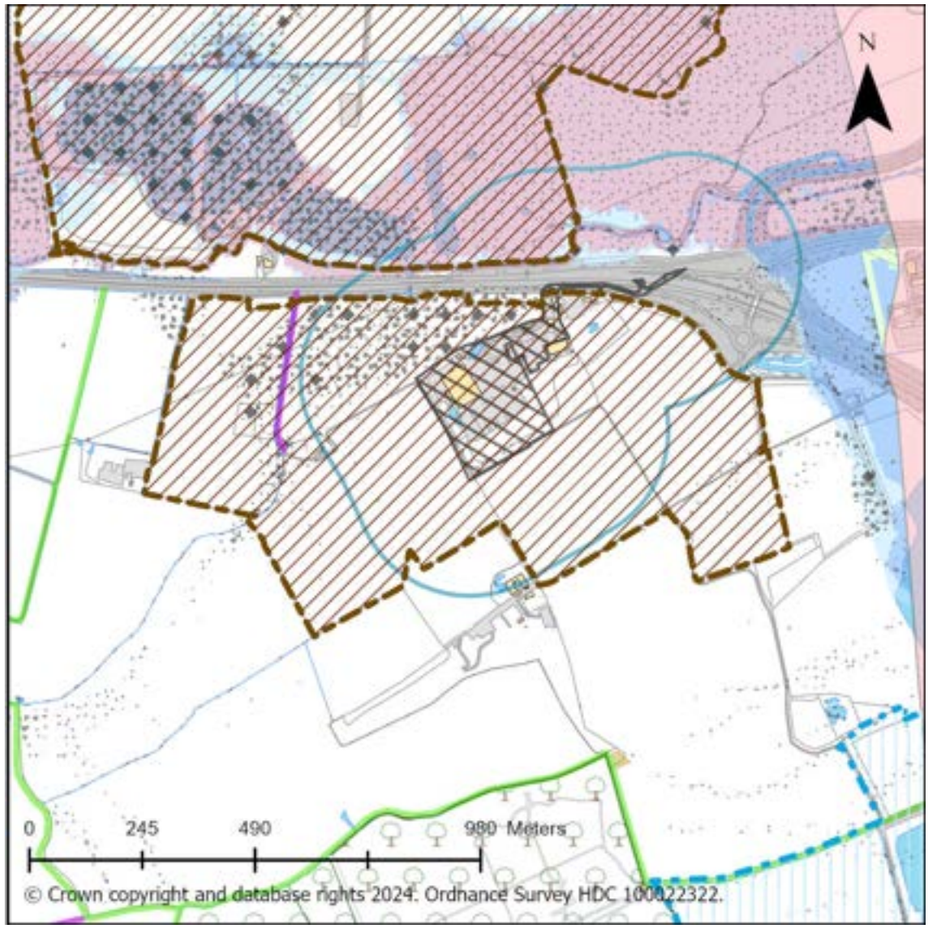
Core information

How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:44 on behalf of Markham and George Ltd & Lenton Brothers Ltd 2. site reference CfS:140 on behalf of Lenton Brothers Ltd
Relevant planning history	Planning history related to Ellington Waste Transfer and Recycling Facility
Land type	Part greenfield/ part previously developed land
Current use of the site	Part agricultural, part Ellington Waste Transfer and Recycling Facility

Supporting information	• Supporting document prepared by Pegasus Group on behalf of Markham and George Ltd & Lenton Brothers Ltd (June 2023) • Supporting document prepared by Strutt & Parker on behalf of Lenton Brothers Ltd (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site includes an active waste recycling centre with much of the wider site falling within its 250m buffer. As not all all of the site falls within this area and more than 0.25ha of land remains that could accommodate built development, the site passes the fundamental constraints.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located to the east of Ellington and to the west of Brampton and the Brampton Hut roundabout. The site is currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. It is located immediately south of the A14. The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site. The site is mostly classified as grade 3 agricultural land although its south eastern corner is classified as grade 2. The site rises from its lowest point along its northern edge adjoining the A14 reaching its highest point along the centre of its southern boundary, this is some 30m	~

higher. The site is well defined by hedgerows and field boundaries but is fairly open particularly to the south as it is more well defined and confined to the north by the strategic road network. The site is located within the countryside with a public right of way found towards the western edge of the site. There is no known contamination on site and no oil or gas pipelines running through the site. However, this will likely require further investigation considering the current use of the site. There are also pylons running over the north western part of the site. The site is bounded by the strategic road network to the north meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. The site already benefits from access to the site to the north onto the A14/A141 interchange. This access is both used for agricultural purposes and to provide access and egress from Woodhatch Farm adjacent to the site, which is currently used by HGV's accessing Woodhatch Farm. The site is a mixture of greenfield and previously developed land, so its development will somewhat contribute to the reuse of previously developed land or regeneration if the existing waste recycling site was included in the development site. The majority of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but as highlighted includes a waste management area.	
Availability The whole site is owned by two landowners: with the land ownership split 10ha and 61ha. The site promoter putting forward the whole of the site states that it is their intention to deliver the scheme directly by the landowner identifying that the site will be available between 2024 and 2028 and take between 3 to 5 years to complete. The site promoter is working on behalf of just one of the landowners who states that it is their intention to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They agree that the site will be available between 2024 and 2028 and take about 4 years to complete.	~
Achievability The site promoter putting forward the whole site identifies that gas supply not immediately accessible, the public highway is accessible form the site boundary while the remaining utilities (mains water supply, electricity supply, and digital and telecommunications infrastructure) are available within the site. While the site promoter acting on behalf of the Lenton Brothers identifies that access to gas supply and digital and telecommunications infrastructure is unknown, the public highway is accessible form the site boundary, while mains water supply and electricity supply are available within the site.	~
The site promoter states that the existing facility will be either completely relocated or retained on site within the site boundary. It is unclear if there has been detailed feasibility work on this or whether it is compatible to locate it alongside the proposed employment and logistics development. No detailed odour assessment has been submitted to assess the impact of development on future users of the site. It is also unclear if the proposed development will impact the operational capacity of the recycling centre in the long term, and during its relocation whether there will be disruption in supply. Additionally, it is unclear if there has been consultation with Cambridgeshire County Council on the proposal. The site promoter has identified that there is currently a strip of non adopted land at the proposed access in the ownership of Highways England. They state that discussions are underway to resolve this matter. The site promoter also identifies high power cables run over the north western corner of the site meaning that this part of the site may only be suitable for solar panels and parking. Additionally the existing public right of way will need to be considered in proposals.	
Deliverability / developability The feasibility of relocating and or integrating the existing waste recycling plant within any future development of the wider site is uncertain. Additionally, there are several site constraints across the site to address namely overhead pylons, surface water flood risk, landscaping and masterplanning a appropriate mix of uses to consider as well a potential ransom strip. As highlighted within the availability section, there is some uncertainty on how to deliver the site, it appears this may depend on whether the waste recycling plant is included within future proposals or not. Due to this uncertainty and the lack of a planning application, the site is categorised a developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is partially greenfield land and partially previously developed land with a water recycling centre and energy plant within the site
- Mostly classified as grade 3 agricultural land with some grade 2
- Is within flood zone 1 but is somewhat constrained by surface water flood risk
- Is approximately 300m from Brampton Wood SSSI and is nearby to the Great Ouse Valley Green Infrastructure Priority Area providing opportunities for some linkages
- Is not constrained by heritage designations

- Is located south of the A14 near to the Brampton Hut roundabout providing excellent connections to the strategic road network
- The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district
- Is at increased risk from air, light and noise pollution arising from its proximity to the strategic road network and has the potential to increase levels of pollution. The water recycling centre and energy plant on the site may also increase this
- Limited accessibility to public transport options
- Detached from a settlement located within the countryside providing an opportunity for a mini commercial employment centre but the impact on the landscape could be most significant to the south and west

In combination the outcomes of the LAA and SA indicate that the site:

- A critical factor is to determine through engagement with Cambridgeshire County Council whether developing the site could adversely impact the existing water recycling centre and if commercial uses can be successfully integrated with it. There are two options, one to develop the site leaving the water recycling centre where it is or relocate the water recycling centre to elsewhere in the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
To be determined following engagement with Cambridgeshire County Council.	TBC	TBC

Updates after the Initial Assessment

Brampton 17: Brampton Park Golf Club (South site)

Site reference	Brampton 17
Site name	Brampton Park Golf Club (South site)

Site address	Parish(es)	Site area (ha)
Brampton Park Golf Club (South site)	Brampton	5.86

Promoter's Intentions

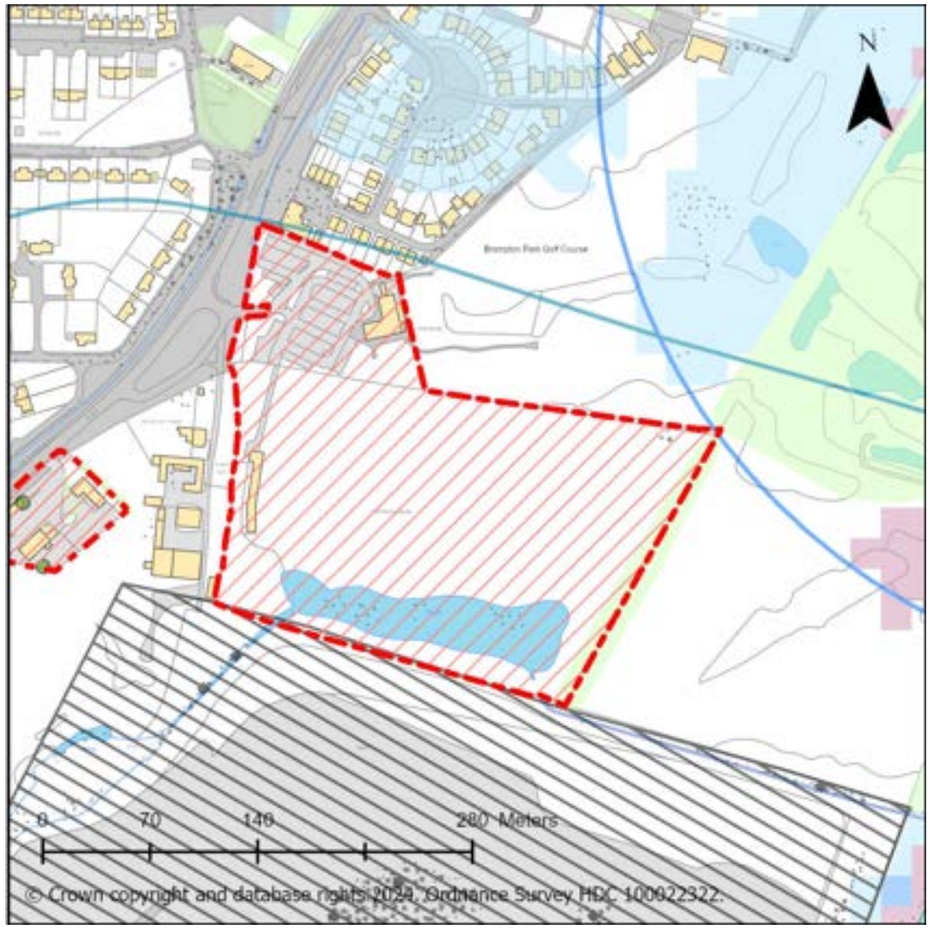
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 150 homes	Available 2035 - 2039 Build out over 5 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-247
Relevant planning history	None relevant
Land type	Party greenfield/partly previously developed
Current use of the site	Golf course club house, car park and driving range
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is within the consultation area for the Buckden Landfill Waste Management Area (WMA). No assessment has been made by the site promoter on the impact of the proposed development on the MWA and no odour assessment has been submitted.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MWA. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
	demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within the consultation area for the Buckden Landfill Waste Management Area (WMA).	N/A	N/A

Updates after the Initial Assessment

During the consultation on sites in the Autumn of 2024, the site promoter withdrew the site. It therefore will not be considered further.

Brampton 18: Brampton Park Golf Club (North site)

Site reference	Brampton 18
Site name	Brampton Park Golf Club (North site)

Site address	Parish(es)	Site area (ha)
Brampton Park Golf Club (North site)	Brampton	9.40

Promoter's Intentions

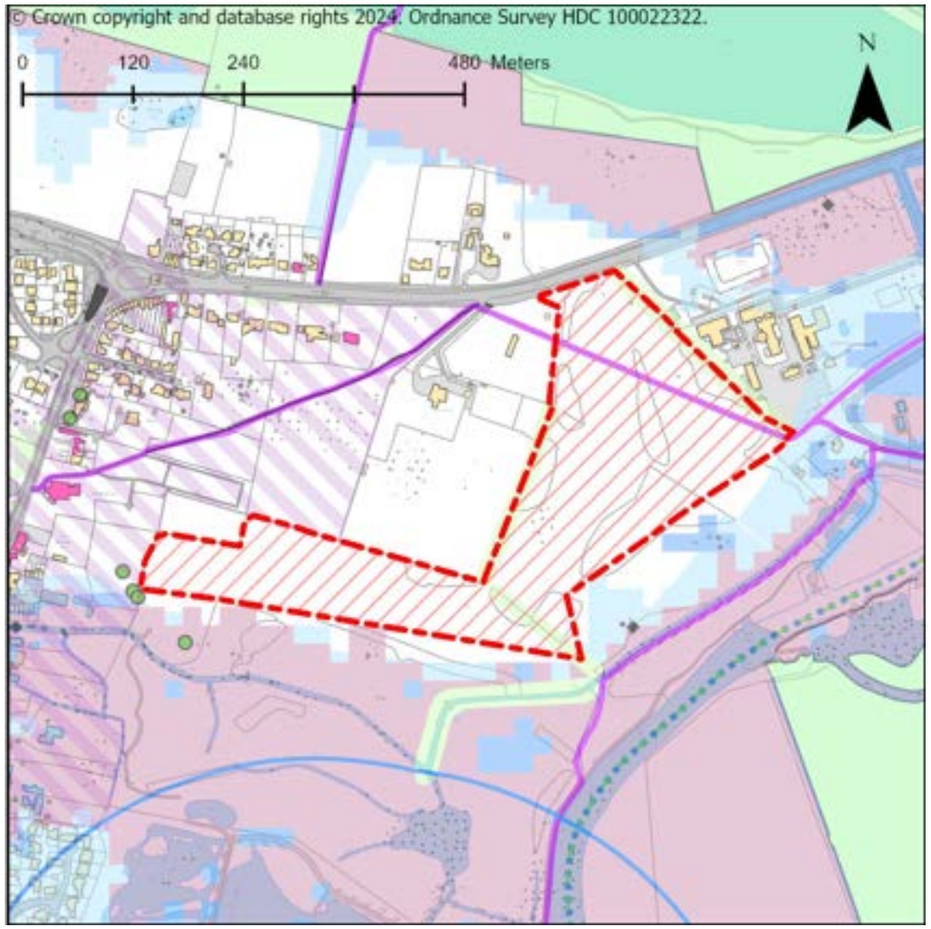
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 200 homes	Available 2035 - 2039 Build out over 7 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-248
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Golf course
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Suitability and constraints	~

The site is located within flood zone 1 with areas of recorded risk from surface water. The majority of the site is classified as grade 3 agricultural land with only a small portion of its western most edge adjacent to St Mary's Church is classified as urban land. The site is broadly level and located on he western edge of Brampton consisting of land currently used as a golf course. Within the site, there are various trees, hedges and bunkers. The site's edges are clearly defined by hedgerows which enclose but it still affords views out across the wider landscape to the east and south. To the west vegetation is slightly denser where it adjoins residential gardens and a churchyard. To the north of the site is Thrapston Road, to the west is Brampton village and to the south and east the open countryside. A public right of way runs through the northern half of the site from Thrapston Road connecting to a series of other public rights of way paths to the east of the site which connect through to the Ouse Valley landscape. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets on site, although the site adjoins the conservation area on some of its western edges and is adjacent to listed buildings located along the western edge of Brampton so development could impact the setting of heritage assets. There are also no nature conservation designations on site, however the site is within the Great Ouse Valley Green Infrastructure Priority Area so development of the site will have a significant impact on the Great Ouse Valley landscape as well as the rural edge of Brampton and its relationship with the Ouse Valley. Access can be achieved from Thrapston Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single company with land control arrangements in place by legal agreement with multiple individuals/ companies. The development of the land is supported by the landowner which is subject to a shareholder vote. There is a restrictive covenant in place requiring 'no part of the property shall be used other than for agricultural purposes or for the extension of the existing golf course and the provision of a driving range…'. Also, Brampton Park Golf Club has security of tenure on the land until 2039 with rights to renew under the Landlord and Tenant Act 1954. The Golf Club has expressed their intention to seek an extension to their tenancy. The site promoter states that the early ending of the lease would be subject to private negotiation and agreement. The site promoter also states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2035 and 2039 but as stated above the golf club has tenure of the land until 2039.	~
Achievability	~

The site promoter has identified that all main services are accessible from the site boundary. There are few major topographical challenges in developing the site, however the landscape impact of development would be very significant. The site also has a public right of way within the site which would need to be considered and integrated into any master pan for the site. The availability of the site is also uncertain with the site not likely being available before 2039 and also subject to negotiation between the landowner and the tenant (Brampton Park Golf Course) who may reach an agreement to extend the tenancy.	
Deliverability / developability The site is greenfield and is currently in use as a golf course. The availability of the site for development is subject to the current use of the land coming to an end which is not expected until after 2039. The site forms part of the rural edge of Brampton and its development would encroach into the Great Ouse Valley Green Infrastructure Priority Area. Considering these factors the site is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

he Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land currently in use as a golf course
- Consists of mostly grade 3 agricultural land with some urban land
- In walking distance to services and facilities
- Good accessibility to public transport options
- Accessible to natural green space
- It is within the Great Ouse Valley Green Infrastructure Priority Area
- Located on the north eastern edge of the built form of Brampton village but has a much stronger relationship to the Great Ouse Valley
- Adjacent to a conservation area which could be adversely impacted by proposals
- There is a public right of way running across the northern part of the site connecting through to the village and out across the Ouse Valley landscape

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the likely very significant adverse impacts on the landscape as it would result in the erosion of the rural character of the area and encroachment into the Great Ouse Valley landscape.
- There is uncertainty on the availability of the site even once the lease ends in 2039 as it is the intention of the Golf Club to extend their tenancy of the land.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as it is inappropriate for development due to its very significant likely landscape impact. The availability of the site is also uncertain.	N/A	N/A

Updates after the Initial Assessment

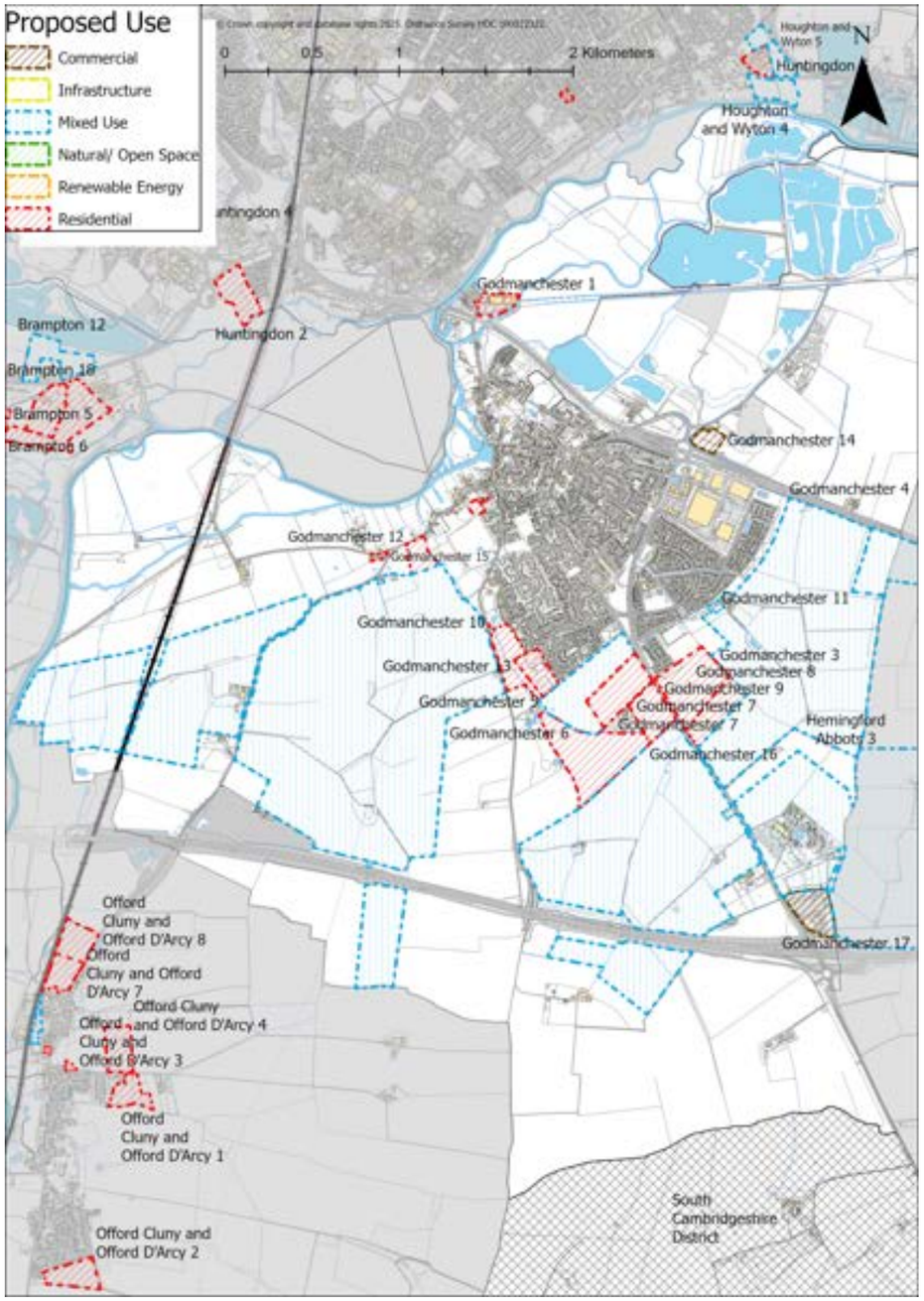
During the consultation on sites in the Autumn of 2024, the site promoter withdrew the site. It therefore will not be considered further.

Godmanchester

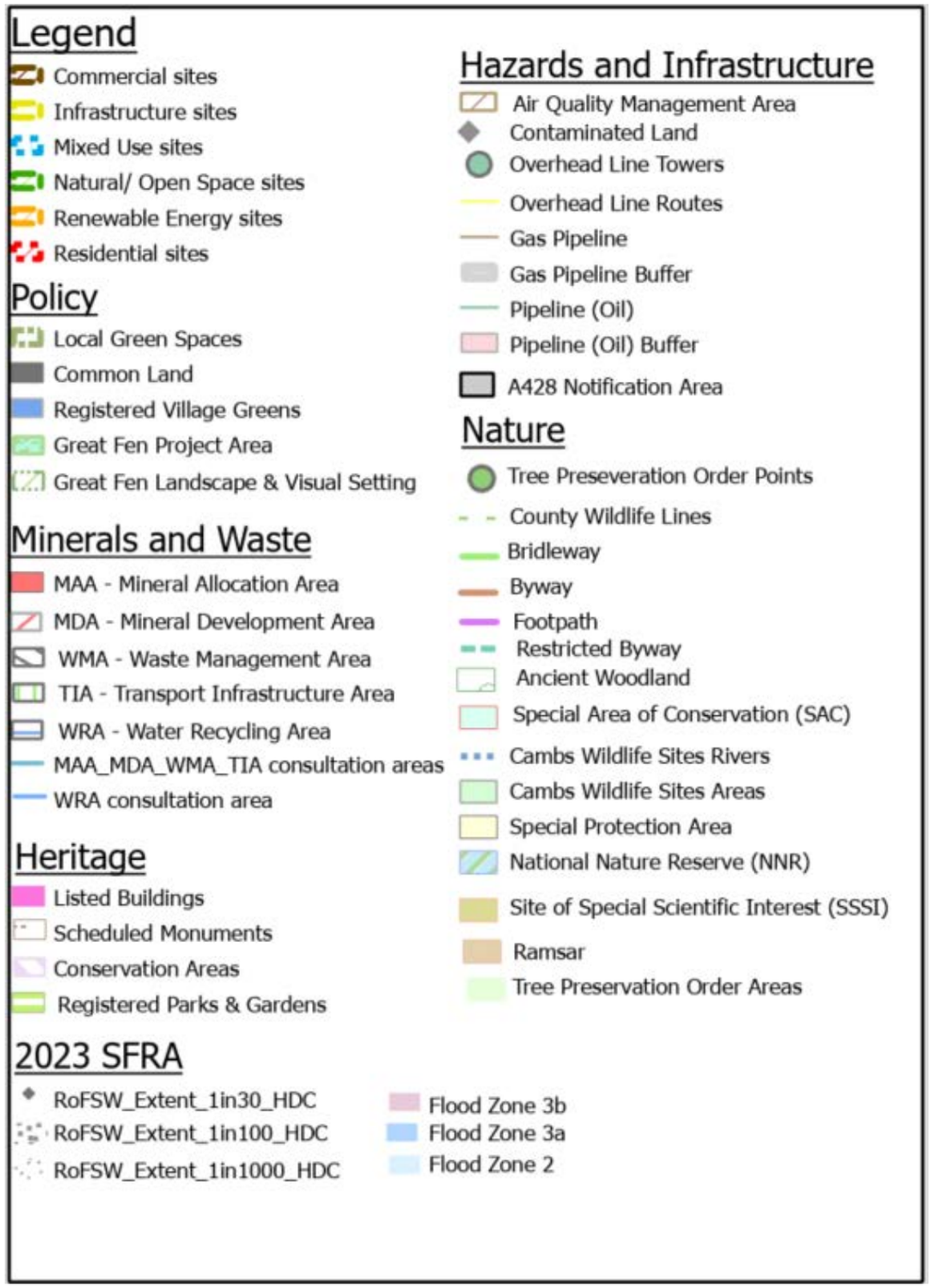
7.6 A total of 17 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester
- Godmanchester 2: Corpus Christi Paddock, Godmanchester
- Godmanchester 3: Dexters Farm, Godmanchester
- Godmanchester 4: Emmanuel Knoll Village, Godmanchester
- Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester
- Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester
- Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester
- Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester
- Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester
- Godmanchester 10: Land East of Silver Street, Godmanchester
- Godmanchester 11: Land to the south of the A1307, Godmanchester
- Godmanchester 12: Land South of West Street, Godmanchester
- Godmanchester 13: Land off Bluegate, Godmanchester
- Godmanchester 14: Land East of Cow Lane, Godmanchester
- Godmanchester 15: Land off Berry Lane, Godmanchester
- Godmanchester 16: Land West of A1198 (West of Bleakley Farm), Godmanchester
- Godmanchester 17: Former Motorway Compound Site, North of A1198 roundabout

7.7 Please note that 'Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198)' also partially falls within Godmanchester parish, but it has been included under Hemingford Abbots as most of the site lies within that parish area.



7.8 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester

Site reference	Godmanchester 1
Site name	Former RGE Engineering site and HDC Car Park, The Avenue, Godmanchester

Site address	Parish(es)	Site area (ha)
Former RGE Engineering site and HDC Car Park, The Avenue, Godmanchester	Godmanchester	2.46

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	130 homes	Available from 2023 Build out over 3 - 5 years

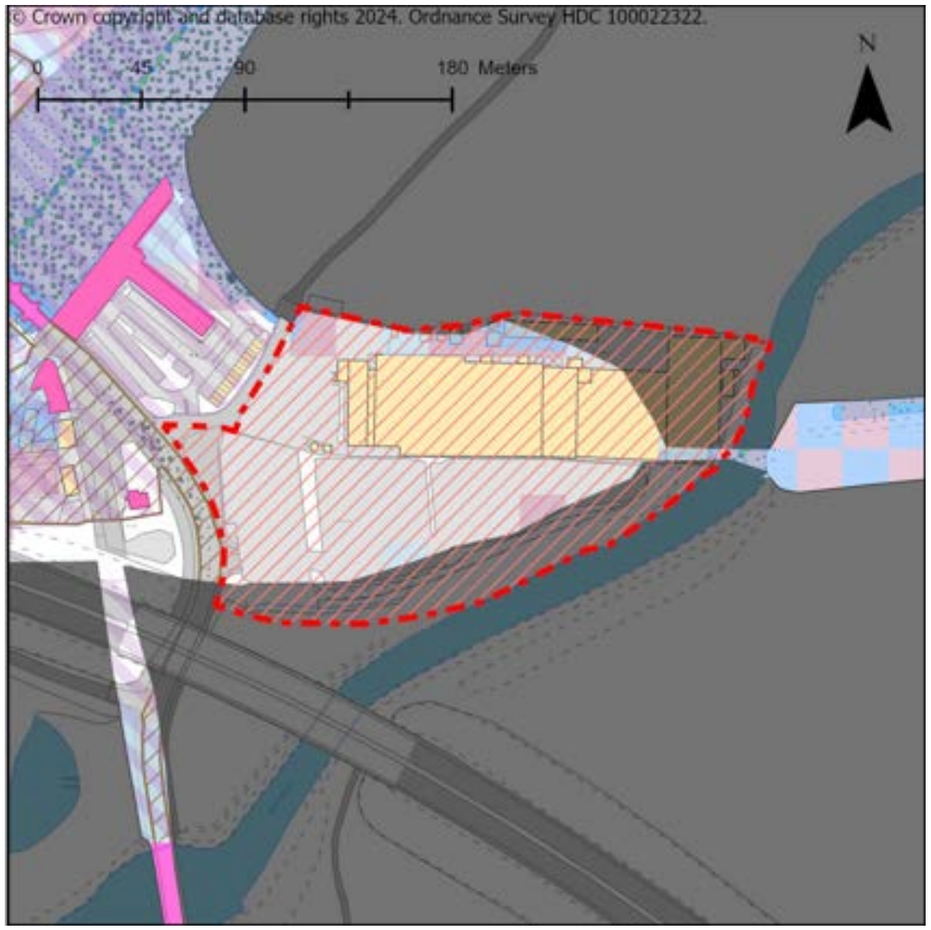
Core information

How was the site identified?	Calll for sites 2023 submission: site reference - CfS:275
Relevant planning history	HLP2023 allocation: reference HU 14 REGE Engineering, Godmanchester (Note: this is a slightly reduced site area from that allocated.)
Land type	Wholly previously developed land
Current use of the site	Part industrial and part car park
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately one sixth of the site is in flood zone 3b	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Flood risk is a substantial constraint on this site with approximately one sixth being located within flood zone 3b functional floodplain and around a third of the total site being in flood zone 2 or higher. The site is wholly previously developed so there is no loss of agricultural land, having formerly been used for a flour mill and railway sidings.. The land is flat and with industrial buildings covering the northern section and hard surfaced car parking covering the remainder. The northern boundary adjoins the extensive Westside Common and the southern and eastern sides being formed by Cooks Stream; both of these connect into the wider open landscape of the Great Ouse Valley. The south western boundary faces onto The Avenue (B1044) which connects Godmanchester to Huntingdon across the medieval bridge. The north western boundary faces the 4 and 5 storey Riverside Mill apartments and their associated car parking area; clear views can be obtained across the garaging and surface car parking to the Mill building. Limited views of the northern edge of the site can be obtained from Riverside Park in Huntingdon with a row of trees providing some screening. The eastern and southern boundaries have some boundary trees and hedging along Cooks Stream. Views directly south are limited by the bridge and embankment associated with the A1307; long distance views eastwards across Westside Common lead to Godmanchester nature reserve and former gravel pits along Cow Lane. There are, however, very limited public rights of way in the area with the nearest point being over 200 m to the east where a well screened footpath connects to the nature reserve. The site would be highly visible from the western boundary as it is slightly raised above the level of The Avenue but it would immediately connect into other established development at Riverside Mill. The proposed use would be compatible with the neighbouring residential development. The very south eastern edge of the site lies within a 250 m buffer zone of the collection of landfill sites around Cow Lane although it is beyond that distance of any active sites. The site is not affected by any oil pipelines or electricity power lines but a gas pipeline runs along the southern boundary. The site does not contain any heritage or nature conservation assets along it is close proximity to both Huntingdon and Godmanchester conservation areas. The are six trees with preservation orders along the north western site boundary. As the site is wholly previously developed and contains a range of buildings which are no longer in use redevelopment could contribute to regeneration of the site. The site is wholly within a sand and gravel mineral safeguarding area and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. It is situated outside the 400 m buffer of any water recycling centre.	~
Availability	+
The site is in multiple ownership with a legal agreement for combined promotion and development. There are no known legal restrictions affecting the site. The southern part of the site is currently in use as a public car park; this use will either need to be ceased or reprovided elsewhere. The current site allocation is larger than this proposal with land to the south of that currently proposed potentially providing an alternative for some car parking provision. The site promoter suggests that the site is expected to be delivered by a housebuilder who is already working in partnership with them.	
Achievability Gas, water, electricity and telecommunications infrastructure are all available within the existing site. The site already has established highway access to The Avenue. There are no topographical challenges in terms of site delivery although avoid of areas of substantial flood risk and flood mitigation measures will impact on the capacity and layout of the site. The gas pipeline along the southern boundary will also form a constraint the layout of development as acknowledged by the site promoter. The site has direct access to the B1044 and currently includes a public car park giving good access to the public highway for both construction and future occupiers. The site promoter has indicated a preference for development of a higher number of homes than are currently allocated along with inclusion of some retail floorspace. Clearance of the existing RGE Engineering buildings will be necessary along with any decontamination that might be required given the previous use.	~
Deliverability / developability There are substantial buildings to clear and car park hard surfacing to deal with to enable development. The site is sensitively located in terms of landscape given its position within the Great Ouse Valley landscape and proximity to Westside Common in particular. The site is wholly contained within the boundary of the current allocation and a housebuilder is involved in the scheme. Therefore, it is categorised as deliverable.	+

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is mainly in flood zone 1 but nearly a third is in flood zone 3
- Is wholly previously developed land with a range of buildings and hardstanding
- Highly accessible to services, facilities and public transport

- Accessible to employment opportunities
- Good access to open spaces
- Development would provide the opportunity for redevelopment which would improve the appearance of the area
- Located adjoining existing high density residential accommodation and open countryside

In combination the outcomes of the LAA and SA indicate that the site:

- Would make effective use of the land and provide the opportunity to create new homes in a highly sustainable location
- Has potential to provide built development of a scale that could be integrated into the existing place and community and enhance the character of the local area
- Requires careful masterplanning and design to ensure integration and harmonisation with surrounding development and countryside

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.46ha Removed 0.79ha as being outside flood zone 1 with 100 year climate change allowance which could be partially used for open space, landscaping and flood mitigation. This leaves 1.67ha of which 90% net developable area to allow for open space and landscaping. 1.67ha x 90% = **1.5ha**	Residential - market and/or affordable housing A combination of 50% of the net developable area at 85 dph reflecting the opportunity to maximise new homes in such a sustainable location and 50% at moderate density of 50 dph reflecting the need for sensitivity to the adjoining Westside Common. High density of 85 dph x 0.75ha = 64 homes and Moderate density of 50 dph x 0.75ha = 38 homes Total capacity for **102 homes**	2024-2028 The site is already allocated in the adopted Local Plan. Build out over 2 years

Updates after the Initial Assessment

Godmanchester 2: Corpus Christi Paddock, Godmanchester

Site reference	Godmanchester 2
Site name	Corpus Christi Paddock, Godmanchester

Site address	Parish(es)	Site area (ha)
Corpus Christi Paddock, off Old Court Hall, Godmanchester	Godmanchester	0.51

Promoter's Intentions

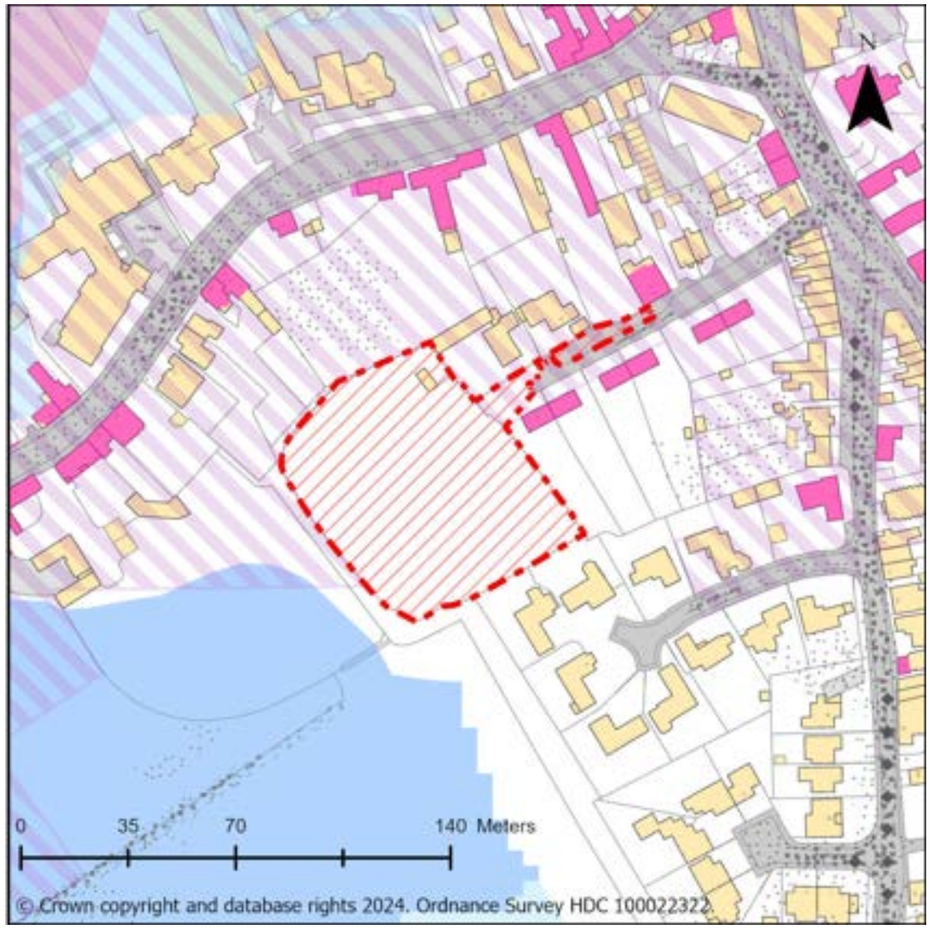
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Approximately 15 homes	Available 2023 Build out over 1 - 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:323
Relevant planning history	Application number: 15/01955/FUL Proposed development: Erection of 20 dwellings following demolition of 6 dwellings Outcome: Withdrawn February 2016 Previous applications for residential development in 1991, 1981 and 1975 all refused HELAA (December 2017): Corpus Christi Paddock (196)
Land type	Wholly greenfield land
Current use of the site	Agricultural land (paddock)
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 with no surface water flood risk either. The land use type is classified as urban although it is actually in use as a paddock. The land is level with no substantial built structures. It is situated at the end of a cul-de-sac and is encompassed by rear gardens to properties on West Street, Corpus Christi Lane and Allen Farm Close. All boundaries are enclosed by trees and hedging strongly limiting any visibility between the site and surrounding uses other than in the south eastern corner and by the access gate from Corpus Christi Lane. The northern and western edges of the site adjoin extensive rear gardens to properties on West Street. The southern edge adjoins late 20th century homes and the eastern edge adjoins the side of rear gardens on Corpus Christi Lane. The site cannot be seen from any public viewpoint other than the current access gate. The landscape impact of development would be limited provided the existing boundary trees and hedges were retained. There are no known pollution or contamination constraints affecting the site, nor any oil or gas pipeliines or electricity powerlines. While there are no heritage assets within the site it is highly sensitive in terms of heritage constraints. The northern half of the site is encompassed by the conservation area. The approach to the site adjoins 1-11 (odds) Corpus Christi Lane which is a group of six listed 20th century agricultural workers cottages for which the setting formed by the rural nature of Corpus Christi Lane and the adjoining paddock are highly relevant to the justification for their designation. There are no nature conservation designations within the site. Immediately south of the site is a tree subject to a tree preservation order. Highway access to the site is a substantial constraint due to the narrow nature of Corpus Christi Lane and the pinch point created by the listed property number 6-8. The exit from Corpus Christi Lane onto Old Court Hall is not segregated and so crosses a wide stretch of pavement. The limited visibility of the access point poses a risk to pedestrians which is a significant constraint to developing the site. Development of the site would not contribute towards regeneration as it is wholly greenfield. It is situated within a sand and gravel mineral safeguarding area and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development.	-
Availability The site is in the control of an individual company which supports its promotion for development. There are no known legal restrictions affecting the site. The landowner anticipates that following allocation, planning permission would be acquired and the site sold to a third party for development.	+
Achievability Gas, water, electricity, telecommunications and the public highway are all accessible from the site boundary. Access using Corpus Christi Lane and onto Old Court Hall are heavily constrained and may impede the achievability of the site either in its entirety or to the level sought by the site promoter. Alternatively, significant improvements to the junction arrangement will be required. There are no utility infrastructure constraints affecting the site's achievability. The site is 1.5 kms from the railway and just over 2 kms from the A14 so noise constraints are unlikely to impact it. The site promoter has provided no indication of proposals for mitigating the impact of development on the adjoining heritage assets. The site promoter has repeatedly sought to achieve residential development on the site.	~

Deliverability / developability The site is highly constrained by surrounding heritage assets and access arrangements. Therefore it is categorised as physically developable subject to highway access being achievable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the highly sensitive nature of the heritage constraints affecting the site and the cumulative challenges posed by securing a safe access both within Corpus Christi Lane itself by the pinch point and at the crossing of Old Court Hall.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Godmanchester 3: Dexters Farm, Godmanchester

Site reference	Godmanchester 3
Site name	Dexter's Farm, Godmanchester

Site address	Parish(es)	Site area (ha)
Dexter's Farm, London Road, Godmanchester	Godmanchester	10.18

Promoter's Intentions

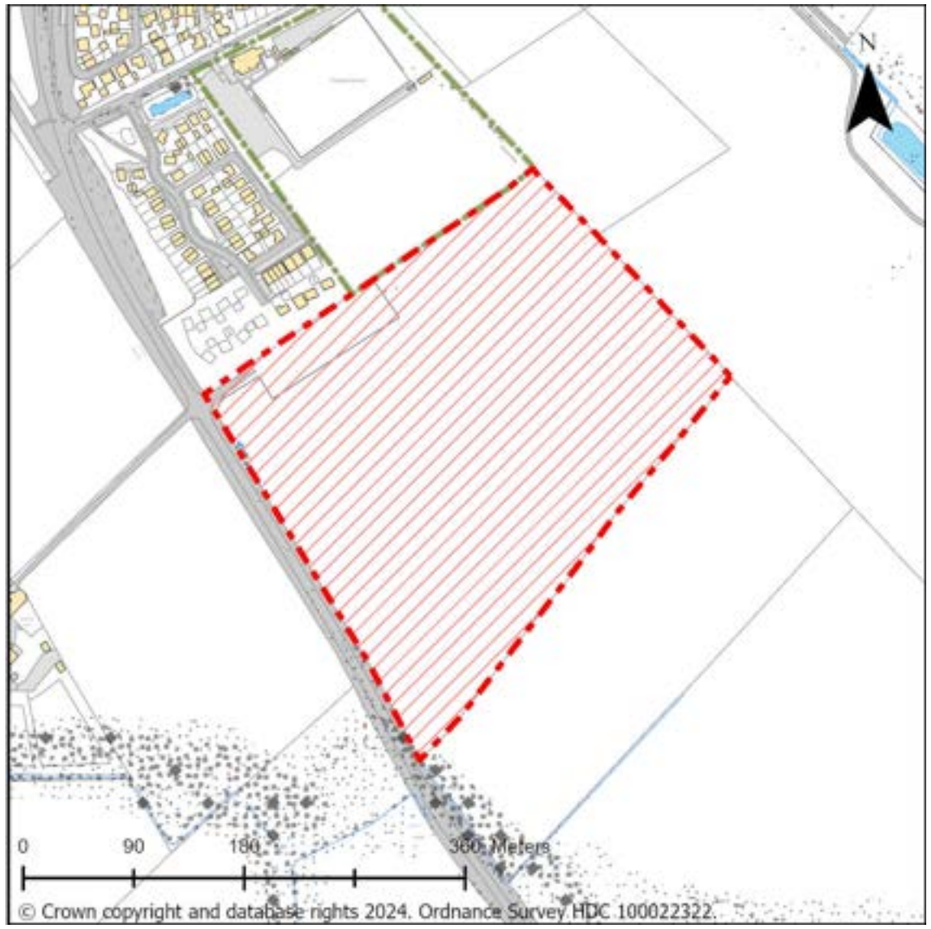
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space uses: Natural, green or open spaces for a variety of uses	230 homes 0.95 ha of open space uses	Available 2024 - 2028 Build out over around 4 years

Core information

How was the site identified?	Call for sites submission: site reference - CfS:87
Relevant planning history	HELAA (December 2017) - southern part of Dexter's Farm site 188
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Access and Highways Technical Note Concept Plan Preliminary Ecological Appraisal Vision Document

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and has very low risk of surface water flooding. It comprises wholly grade 2 agricultural land. The land slopes gently rising from the boundary with the A1198 up towards the eastern corner of the site. This increasing elevation is part of the wider open agricultural landscape which rises to the south east of the site to a high point directly north of Wood Green Animal Shelter. Land to the west of the site across the A1198 falls away gently towards Stoneyhill Brook. The northern boundary of the site adjoins Whitehill Gardens 21st century housing development and Godmanchester Rovers football club which includes a floodlit pitch. These have limited hedgerow screening and development of the site would be visible from both. The eastern and southern boundaries adjoin arable agricultural fields separated by hedgerows interspersed by some trees with the south western section being very open. The western boundary adjoins the A1198 from which it is separated by a ditch and hedgerow. The site is visible from the A1198 both from further south by Wood Green and in close proximity by the site boundary. Very limited long distance views can be obtained from Silver Street to the west but there are no public rights of way in the vicinity providing any other viewpoints. The site would be seen from the southern aspect in the wider context of modern residential development although it would have an impact on the wider landscape as development would extend the urban edge of Godmanchester in an isolated location if the site was to be brought forward on its own, although it is noted that the site promoter has suggested that it could form part of a larger scheme connecting through to the A1307. The site has no record of pollution or contamination constraints and there are no oil or gas pipelines or overhead power lines affecting the site. There are no known heritage assets affecting the site. The site has no designated nature conservation assets recorded and there are no tree preservation orders. The site is wholly greenfield so would not contribute to regeneration in any way. It is situated outside of any minerals safeguarding areas or any water recycling centre buffer zone.	~
Availability The site is in single ownership and optioned by a housebuilder. There are no known legal restrictions affecting the site. There are no current uses requiring relocation. The site is promoted by the housebuilder who has an option on the land and intends to deliver the development themselves.	+
Achievability All utility services are accessible from the site boundary. Initial access for a first phase of 50-60 homes is proposed by the site promoter to be taken through Whitehill Gardens. To develop the whole site a the promoter suggests a new roundabout with the A1198 would be provided with a road link through this site and on to land around the east of Godmanchester and ultimately connecting to the A1307. The slope of the land does not pose significant challenge from a construction perspective but will necessitate careful landscaping buffers around western, southern and eastern boundaries of the site. No utility infrastructure is present to impact on achievability. The site adjoins the A1198 and at its nearest point is 1.2 kms from the A14 and with 680m of Wood Green animal shelter both of which may generate noise levels on occasion that could cause disturbance. The site promoter has provided a concept plan indicating their broad intentions of the site containing a first phase accessed off their Whitehill Gardens development and a second larger phase accessed from a new roundabout on the A1198 in conjunction with the Godmanchester 4	~

- Emmanuel Knoll Village proposal. However, the latter is proposing an alternative roundabout and link road further south which would not be reliant upon this access point and may significantly impact its achievability.	
Deliverability / developability The site would extend the built form of Godmanchester significantly into the surrounding countryside if developed in isolation. Development as part of a collaborative scheme with Godmanchester 4 Emmanuel Knoll Village would require collaborative working and substantial new highway infrastructure. Therefore, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It is wholly greenfield land of grade 2 agricultural value
- Flood zone 1 with very limited surface water flood risk
- No nature conservation or heritage designations nearby
- Services and facilities are within reasonable distances but accessibility is impeded by the lack of footpath connectivity along the A1198 along the southwestern section of Romans' Edge
- Significant challenges in terms of impact on the wider landscape
- Impact on the wider built form of Godmanchester through further isolated development to the south along the A1198

In combination the outcomes of the LAA and SA indicate that the site:

- Would not be appropriate for development in isolation due to its lack of connectivity into the wider built form of Godmanchester and impact on the landscape to the south and east
- Could be appropriate if it were brought forward as an integrated element of a larger scheme to the south and east of Godmanchester forming a complete new neighbourhood

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 10.18ha.	N/A for the site in isolation	N/A for the site in isolation

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
In isolation the site is not considered appropriate for development and so no capacity calculation has been undertaken in this context.		
Should the site be brought forward in combination with adjoining land to the east and south (Godmanchester 5 and Godmanchester 8) then the gross site area is 10.18ha 60% net developable area to allow for landscape mitigation and integration with adjoining sites. 10.18ha x 60% = **6.11ha**	Residential market and/or affordable housing Low density of 35 dph due to the potential scale of a larger integrated scheme and reflecting similarity of density to Romans' Edge. Low density of 35 dph x 6.11 ha = **214 homes**	Available post 2028 Build out over 4-5 years

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter resubmitted their Vision document and Highways Technical note but submitted a Landscape and Visual Impact Assessment (LA5744-LVA-01A, November 2024) to support the proposal. This assessment only considers this site and not the potential of it being brought forward alongside adjoining land parcels. As a result, while the assessment explores the landscape impact of the development and concludes it would not result in adverse impact, it does not sufficiently overcome the issue with the site's development which is its connectivity to the wider built form of Godmanchester. In combination, it is concluded that the assessment should remain unchanged.

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 4: Emmanuel Knoll Village, Godmanchester

Site reference	Godmanchester 4
Site name	Emmanuel Knoll Village

Site address	Parish(es)	Site area (ha)
East of Romans' Edge, Godmanchester	Godmanchester	106

Promoter's Intentions

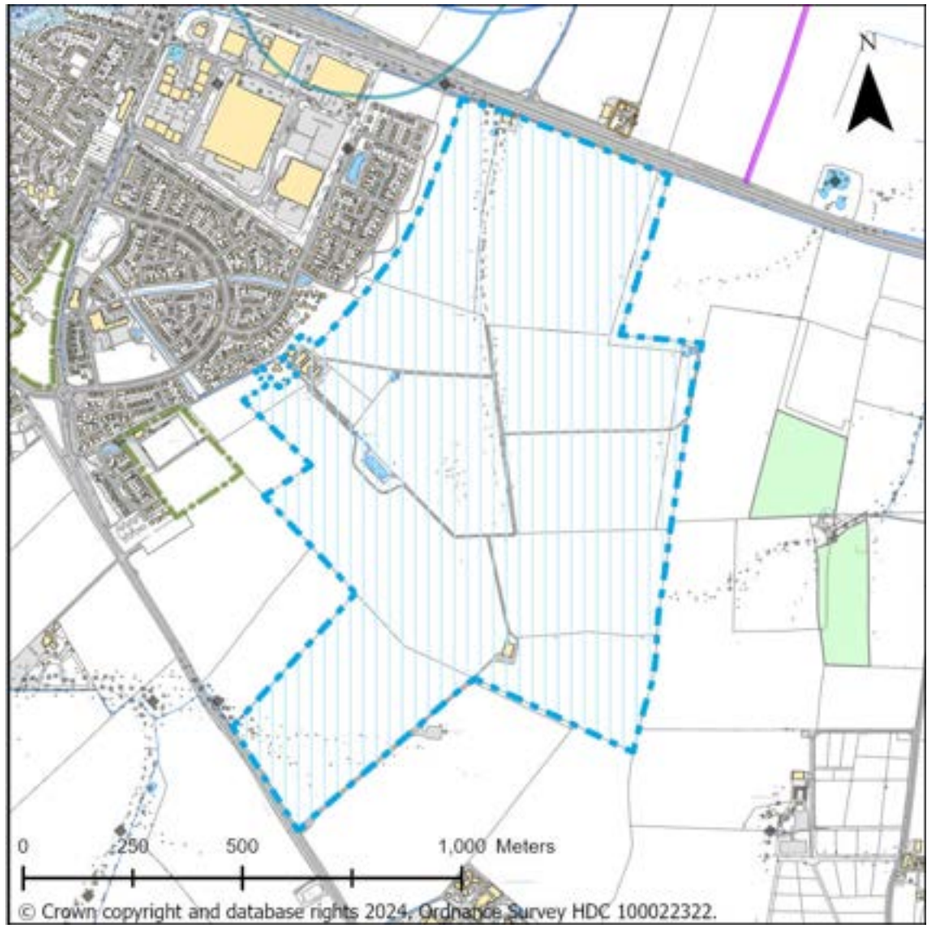
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes • Specialist housing Commercial: • Employment • Retail • Commercial leisure Infrastructure: • Link road between A1307 and A1198 • Solar energy park • Primary school Open spaces: • Public open space/ biodiversity enhancement • Allotments • Drainage attenuation	800 - 1,200 homes All commercial used to be confirmed 2 form entry primary school Solar energy park 3.6 ha Open space/ biodiversity enhancement 44.45 ha Allotments 0.75 ha Drainage attenuation 3.6 ha Retained farmland and woodland 13 ha	Available 2024 - 2028 Build out over around 10 years

Core information

How was the site identified?	Call for sites 2023 submission : site reference - CfS:207
Relevant planning history	HELAA (December 2017) part of East of Romans' Edge site (123)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Acoustics technical note • Emmanuel Knoll Vision document • Energy sustainability briefing note • Heritage assessment • Landscape technical paper • Preliminary Ecological Appraisal with bird survey and bat activity reports • Transport technical notes (6) • Utilities guidance note

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 with approximately 9% subject to surface water flood risk. Broadly the northern half of the site is grade 3 agricultural land and the southern half is grade 2. It is primarily arable but there is a central area of pasture. The scale of the site is large at around 50% of the current built up area of Godmanchester thus having potential to significantly alter the context of the current town. The land slopes overall from a high point just north of Wood Green Animal Shelter descending towards the northwest; along the northern boundary it also falls from Emmanuel Knoll plantation down towards the western edge by Cardinal Park business park. The site	~

sits within the South East Claylands landscape character area and demonstrates typical characteristics of this through its gently undulating landform, long established hedgerows with frequent hedgerow trees, occasional blocks of woodland and heavy clay soils. The site sits on more elevated land than the established town of Godmanchester and forms a high point in the wider landscape which falls broadly in a north westerly direct to the low lying Ouse Valley. The north western boundary of the site adjoins the 21st century Romans' Edge residential development which currently forms the south eastern edge of Godmanchester with an open space landscaping belt separating the site from recently built housing. The northern boundary adjoins the A1307 dual carriageway (formerly the A14). This boundary is relatively open with more solid hedgerow and trees in the eastern part near Emmanuel Knoll Plantation and with a mixture of low hedging and open wooden fencing along the remainder, becoming more substantial towards Romans' Edge. Immediately beyond the boundary is the A1307. The slip road to the junction with the A1198 runs along around the western third of this section starting adjacent to an open sided agricultural barn situated within the site. The northern part of the eastern boundary is formed by Emmanuel Knoll Plantation which comprises a substantial tree belt of between 30 - 40 m wide screening the approach to the site from the east. The southern part of the eastern boundary is comprised of traditional field hedgerow giving more limited screening into the the higher southern part of the site from Moats Way. The southern boundary adjoins two arable fields with the eastern part comprising a 10 m tree belt and the western side being an open track to the Kings Bush wind turbine which is situated just south of the site boundary. The south western boundary partially adjoins the A1198 with a ditch and low hedge allowing clear views from the road into the rising land of the site. Further north along this boundary are a series of field boundaries with hedging and groups of hedgerow trees with the most northerly section adjoining sports and play facilities associated with Romans' Edge along with a residential bungalow which is outside the site boundary and a cluster of agricultural buildings inside the site. There are no public rights of way within or in the immediate vicinity of the site. However, views into the site can be obtained from the north not only from the A1307 but also further north from Eastside Common which includes several recreational paths. Parts of the site can be seen from the east along Moats Way along with views out from higher land within the site to the east and south. Views can be obtained into and out of the site from the A1198 and long distance glimpses of parts of the site can be had from the Pathfinder long distance footpath where it runs along Silver Street into the south western edge of Godmanchester. The site is highly visible from within Romans' Edge which was designed to contain built development below the 30 m contour line with land within the site rising just over 10 m above this. Given the scale of the site and its increasing elevation away from the current built up area development would be highly visible in the landscape. Careful use would need to be made of the existing hedgerows and trees with substantial planting reinforcements to help mitigate this impact. Placement of buildings within the site would also need to be carefully limited to reduce the landscape impact on more sensitive locations and external viewpoints. A particular constraint is the location of the site's boundary with the A1198 which is separated from the existing built form of Godmanchester by two open agricultural fields.	

A very small part of the north western corner of the site adjacent to Stirling Square falls within the 250 m buffer zone of the Cow Lane landfill site. There is no known pollution or contamination affecting the site. Information supplier by the site promoter indicates that a low high pressure gas main enters the site halfway along the northern boundary and crosses it to exit partway along Emmanuel Knoll Plantation. It is noted as having approximately a 12 m easement within which built development should not take place and that this may have implications for the proposed northern roundabout with the A1307. No oil pipelines are recorded as affecting the site. There are no designated heritage assets within the site. However, the central pasture field contains well preserved ridge and furrow patterns. The field pattern is also of historic interest remaining broadly unchanged since the 1880s Ordnance Survey maps. The site promoter acknowledges the contribution of both of these and suggests retaining them within the scheme to provide open space and established landscaping connections. Sub-surface archaeological remains may exist on site given that the south western and northern boundaries both broadly follow the lines of Roman roads and that prehistoric finds have been made nearby. Further investigation of archaeological potential would be required. No designated nature conservation areas exist within the site. However, information supplied by the site promoter indicates a moderate to high potential for the presence of great crested newts in the ponds and associated habitats on site. There is also a moderate likelihood of protected or notable bird species and a moderate to high likelihood of the site supporting roosting bats along with bats using hedgerows to forage and move between locations. Suitable habitat also exists on site for a range of mammals. Biodiversity net gain is now a mandatory requirement and the site offers plentiful opportunities to reinforce the natural habitats present. There no tree preservation orders within the site. Achievability of the proposed access arrangements are a very significant constraint for this site. New roundabouts would be required with both the A1198 and the A1307 along with provision of a substantial link road proposed by the site promoter as being a suitable alternative for the A1198 facilitating downgrading of the A1198 between Romans' Edge and the rest of Godmanchester to allow for better integration. The proposed roundabout with the A1307 is located in very close proximity to the existing slip roads and may give rise to highway safety concerns and deliverability challenges. The site is wholly greenfield land so offers no regeneration potential as the limited number of agricultural buildings present are not classified as previously developed land under the national definition. The site is located outside of any mineral safeguarding areas and of any water recycling centre area.	
Availability	+

The land is within the control of a single company and has investor controlled arrangements with development supported. There are no known legal restrictions affecting the site. The land is currently in agricultural use but there is no use that would require relocating. The site promoter seeks to obtain allocation status for the site and then sell it onto a third party to obtain planning permission and develop.	
Achievability All utility services are accessible from the site boundary. The site promoter proposes substantial alterations to the local highway network which will affect both the physical achievability of the scheme and potentially its viability. A gas pipeline crosses part of the site with approximately a 12 m wide easement strip that cannot be built over; this is in close proximity to the proposed northern roundabout. The site promoter's evidence indicates that diversion of this would be costly and may impact on achievability of the proposed access arrangements. The primary challenge to achievability of the site is provision of the relief road which in some form is necessary to provide access to the the land. This would require provision of major infrastructure including around 2kms of highway, a roundabout onto the A1307 dual carriageway and a further roundabout on the A1198. The viability of achieving this level of infrastructure provision with the scale of residential development proposed will need thorough investigation. Should delivery of the relief road prove to be achievable the achievability status of this site could change. The site has direct boundaries with the A1198 and the A1307 both of which will generate noise, particularly the latter, that may impact the developable area. Should access be achievable via either of these routes construction deliveries will have good accessibility. There is limited clarity over the site promoter's intentions as there is a significant range in the number of homes proposed and no certainty over the provision of employment, retail or leisure floorspace although greater clarity is provided on electricity generation, open space and community uses. The site contains significant slopes within the local context although these are all gentle; higher elements are visible in both long distance and local views and will impact on the developable portions of the site. A further constraint exists at the southern end of the site arising from the Kings Bush wind turbine which creates shadow flicker over a small portion of the site and again may impact on the developable area.	-
Deliverability / developability There are no known legal or ownership constraints to bringing the site forward. The greatest challenge is the feasibility of achieving the proposed access arrangements which substantially influences the deliverability of the site, particularly the proposed roundabout on the A1307 given its proximity to the sliproads for the junction with the A1198 (formerly A14 junction 24) and nature as a dual carriageway. This requires further investigation with	~

Cambridgeshire County Council as the highway authority. If this constraint can be overcome and the relief road demonstrated to be achievable then the site may be considered developable.	

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 in bringing forward this site:

- It is greenfield land comprising a mixture of grade 2 and grade 3 agricultural land
- It is within flood zone 1 and has little risk of surface water flooding
- Enhanced environmental standards are advocated including provision of an on-site solar park to meet about 40% of the demand of the site
- No impact on designated nature conservation but very limited opportunities to support existing strategic habitats
- No impact on designated heritage sites and proposed retention of an existing ridge and furrow field pattern
- The amount of development proposed does not represent efficient use of land
- The proposal would provide a continuation of the character established by Romans' Edge forming a further new neighbourhood east of the A1198
- It has negligible connection to the wider town of Godmanchester
- Provision of the southern roundabout for the link road would significantly impact on the rural approach to Godmanchester
- It would support provision of a wide range of housing but very little employment is promoted
- The site is within most threshold distances for public transport and services although safe footpath connections do not currently exist from the southern part of the site and routes would need to connect through Romans' Edge

In combination the outcomes of the LAA and SA indicate that the site:

- Would provide a very substantial extension to Godmanchester but does not make efficient use of land as currently proposed; on this basis a capacity calculation is provided below to give a comparable figure to other similar scale sites promoted across the district
- Would face substantial challenges in providing the relief road required for access

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 106ha The concept masterplan promotes an exceptionally low net developable area based on the exclusion of: • 44.45ha public open space and biodiversity enhancements • 17.35ha existing plantation, allotments, retained farmland and drainage/attenuation • 16.65ha for relief and primary roads, primary school and solar energy park This leaves a balance of 27.55ha equivalent to 26% net developable area. A comparable assessment based on the methodology applied to other sites in the LAAs would apply a net developable area of 50% which site allows for exclusion of the 15% of land for the existing plantation, drainage/attenuation, relief and primary roads, and primary school and leaves 35% for other open space and biodiversity uses. This gives a net developable area of 106ha x 50% = **53ha**.	The net developable area is 53ha. ***All calculations are subject to the achievability of the proposed access arrangements.*** Mixed use development to include: **Solar energy park of 7.1ha** **4.59 ha is deducted for a local centre including commercial and retail uses and employment uses representing** 10% of the outstanding site area **45.9ha residential development area** for a variety of market and affordable homes. Mixed densities to reflect the capacity of very large developments to accommodate a wide range of housing types, sizes and tenures. • 3% of land at very high density 145dph; 1.38ha x 145dph = 200 homes • 7% of land at high density 85dph; 3.21ha x 85dph = 273 homes • 25% of land at moderate density 50dph; 11.48ha x 50dph = 574 homes	This would represent an increase of some 55% in the number of homes in Godmanchester which is not considered proportionate to the existing town and would be detrimental to the character of the community and not represent sustainable development. Therefore, no delivery estimate is given. It is noted that the capacity calculated is significantly higher than the site promoter's stated aspirations but it is based on a consistent methodological approach to allow comparability between all site assessments.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	• 55% of land at low density 35dph; 22.95ha x 35dph = 803 homes • 10% of land at very low density 25dph; 4.59ha x 25dph = 115 homes **1,965 total homes**	

Updates after the Initial Assessment

In response to the Autumn 20204 consultation, the site promoter submitted an updated Vision document (November 2024), landscape response, Viability Assessment (November 2024) and a Highway technical note (and appendices A to J) in support of their proposals.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again with the following technical documents submitted:

- Landscape and Visual Impact Appraisal
- Viability Assessment
- Illustrative Concept Plan – Option 1
- Illustrative Concept Plan – Option 2
- Transport and Highways Report

Emmanuel Knoll village is an extension to Godmanchester, however, would result in such a substantial increase that it would not connect through and integrate with Godmanchester. Concerns remain about deliverability of the link road from A1198 to A1307 and provision of a junction on the A1307 remain.

Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester

Site reference	Godmanchester 5
Site name	Land west of London Road and south of Stokes Drive

Site address	Parish(es)	Site area (ha)
West of London Road and south of Stokes Drive, Godmanchester	Godmanchester	12.3

Promoter's Intentions

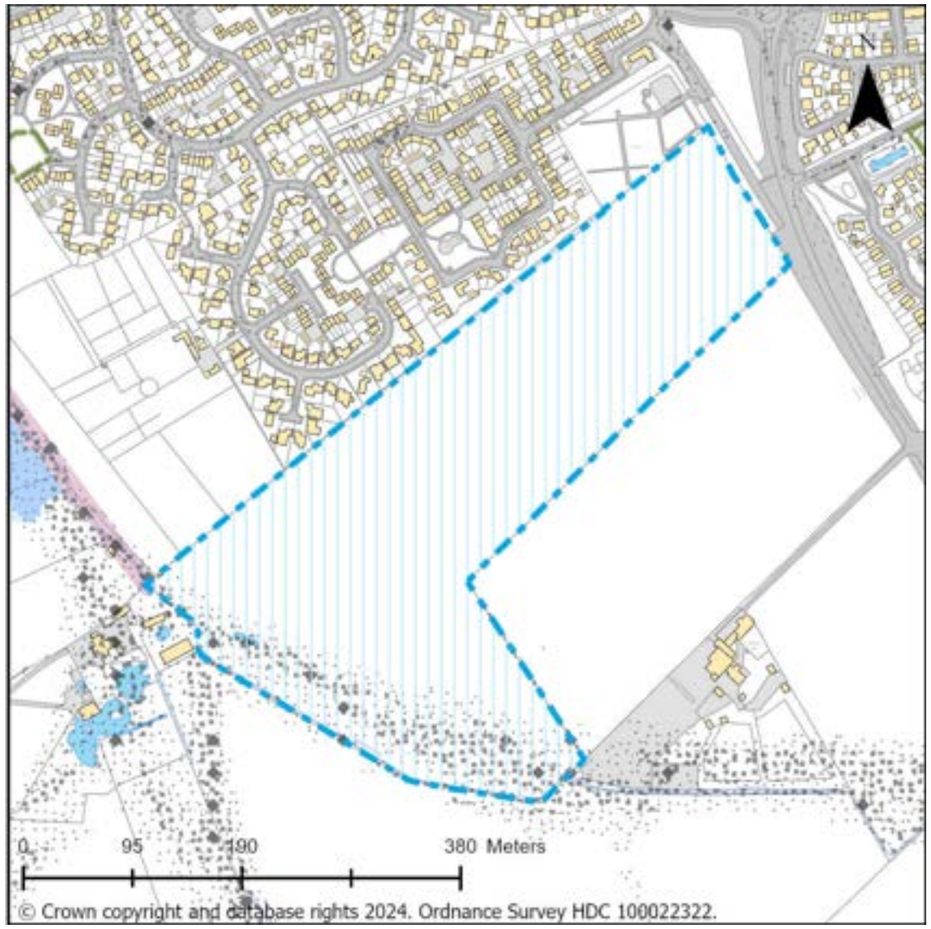
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Acknowledgement of requirement for additional cemetery land but preference expressed for provision of a financial contribution to provision elsewhere Open space: Natural, green and open spaces	300 homes (affordable housing led at 60%) 4.07 ha of natural, green and open spaces	Available 2023 Build out over around 6 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:139
Relevant planning history	HELAA (December 2017): South of Stokes Drive and Bluegae, Godmanchester (152)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Land areas plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.05%	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is 99.95% in flood zone 1 with just the tiny remaining portion in flood zone 3b. Around 10% of the site is at risk of surface water flooding relating to Stoneyhill Brook which adjoins the south western boundary. The site is almost entirely grade 2 agricultural land with a very small portion of grade 3 land in the western corner. The land falls away gradually from the eastern edge of the site by the A1198 to the west, with this slope continuing down to Stoneyhill Brook which forms the western boundary of the site. Land to the south also rises gently as part of the wider landform relating to the Wood Green ridge. There are no buildings within the site but a small cluster of storage units adjoin the southern tip. The north western section of the boundary adjoins paddocks with a low hedgerow separating them from the site. Most of the northern boundary of the site adjoins late 20th/21st century homes at Bluegate and Stokes Drive which have rear gardens and hedging adjoining the site, with the Godmanchester cemetery at the north eastern end. The eastern boundary fronts onto the old London Road which is now a closed off track serving as pedestrian access to the crossing over the A1198 to Godmanchester Rovers football ground. This is edged by a tall hedgerow interspersed by trees. The southern and south eastern boundaries adjoin an arable field with a self storage unit to the east of the corner of the site in a former farmyard. The western boundary comprises low hedging with a few trees with an arable field and a waterfowl sanctuary beyond it. The site is visible from the A1198 close up near the junction with Bearscroft Lane and from further south at the access to Bleakley Farm and the self-storage units where the site forms part of the countryside setting of Godmanchester. Development would have a notable landscape impact from this direction. It can also be seen in very local views from the Old London Road footpath on the eastern frontage. Longer distance views can be had from Silver Street and the Pathfinder long distance footpath although many of these are partially screened by hedgerows and trees restricting the landscape impact from the west. There are no recorded pollution or contamination constraints impacting on the site and no gas or oil pipelines or electricity powerline routes crossing the site. No heritage assets are located within or immediately adjacent to the site. There are no nature conservation assets on the site but a waterfowl sanctuary operates on land immediately adjoining to the west. The site has a direct frontage onto the old London Road which is currently a deadend track providing a path to a crossing of the A1198 to Bearscroft Lane. This would need substantial upgrading which would impact on the immediate character and provision of a footpath connecting to the existing one to the cemetery. The site would not contribute to reuse of previously developed land or regeneration. It is not constrained by any minerals safeguarding areas or any water recycling centre.	~
Availability The site is in single individual/ company ownership who support its development and it is optioned for development. There are no known legal restrictions affecting the site. The aspiration is to obtain an allocation, then planning permission prior to development by a house builder. The site promoter suggests an initial phase of around 200 homes followed by a second phase further west for the remaining 100 homes.	+
Achievability The site promoter has stated that all utility services are accessible from the site boundary. Access would need to be taken from the old London Road which would require upgrading to accommodate the proposed scale of growth. The site does not present any particular topographical challenges although although land slopes gently down to Stoneyhill	~

Brook along the south western boundary. There are no oil, gas or electricity infrastructure impediments to delivering development on the site. The A14 bypass is situated about 1.2 kms from the main part of the site where the developer proposes to build. The site promoter has provided an indicative masterplan including an illustrative layout of the development they are aspiring to provide and are promoting an affordable housing led scheme.	
Deliverability / developability The scale of the site is beyond that likely to be supported by the current Local Plan rural exceptions policy and the Godmanchester Neighbourhood Plan policy GMC13, so allocation status would be necessary to support it. Therefore, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It is greenfield grade 2 agricultural land
- Flood zone 1 but surface water prevails along Stoneyhill Brook
- No impact on designated nature conservation or heritage assets
- No opportunities for integration with adjoining residential areas to aid connectivity to the established community
- Proposed relatively dense development would impact on long distance views and the adjoining open countryside
- Good accessibility to primary education, social, sporting, local retail facilities and employment
- Reasonable public transport connectivity

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential for development but this would require careful masterplanning to maximise opportunities for integration into the existing community
- Would need to mitigate the impact of development on Stoneyhill Brook and the adjoining countryside

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 12.3ha 55% net developable area to allow for flood attenuation, open space and landscaping and retention of the open form of the western part of the site in alignment with Pinder Close. 12.3ha x 55% = **6.77ha**	Residential - market and/or affordable homes Extension to adjoining cemetery depending on demonstration of long term need (0.5ha allowance deducted until a figure is known). Low density of 35dph anticipated due to the edge of settlement location. Capacity = 6.27ha x 35dph = **220 homes**	Post 2028 Build out over 4-5 years

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 7, 9 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester

Site reference	Godmanchester 6
Site name	Land to the south of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm

Site address	Parish(es)	Site area (ha)
Corpus Christi Farm, Offord Road, Godmanchester, and Lower Debden Farm, Silver Street, Godmanchester	Godmanchester	406

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Nursing and care homes Commercial: • Employment • Retail • Commercial leisure Infrastructure: • Community uses including schools, community centre and/or places of worship • Possible renewable energy Open space uses:	Approximately 8,120 homes The capacity of other uses are listed by the site promoter as unknown and subject to masterplanning.	Available 2023 Build out across 30 years or more

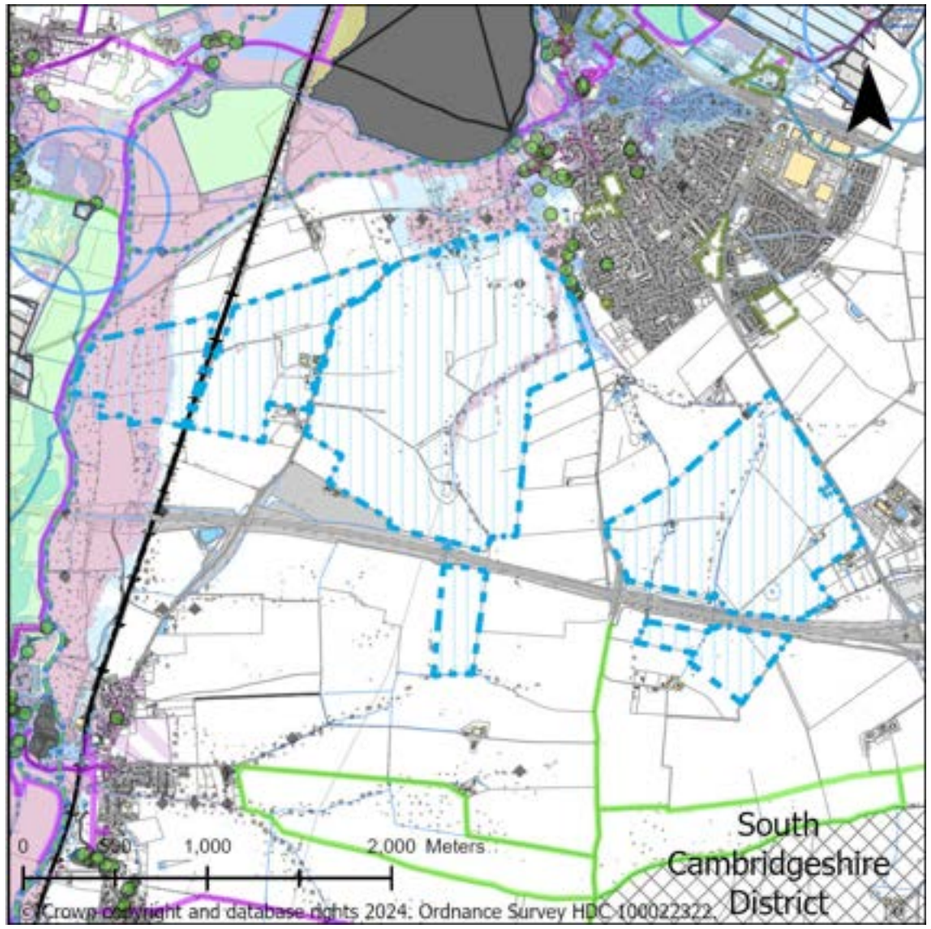
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
• Play and sport areas • Biodiversity net gain		

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:376
Relevant planning history	None
Land type	Part previously developed and part greenfield land
Current use of the site	Agricultural land
Supporting information	None supplied

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 6% is flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability This is a large, multi-parcel site the majority of which sits south and west of Godmanchester but which also includes one parcel of land separated from the rest of the site by the East Coast mainline railway and two parcels of land separated by the A14. It is significantly larger than the existing town. Development at this scale would fundamentally alter the context of the existing town. 90% of the site is situated within flood zone 1. Other areas, predominantly close to the River Great Ouse and its floodplain are at higher risk, with around 8% of the site being within flood zone 3 (mostly 3b) and therefore at highest risk preventing built development	-

within this part of the site unless for water compatible uses. Channels of surface water flood risk also exist with these expecting to cover around 5% of the site once predicted climate change risk is also taken into account. The great majority of the site is grade 2 agricultural land; however, there are small pockets of grade 3 in the northern section of Corpus Christi Farm and west of the East Coast mainline railway which then deteriorates to grade 4 as the land approaches the River Great Ouse. The landform of the site broadly follows that of the Ouse Valley. The northern and western parts are lowest where they relate closely to the river and floodplain meadows. The highest land is found in the vicinity of Offord Hill Farm and Debden Farm broadly aligned with the A14 route. The eastern edge of the site peaks in the southernmost part opposite Wood Green Animal Shelter and then descends gently towards Godmanchester which can be clearly seen in the wider landscape context from the A1198. The westernmost parcel of land relates solely to the Ouse Valley lying between the river and the East Coast mainline railway. The large western section relating primarily to Corpus Christi Farm and Wyboston Farm is mostly in arable use with large fields separated by hedgerows and a few groups of trees; this area is bisected by the B1043 and contains the farmhouse and related agricultural buildings of Corpus Christi Farm. The separate southernmost parcel of land in the western group comprises a single arable field situated to the south of the A14 accessed by a field track which includes a bridge over the A14. This parcel of land slopes downwards to the south and has no visual connection with the main element of the site as the A14 landscaping bunds separate it from the landscape to the north. The large eastern section contains primarily agricultural buildings associated with Corpus Christi Farm, Lower Debden Farm and Debden Farm. The boundary with the A14 separates the land from the wider countryside to the south which rises initially and then falls away to the south from a high point near Debden Top Farm. Field sizes are again generally large with three small wooded areas, mainly near Stoneyhill Brook. A further two contiguous parcels of land lie to the south of the A14. The landform of these rises to a high point by Debden Top Farm buildings and although the landscaping bund paralleling the A14 limit views into this portion of the site from the A14 it is highly visible in the landscape from Silver Street where it bridges the A14 and several public rights of way to the south and west. The landscape impact of the development would be substantial, not least because of its scale, but also because of the level of visibility in a variety of local and long distance views from areas surrounding many parts of the site. This would include visual impacts on both the Pathfinder long distance footpath and the Ouse Valley Way. No oil or gas pipelines or their buffer zones cross the site and there are no overhead power lines within it. The site adjoins both the western and southern boundaries of Godmanchester but is not a contiguous parcel of land which would result in variation to its impacts across the wider area. The scale of the proposals would increase the current housing numbers in Godmanchester by around 2.3 times and hence completely change the character of the existing settlement.	

No heritage assets have been identified within the site although given that the eastern edge of the site adjoins the Roman Ermine Street route archaeological finds may be present and would need further investigation. There are no nationally designated nature conservation assets within the site although the westernmost parcel of land is wholly situated within the Ouse Valley strategic green infrastructure area. Achievability of highway access would need thorough investigation with Cambridgeshire County Council and National Highways. It is noted that the site promoter suggests that the site is well located for access to Cambridge along the A14; however, this is not the case as junction 23 with the A1198 is a limited access junction only facilitating travel to and from the west. The site is greenfield other than a very few houses within it so would not contribute to regeneration. The northern and western parts of the site fall within the minerals safeguarding area for sand and gravel resources. It is not constrained by any water recycling centre areas.	
Availability The site is in individual control with the landowner supporting its promotion for development. There are no known legal restrictions affecting the site. The site promoters also advocate consideration of a holistic review by the Council of the opportunity for wider strategic development to include land situated between the two main parcels put forward which they do not control. The site promoter aspires to secure an allocation for the land and obtain planning permission then work jointly with a developer to bring the scheme forward.	~
Achievability Other than provision of highway access from the site boundary the site promoter states that the accessibility of other utility services is unknown. Given that there is a scattering of existing properties across some of the site parcels it may be expected that electricity and telecommunications infrastructure at the least are available nearby. The site comprises nine parcels of land with limited interconnectivity with the most prominent omission being land either side of Silver Street. The absence of this severely inhibits opportunities to achieve a maserplan for cohesive sustainable development. Other parcels are separated by the East Coast mainline railway and by the A14 which reinforce this challenge. Major infrastructure provision would be required to support development of the proposed scale. Substantial parcels only have access onto the B1043 which would require traffic to pass through Godmanchester to reach the A1307 to go towards Cambridge and connect to the new A14 eastbound or to link to the A1198 to access the A14 westbound. To reach	-

the A1 development on these western parts of the site would need to go through Offord Cluny and Buckden adding to existing congestion at the Offord level crossing. Other parcels, particularly those south of the A14 only have to single lane road/ farm tracks that would require substantial upgrading to facilitate development of the proposed scale. Other infrastructure provision would require utility services, primary and secondary education. There is very little clarity from the site promoter on their development intentions beyond a suggested capacity of 8,120 homes; all other uses are put forward as subject to masterplanning.	
Deliverability / developability The proposed development has significant achievability challenges and would have wide ranging impacts on other settlements including Godmanchester, the Offords and Buckden. There are no apparent prospects of these constraints being overcome so the site is considered not to be developable at present.	-

Progression of Site through to Sustainability Appraisal

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It is greenfield land and the majority is T grade 2 agricultural land; however, there are small pockets of grade 3 agricultural land
- The non-contiguous nature of the land parcels would make them dependent upon inclusion of additional land potentially increasing the capacity of the scheme further
- Attractively located for the housing market but development would not contribute to regeneration or reducing deprivation
- Substantial harm would be caused to the character of the local landscape
- The scale of development would overwhelm the character of the partially adjoining small town of Godmanchester and alter the balance of the historic relationship between Godmanchester and Huntingdon
- Employment would need to be included but lack of direct access onto the A14 eastbound to Cambridge may detrimentally impact on the site's attractiveness to the market
- Traffic travelling east would need to route through Godmanchester via the A1198 further impeding the ability to integrate the recent development of Romans' Edge into the main built up part of the town

In combination the outcomes of the LAA and SA indicate that the site:

- Does not have potential for development of the scale and nature proposed due to its impacts on Godmanchester and the character of the surrounding landscape, its challenges in terms of integration and the impact of traffic particularly that heading eastbound

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is considered inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

The site promoter resubmitted one of the parcels of this site (the eastern most parcel north of the A14 that adjoins Ermine Street) to the Ongoing Call for Sites. This parcel is now being promoted for an employment development with circa. 201,629sqm of floorspace based on a net developable area of 66.9ha. This is supported by a concept masterplan document (November 2024). It shows two points of vehicular access from the A1198. In their resubmission, the site promoter makes the same assertion in regarding access which as set out above is not possible and would result in traffic travelling east having to route through Godmanchester via the A1198 resulting in significant traffic impact and harm to Godmanchester. Significant highways work and assessment will be required to make the development achievable. At this stage no such work has been provided. As such the resubmitted site is still considered to be unsuitable, unachievable and undeliverable.

Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester

Note: This site has been submitted twice for the same uses, once by one of the landowners directly and the other by a site promoter acting on behalf of the landowners:

- CfS:285 for residential uses by the landowner directly.
- CfS:369 for residential development by a planning agent on behalf of the landowners.

Each submission has been assessed within this site assessment to avoid duplication.

Site reference	Godmanchester 7
Site name	Land West of A1198 (North of Bleakley Farm), Godmanchester

Site address	Parish(es)	Site area (ha)
Land north of Bleakley Farm, West of A1198 (Note: south of site Godmanchester 5)	Godmanchester	7.05

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Submission CfS:285 - Residential: Market and/or affordable homes Biodiversity net gain	Submission CfS:285 - 138 homes 1ha biodiversity net gain	Available 2024-2028 Build out over 3 to 5 years
Submission CfS:369 - Residential: Market and/or affordable homes Custom and self-build plots Open space and drainage	Submission CfS:369 includes this as one parcel of four comprising a combined scheme of sites Godmanchester 7, 8, 9 and 10 for a urban expansion of - 503 homes and 26 plots	Available 2028-2034 Build our over 8-10 years

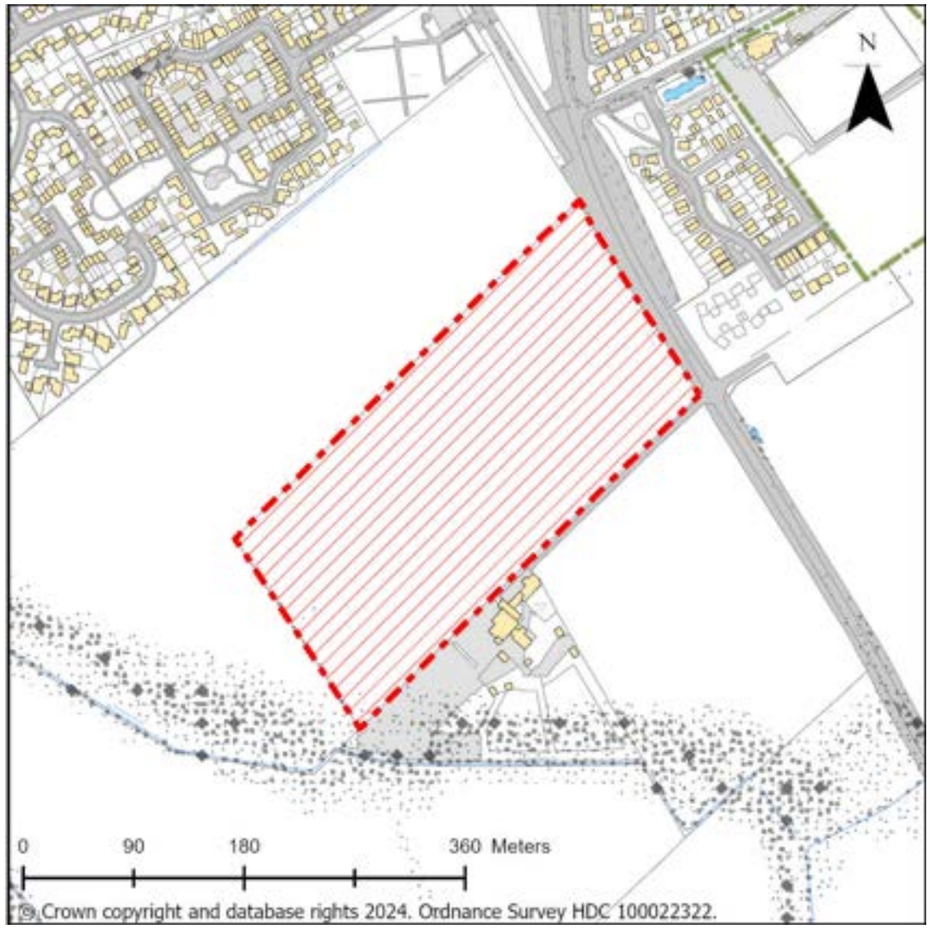
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Biodiversity net gain	5.12ha open spaces and drainage 2.2ha biodiversity net gain	

Core information

How was the site identified?	Call for sites 2023: site reference - CfS:285 and CfS: 369
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban expansion plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Call for Sites Reference Number:	**285**	**369**
Context, constraints and potential suitability The site is wholly in flood zone 1 and there is minimal risk of surface water flooding remaining at less than 2% even with the climate change allowance included. The site is entirely classified as grade 2 agricultural land. The south eastern site boundary is very open to the adjoining countryside and to the Bleakley Farm complex which includes residential and commercial properties. The south western and north western boundaries comprise mostly low level hedgerows which provide very limited screening. The north eastern boundary adjoining the A1198 comprises a line of deciduous trees which screen the site part of the year. Much of the site is surrounded by arable agricultural land (also put forward for development) with a small area of existing development at Bleakley Farm and Whitehill Gardens housing development east of the site across the A1198. Substantial planting would be needed to reduce the impact of any development from the south as the site is prominent from this direction due to the rising landform and from the north due to visibility from housing on the current southern edge of Godmanchester. The landscape impact of development of this site individually would be high due to its isolation from current development. Prior completion of development on the intervening land (Godmanchester 5) would be necessary to effectively integrate it into the town, hence the site is unsuitable for development on its own. Immediately to the south is a very small group of residential properties and a self-storage business which should not be incompatible with residential use as it is not accessible overnight. The proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10 are not contiguous with only Godmanchester 10 actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of the site. Sites Godmanchester 7 and 8 are both wholly dependent on development of intervening land outside the site promoter's control to deliver integration with the existing built up area. There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. Nor are there any nature conservation designations or tree preservation orders posing constraints. The land has a boundary to the highway on the A1198 but does not include the existing access access road to Bleakley Farm. So access arrangements would need to be clarified with Cambridgeshire County Council. The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	-	-
Availability The site is in single family control with an agent appointed. There are no known known legal restrictions affecting the site. The site is currently in agricultural use so there are no uses to be relocated. CfS:285 was submitted directly by the landowner and estimates availability from 2024 with a smaller number of homes than the submission made by the agent (CfS:369) which incorporated the land into a larger scheme with an availability date given of from 2029.	+	+
Achievability The site promoters indicate that electricity supply is available from the site boundary and highway access can be obtained. The availability of all other services is unknown. There are no significant topographical challenges to developing the site. There are no oil or gas	~	~

buffer zones or overhead power lines affecting the site. The site immediately adjoins the A1198. No major infrastructure would be required, and no demolition is necessary to facilitate development. There is some lack of clarity over the scale of development intentions between the two site submissions with the agent's proposal forming part of a larger scheme and the landowners' scheme being a freestanding proposal which does not integrate into the current built up area of Godmanchester. The site is put forward by an agent as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability of the proposed urban extension scheme would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5. Achievability of this site alone would depend on prior completion of Godmanchester 5.		
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. Thus, as a freestanding site it is not considered to be developable. However, allocation status as part of a larger scheme involving land outside the control of the site promoter could make the potential urban extension scheme developable.	-	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It is separated from the existing built up area of Godmanchester and so wholly dependent on intervening land for integration
- The necessary intervening land is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension
- It is greenfield grade 2 agricultural land
- It is within reasonable distance of local employment and retail facilities
- The potential urban extension as a whole would have capacity to integrate open and natural greenspace
- There are no recorded nature conservation or heritage assets in the area

In combination the outcomes of the LAA and SA indicate that the site:

- Is unsuitable for development on its own
- The necessary intervening land to integrate the site into Godmanchester is not in the site promoter's control and has integration challenges of its own
- The potential urban extension land comprises 4 parcels of land only two of which adjoin; to include this site within a cohesive development 5 of the parcels would be required collectively posing significant design and achievability challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 5, 9 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester

Site reference	Godmanchester 8
Site name	Land East of A1198 (East of Bleakley Farm), Godmanchester

Site address	Parish(es)	Site area (ha)
East of Bleakley Farm, East of A1198 London Road, Godmanchester	Godmanchester	5.37

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing Open space uses	The site promoter has only submitted a single set of capacity figures for a combined scheme of sites Godmanchester 7, 8, 9 and 10. 503 homes 26 plots 5.12ha green spaces 2.2ha biodiversity net gain	Available 2029-2034 Build out 3-4 years as a standalone development; 8-10 years as part of wider strategic residential led development

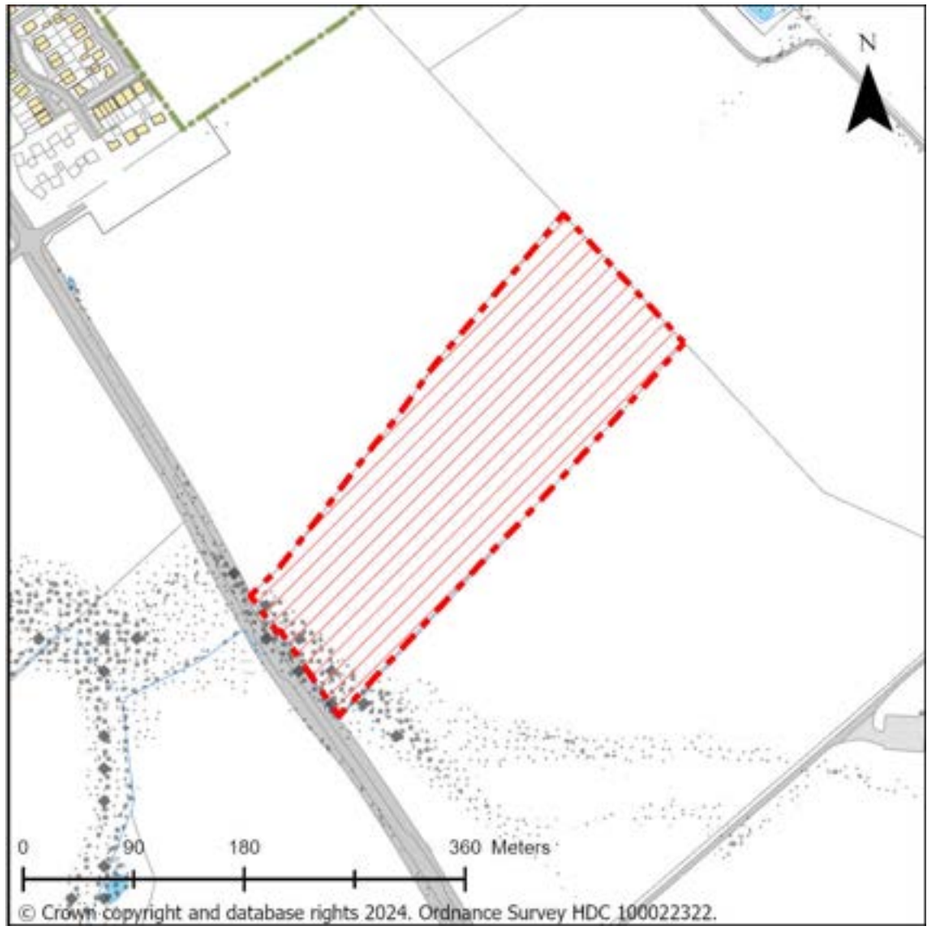
Core information

How was the site identified?	Call for sites 2023 submission: site reference CfS:370
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban extension plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 but has some surface water flood risk along the frontage with the A1198. The site is entirely classified as grade 2 agricultural land. The site slopes upwards from the A1198 towards the NE with the land forming part the Wood Green Ridge in combination with Godmanchester sites 3 and 4. There are no built structures within it.	-
While there are some trees on the western and northern boundaries the majority are open or comprise low hedgerows. The site comprises arable agricultural land and clearly relates to the open countryside as there are no buildings adjoining the site on any boundary with all adjoining land also being arable farmland. The site is clearly visible from the A1198 but there are no public footpaths in the vicinity. It is it comprises rising land to the south of Godmanchester and development would be partially visible from Whitehill Gardens and Godmanchester Rovers football ground. The landscape impact of development would be significant on the rural approach to Godmanchester. The site is separated from the existing built up area by Godmanchester 3 and would not be suitable for development in isolation. The proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10 are not contiguous with only Godmanchester 10 actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of the site. Sites Godmanchester 7 and 8 are both wholly dependent on development of intervening land outside the site promoter's control to deliver integration with the existing built up area There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. No nature conservation assets affect the site and there are no tree preservation orders. The site adjoins the public highway on the A1198 and access maybe achievable from here. The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	-
Availability The site is in individual control with the landowner supporting its development. There are no known legal restrictions affecting the site. It is put forward for allocation then sale and development by a third party giving an expected start date from 2029 onwards.	+
Achievability The site promoter advises that an electricity supply is available from the site boundary, as is access to the public highway. Accessibility to all other services is unknown. The presence of a small drainage ditch and associated flood risk on the highway frontage forms a minor challenge to development of the site. The site is put forward as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5.	~

Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 3.	
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all six parcels of land.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- Is greenfield grade 2 agricultural land located in flood zone.
- It is separated from the existing built up area of Godmanchester and so wholly dependent on intervening land for integration.
- The necessary intervening land is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension and development of just these two parcels of land would result in an unbalanced form of development extending south from the town along the eastern side of the A1198.
- Its location adjoining the adjoining open countryside would give rise to impacts on long distance views.
- Has poor accessibility to primary education, social and local retail facilities and employment.
- Also has poor public transport and active travel connectivity.
- Would not impact on nature conservation or known heritage designations.

In combination the outcomes of the LAA and SA indicate that the site:

- Is unsuitable for development on its own
- The necessary intervening land to integrate the site into Godmanchester is not in the site promoter's control
- The potential urban extension land comprises 4 parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening land necessitating 6 sites in total collectively posing significant design and achievability challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of additional sites to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester

Site reference	Godmanchester 9
Site name	Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester

Site address	Parish(es)	Site area (ha)
West of A1198 (London Road), Adjoining Bleakley Farm	Godmanchester	4.91

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing Open space uses	The site promoter has only submitted a single set of capacity figures for a combined scheme of sites Godmanchester 7, 8, 9 and 10. 503 homes 26 plots 5.12ha green spaces 2.2ha biodiversity net gain	Available 2029-2034 Build out 3-4 years as a standalone development; 8-10 years as part of wider strategic residential led development

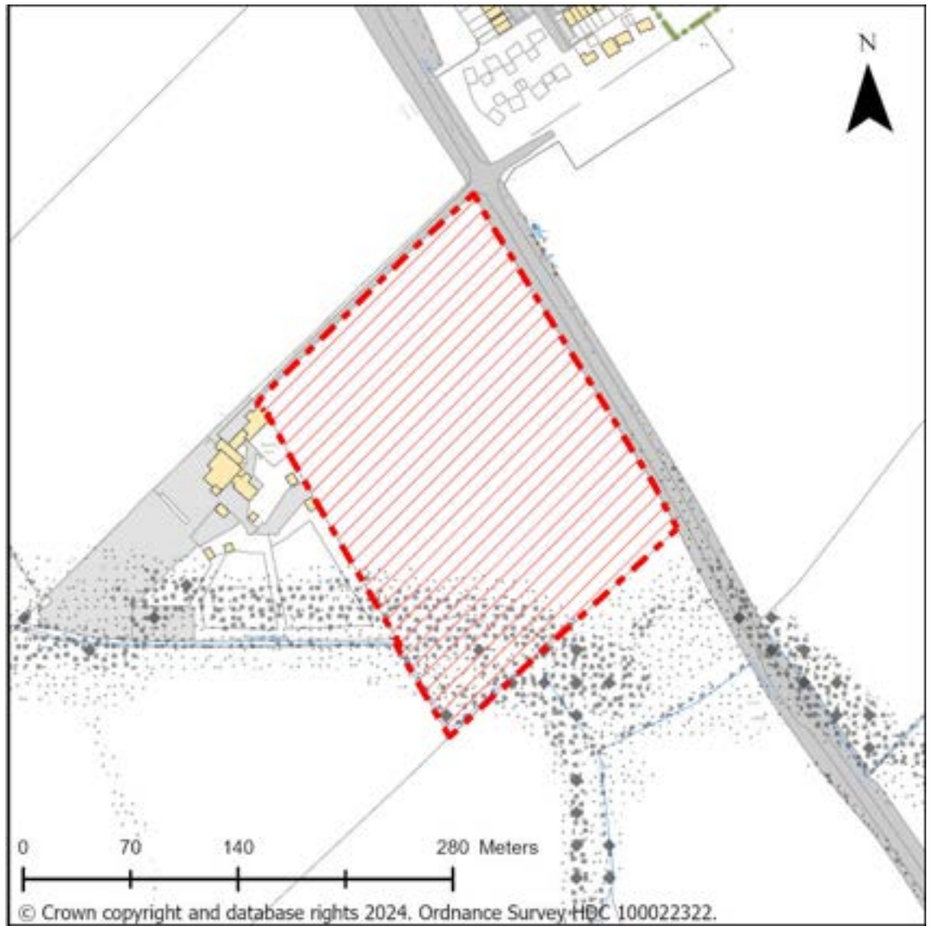
Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS: 371
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban extension plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 for fluvial flooding but around 11% of it is at risk of surface water flooding. The site is entirely classified as grade 2 agricultural land. The site is predominantly surrounded by countryside being situated some 350m south of the nearest part of the existing built up area of Godmanchester on the western side of the A1198,	-
although it is just under 100m from new development at Whitehill Gardens to the east of the A1198 but this is well screened by a long established mature tree belt so has no intervisibility. The western corner adjoins the Bleakley Farm complex which includes residential and commercial properties. The north eastern and south western boundaries comprise mostly low level hedgerows with occasional trees which provide limited screening including to the A1198 which adjoins the eastern side of the site. The north western and south eastern boundaries are very open leaving the site highly exposed to view, particularly from the south. Substantial planting would be needed to reduce the impact of any development from the south as the site is visible from the A1198 and along the north western edge to mitigate disturbance from vehicles accessing the self-storage units at Bleakley Farm. The landscape impact of development of this site individually would be high due to its isolation from current development. Prior completion of development on the intervening land (Godmanchester 5 and 7) would be necessary to effectively integrate it into the town, hence the site is unsuitable for development on its own. The site forms the southernmost element of a proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10. These are not contiguous with Godmanchester 10 being the only site actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of this. Sites Godmanchester 7 and 9 are both wholly dependent on development of the intervening land outside the site promoter's control (Godmanchester 3) to deliver integration with the existing built up area. There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. Nor are there any nature conservation designations or tree preservation orders posing constraints. The land has a boundary to the highway on the A1198 but does not include the existing access access road to Bleakley Farm. So access arrangements would need to be clarified with Cambridgeshire County Council. The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	
Availability The site is in individual control with the landowner supporting its development. There are no known legal restrictions affecting the site. It is put forward for allocation then sale and development by a third party giving an expected start date from 2029 onwards.	+
Achievability	~

The site promoter advises that an electricity supply is available from the site boundary, as is access to the public highway. Accessibility to all other services is unknown. The presence of Stoneyhill Brook and its associated flood risk presents some challenge to development of the southern part of the site. The site is put forward as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5. Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 5.	
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all six parcels of land.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It is separated from the existing built up area of Godmanchester and so wholly dependent on two parcels of intervening land for integration
- The necessary intervening land which adjoins Godmanchester is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension
- It is greenfield grade 2 agricultural land
- Development would have a significant detrimental impact on the local landscape character
- It is within reasonable distance of local employment and retail facilities
- The potential urban extension as a whole would have capacity to integrate open and natural greenspace
- There are no recorded nature conservation or heritage assets in the area

In combination the outcomes of the LAA and SA indicate that the site:

- Is unsuitable for development on its own
- The necessary intervening land to integrate the site into Godmanchester is not all in the site promoter's control and has integration challenges of its own
- The potential urban extension land comprises 4 parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening land necessitating 6 sites in total collectively posing significant design and achievability challenges
- The potential urban extension land comprises 4 parcels of land only two of which adjoin; to include this site within a cohesive development 5 of the parcels would be required collectively posing significant design and achievability challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 5, 7 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 10: Land East of Silver Street, Godmanchester

Site reference	Godmanchester 10
Site name	Land East of Silver Street, Godmanchester

Site address	Parish(es)	Site area (ha)
East of Silver Street, Godmanchester	Godmanchester	5.12

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Public open space: Natural, green and open space Flooding safeguarding	5.12 ha (Included as part of larger urban extension supporting Godmanchester 7, 8 and 9 for combined scheme of 503 homes 26 plots 5.12ha green spaces 2.2ha biodiversity net gain)	Available 2029- 2034 Delivery across 3 -4 years as a standalone site; 8 -10 years as part of wider strategic residential led development

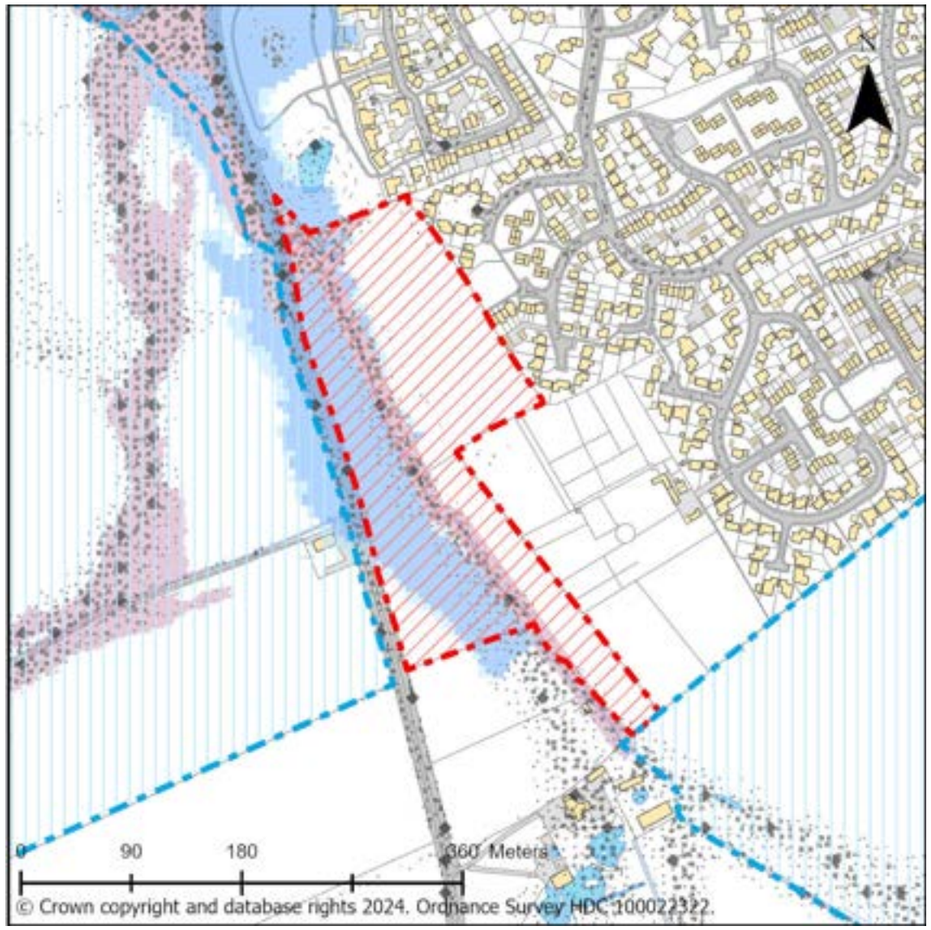
Core information

How was the site identified?	Call for Sites submission: site reference - CfS:372
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban extension plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	14.5% of the site is within flood zone 3b (0.74ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homesP	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site lies on the south western edge of Godmanchester with Stoneyhill Brook runing through its length; and some 42% of the site lies witihn flood zone 3 of which 14.5% is classified as 3b functional floodplain. Around 25% is at high or medium risk of surface water flooding. The land is wholly classified as agricultural grade 3 and is greenfield pastureland with a small cluster of derelict brick agricultural sheds in the north western corner. The land rises very gently towards the south with the drop into the Stoneyhill Brook channel just east of the central field boundary forming the primary feature of the site. A hedgerow with intermittent trees runs most of the length of the Brook fading out towards the southern end. The northern part of the site comprises two fields situated between Silver Street and homes on Cob Place and Fishers Way. The Silver Street boundary comprises consistent hedgerow with occasional trees. The northern boundary adjoins open space and a balancing pond and is separated by substantial trees. The eastern boundary comprises a mixture of garden fences and hedgerow. The southern field is adjoined by paddocks on both sides with trees and hedgerows providing some screening from the wider landscape. The site relates well to the wider landscape of Stoneyhill Brook as a tributary to the Rover Great Ouse to the north. The site is intermittently visible from Silver Street which serves as part of the Pathfinder long distance walk. Whilst visible in places the proposed use as open space and biodiversity net gain is unlikely to detrimentally impact on views from the surrounding uses. There is no known contamination on site and no oil or gas pipelines running through the site. There are no heritage designations on site and it is remote from the conservation area. There are no nature sonservation assets within the site; the southern tip is close to an independent Waterfowl Sanctuary. There are three protected trees in the northern tip of the site close to the more recently established public open space. A gate separates the northern end of the site from Silver Street near the derelict buildings with a narrow grass strip having served as an access point. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single company who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire an allocation then sell it to a third party for development giving an expected start date from 2029 onwards.	~
Achievability The site promoter has advised that the public highway is accessible from the site boundary as is an electricity supply. Availability of all other services is unknown. There are no topographic challenges inhibiting the proposed uses. The current field access is very close to one of the protected trees and may be unsuitable for more intensive use. The proposed open space, biodiversity net gain and nature reserve uses could be supported on the site in isolation from the larger urban extension of which the site forms the northernmost of the	~

4 parcels of land. However, no clear indication has been provided of the landowner/ site promoter's intentions to bring this forward as a freestanding site rather than as a supporting element of the larger proposal so its achievability is uncertain.	
Deliverability / developability Whilst the site is sensitively located in the local landscape making it unsuitable for any form of built development the proposed open spaces uses may be appropriate in this context and the site is classified as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It has good potential for the proposed open space and biodiversity net gain use
- It offers some opportunities for consolidation with the open space created west of Comden Drive and along Silver Street and for provision of habitat linkages between open countryside and Portholme.
- It could reinforce the rural character of Silver Street and Stoneyhill Brook

In combination the outcomes of the LAA and SA indicate that the site:

- Could be appropriate for use for open space and biodiversity net gain but that built development would be inappropriate due to the impact on the character of the local area.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
5.12ha gross area	Open space and biodiversity net gain	Site area wholly suitable for proposed use but not in conjunction with the wider urban extension involving additional sites. Delivery as a freestanding scheme may not be achievable but could be from 2024.

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 5, 7 and 9 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 11: Land to the South of the A1307, Godmanchester

Site reference	Godmanchester 11
Site name	Land to the South of the A1307, Godmanchester

Site address	Parish(es)	Site area (ha)
Land to the South of the A1307, Godmanchester	Godmanchester, Hemingford Abbots	11.1

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing Commercial: Employment Logistics/ distribution Open space: Biodiversity net gain Flooding safeguarding	275 homes 50,000 sqm of employment or logistics/ distribution 1 ha for biodiversity net gain 1 ha for surface water flooding safeguarding	Available 2024 - 2028 Build out across 5 - 10 years Site promoter anticipates the land could be brought forward in conjunction with adjoining land to the west (Godmanchester 4)

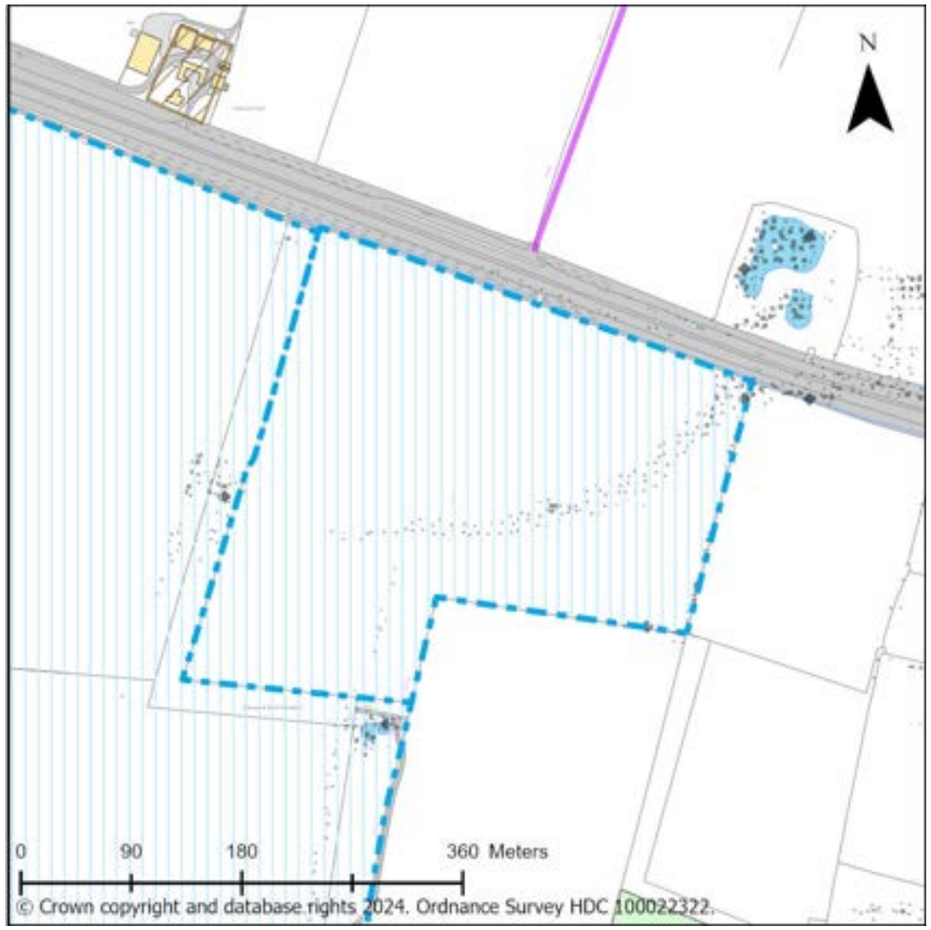
Core information

How was the site identified?	Call for Sites submission: site reference - CfS:325
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and has minimal surface water flood risk. A band of low risk curves through the site with a very small amount of land at medium and high risk of surface water flooding. It comprises grade 3 agricultural land in arable use. The land rises steadily from the north eastern corner to the south west away from the A1307 with the clear view over the rising land from the A1307 largely contained by Emmanuel Knoll Plantation. There are no built structures within the site. The eastern and south eastern boundaries comprise low hedgerows with the trees of Emmanuel Knoll Plantation forming the south western and western boundaries. The northern boundary fronting on to the A1307 includes a shallow ditch and low scrub and bushes. There is only minimal visibility from any rights of way or other routes. Other than on the northern edge the site is surrounded by arable farmland. Development would have a significant impact on the appearance of the site from the main public vantage point of the A1307 from which views currently continue over the adjoinig rising countryside other than where the plantation separates the site from the land to the west. Development of the site alone would be unsuitable given its isolated context; however, the site promoter's proposal is for the land to be integrated with that to the west for a comprehensive scheme. The long established Emmanuel Knoll Plantation currently forms a significant barrier to achieving this. This is a broadleaved woodland identified by the Wildlife Trust BCN as a potential ancient woodland. No oil or gas pipelines or buffer zones are indicated as affecting the site although a gas pipeline is acknowledged as being present on the adjoining site with a buffer zone continuing along the section of Emmanuel Knoll Plantation that forms the south western boundary of this land so this will require further investigation. No heritage assets or nature conservation designations affect the site and there are no tree preservation orders within it. Highway access will need to be further investigated with Cambridgeshire County Council. The site currently has two field access points onto the westbound carriageway of the A1307 and would be dependent upon collaboration with a larger scheme to the west to achieve access for development. The site contains no previously developed land and so would not contribute to regeneration. The site is outside of any mineral safeguarding area and is also outside the buffer zone from any water recycling centre.	-
Availability The site is in family ownership with the landowners supporting the proposed development. There are no known legal retrictions affecting the site. The current use would cease if the site were to be developed so no relocation is required. The site promoter envisages that the land could be brought forward as part of a wider urban expansion scheme being promoted on land to the west of the site but the delivery method is currently unknown.	~
Achievability The land bounds the A1307 to the north with two existing field accesses although these would require substantial upgrading with acccess arrangements likely to require a new roundabout onto the A1307 as part of the wider proposed urban extension scheme which may or may not fall within the area of this site. An electricity supply is known to be available from the site boundary but accessibility to water, gas and digitial and telecommunications	-

infrastructure are all unknown. No oil or gas pipelines or buffer zones are indicated as affecting the site although a gas pipeline is acknowledged as being present on the adjoining site with a buffer zone continuing along the section of Emmanuel Knoll Plantation that forms the south western boundary of this land. Major infrastructure provision is likely to be required as part of the wider scheme to facilitate access and support the scal eof development. The development intentions for the land as an individual site are limited beyond the suggested scale of development as the site promoter envisages the land being brought forward in conjunction with the larger site to the west rather than independently. However, this would neccesitate removal of part of Emmanuel Knoll Plantation to faciltate any physical or visual connection.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints to developing the site as it cannot be integrated into the wider site to the west upon which its development depends. The site is therefore categorised as not developable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site cannot be integrated into the wider scheme upon which its delivery would depend without causing substantial landscape and biodiversity harm through removal of significant sections of Emmanuel Knoll Plantation.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Godmanchester 12: Land South of West Street, Godmanchester

Site reference	Godmanchester 12
Site name	Land South of West Street, Godmanchester

Site address	Parish(es)	Site area (ha)
Land South of West Street, Godmanchester	Godmanchester	2.25

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing Open space uses: • Natural, green or open spaces	10 - 20 market and/or affordable houses 1 - 5 self and custom build plots 0.5ha o f open space	Available 2024-2028 Build out over 12 to 18 months

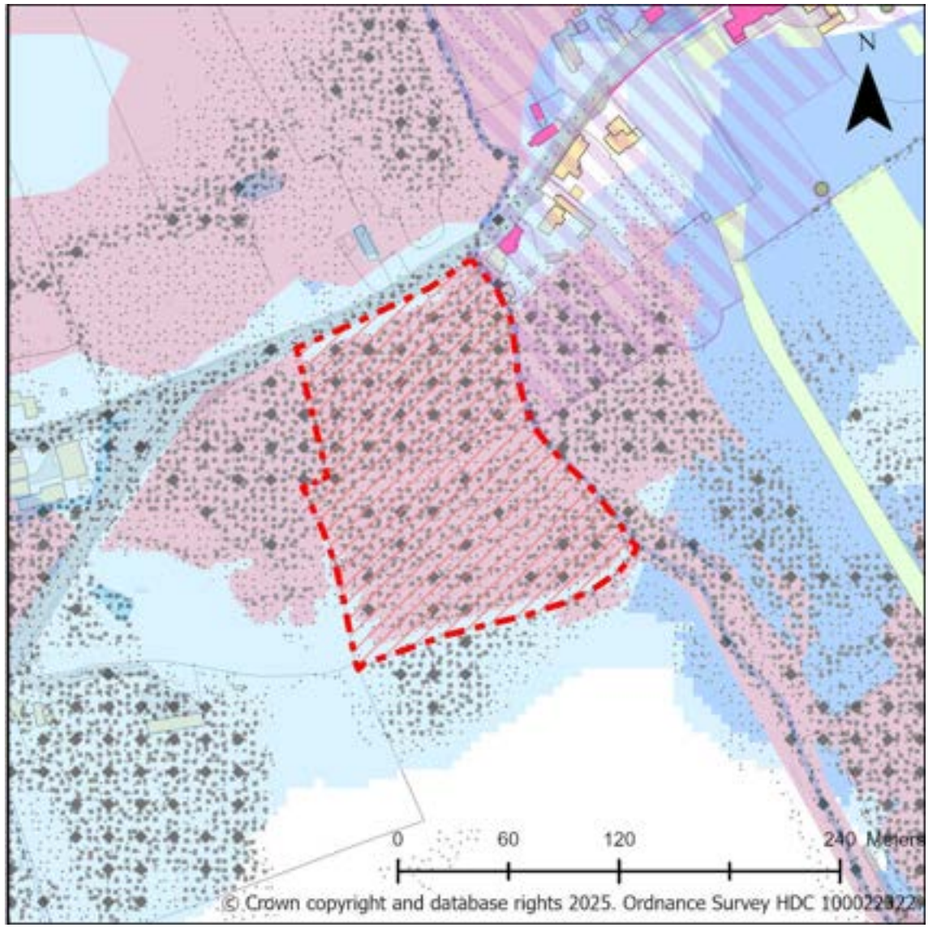
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24136
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost all of the site is within flood zone 3b.	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 as the majority of the site is within flood zone 3b. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as it almost wholly within flood zone 3b.	N/A	N/A

Updates after the Initial Assessment

Godmanchester 13: Land off Bluegate, Godmanchester

Site reference	Godmanchester 13
Site name	Land off Bluegate, Godmanchester

Site address	Parish(es)	Site area (ha)
Land off Bluegate, Godmanchester	Godmanchester	3.33

Promoter's Intentions

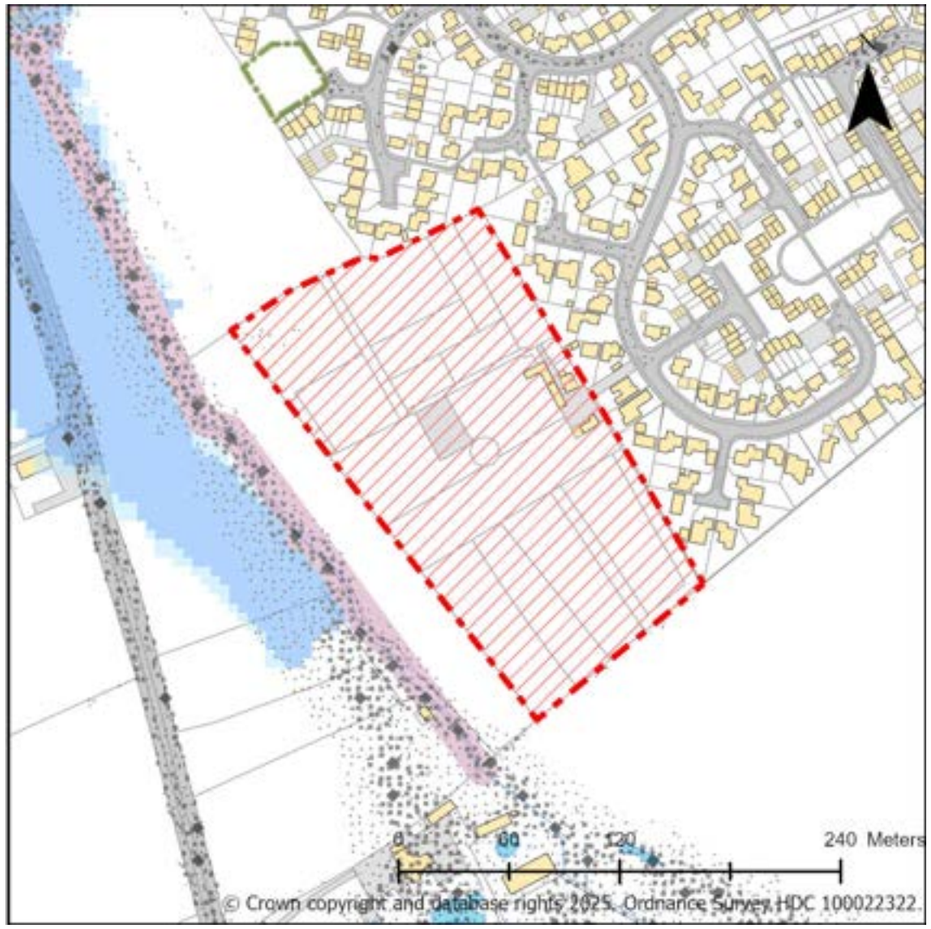
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self build housing Open space uses: • Natural, green or open spaces	50 - 80 market and/or affordable homes 5 - 10 self and custom build plots (combined total of between 55 and 90 homes on the site) 0.5ha of open space	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24180
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Equestrian yard and stables
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with some minimal risk from surface water flooding in the north western corner of the site. It is wholly classified as being grade 3 agricultural land. The site is broadly level but does gently slope down towards its southern and eastern edges by several metres. It is largely undeveloped with a cluster of buildings located around its access located centrally along the site's north eastern boundary. Trees and vegetation mark out the site's boundaries and partially enclose it from the wider landscape. Although longer distance views can be had from Silver Street and the Pathfinder long distance footpath although many of these are partially screened by hedgerows and trees restricting the landscape impact from the west. To the north and east of the site is residential development and to the south and west is open countryside with Stoneyhill Brook running adjacent to the site. The site adjoins other promoted sites (Godmanchester 10 to the west and Godmanchester 5 to the south). There is no known contamination or pollution on the site and no oil or gas pipelines impact the site. There are no nature conservation or heritage designations on the site. There is an existing access into to the site from Bluegate. It will require further scoping whether this access is appropriate to accommodate the scale of development proposed. The site is largely greenfield land and while in equestrian use is largely undeveloped so its development will not contribute to the reuse or regeneration of previously developed land. The north western half of the site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to secure a planning permission for the site and then sell it to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and could take between 18 months and two years to complete.	+
Achievability The site promoter has identified that mains water supply and electricity supply are available within the site whereas gas supply, public highway and digital and telecommunications infrastructure are accessible from the site's boundary. There are few constraints to overcome, however access will need further scoping and further work will be required on developing a successful masterplan for the site integrating into the adjoining residential development. Landscaping will also be a key element to the masterplan taking into account is edge of settlement location near to Stoneyhill Brook, the site promoter has identified that the 0.5ha of natural open space being promoted could potentially be located on the western side of the site towards Silver Street which would provide a transition between built development and the countryside. Further scoping could be undertaken to determine any potential links that could be made with other promoted sites if these were brought forward.	+
Deliverability / developability	~

There are some structures on site to clear. It is intended to secure a planning permission for the site and then sell it to a third party for development. The scale of the site is beyond that likely to be supported by the current Local Plan rural exceptions policy and the Godmanchester Neighbourhood Plan policy GMC13, so allocation status would be necessary to support it. Therefore, the site is categorised as developable.	

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 in bringing forward this site:

- It is a mix of previously developed and greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with some minimal surface water flood risk
- No impact on designated nature conservation or heritage assets
- Opportunities for integration with adjoining residential areas to aid connectivity to the established community
- Good accessibility to primary education, social, sporting, local retail facilities and employment
- Reasonable public transport connectivity
- Site promoter identifies at least 0.5ha for natural open space and opportunities for market, affordable and self and custom build plots

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential for development but this would require careful masterplanning to maximise opportunities for integration into the existing community and limit impact on the wider landscape to the west
- Would need to mitigate the impact of development on Stoneyhill Brook and the adjoining countryside

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.33ha 70% net developable area to allow sufficient sustainable drainage and landscaping.	Residential - market and/or affordable houses Low density of 35 dph anticipated due to the edge of town location.	Available post 2028, subject to allocation status Build out over 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
3.33 ha x standard proportion of 70% = **2.33 ha**	0.5 ha for natural and open space as identified by the site promoter leaves 2.33 - 0.5 ha = 1.83 ha Capacity = 1.83 ha x 35 dph = **64 homes**.	

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted further documentation in support of their site.

Godmanchester 14: Land East of Cow Lane, Godmanchester

Site reference	Godmanchester 14
Site name	Land East of Cow Lane, Godmanchester

Site address	Parish(es)	Site area (ha)
Land at Cow Lane, Godmanchester	Godmanchester	1.75

Promoter's Intentions

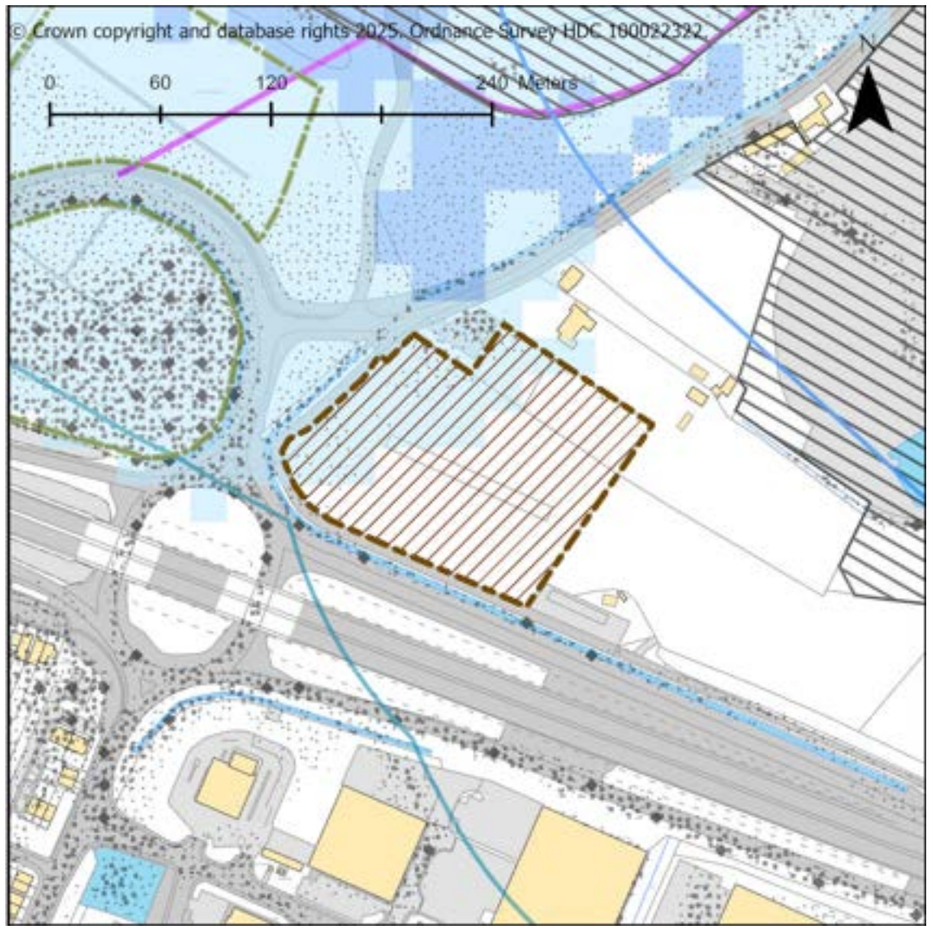
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment	TBC - unknown at this stage	Available 2024 - 2028 Build out over 1 year

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24265
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting Statement (December 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but about a third of the site is within flood zone 2	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is within 100m of Brickyard Farm Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA or on the amenity impact of locating development in such close proximity to it.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within 100m of Brickyard Farm Landfill Waste Management Area (WMA) and within the consultation area for the WMA.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of development on the MWA or on the amenity impact of locating development in such close proximity to it.

Godmanchester 15: Land off Berry Lane, Godmanchester

Site reference	Godmanchester 15
Site name	Land off Berry Lane, Godmanchester

Site address	Parish(es)	Site area (ha)
Land off Berry Lane, Godmanchester	Godmanchester	0.41

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing	5 - 10 market and/or affordable homes and/or 1 - 5 self and custom build plots	Available 2024 - 2028 Build out over 12 to 18 months

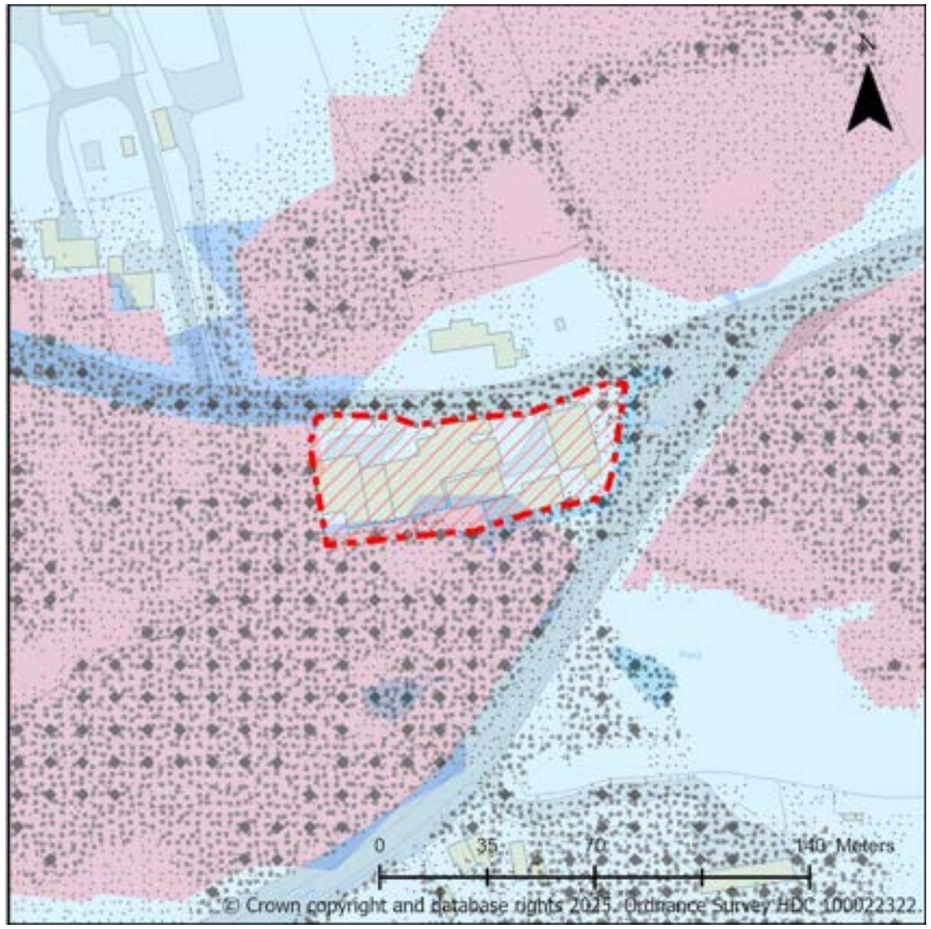
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24293
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Commercial and agricultural use
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Some of the site's southern and western edge is within flood zone 3b but this is less than 50% of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is mostly located within flood zone 2 with some of its southern and western edge within flood zones 3a and 3b. The site promoter has put the site forward for a residential development which is classed as being more vulnerable in the NPPF. It is wholly classified as being grade 3 agricultural land. The site is broadly level with hedgrows and trees running along all of its boundaries enclosing the site from the wider landscape, it is most open on its northern edge where access points punctuate vegetation. It is located west of the main built form of Godmanchester. To the north of the site are several large residential properties, to the south, west and east is open countryside.	-
There is no known contamination on site but this may require further investigation as the site consists of large agricultural/ commercial buildings and hardstanding. There are no oil or gas pipelines running through the site. Telegraph poles run through the site. There are no nature conservation designations on site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site could have some landscape impact due to its location set within agricultural land between two settlements. There are no heritage designations on site or within its immediate vicinity. The site has an existing access from Berry Lane which is a narrow road. Engagement would be required to determine if the road can accommodate the proposed development safely particularly as one of the access points is about 60m from the junction with the B1043 and West Street. There are numerous large structures on site meaning its development will contribute to the reuse of previously used land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. Its north eastern corner is within 400m from a water recycling site, engagement with the County Council will be required but development could be placed away form the area within the buffer zone. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
Availability The site is controlled by a single individual who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. It is not known how the site will be delivered. The site promoter suggests the land will be available between 2024 and 2028 and could take up to 18 months to build out.	+
Achievability The site promoter states that all access and services are accessible from the site boundary apart form gas supply which is unknown. There are buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 2 and some of it being within 3a and 3b. It is also constrained by its access as even though there is an existing point of access from Berry Lane but this is a very narrow lane near to a junction with the B1043.	-
Deliverability / developability There are several existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. It is not yet known how the site will be	-

delivered. They state that the site will be available between 2024 and 2028, but considering the significant flooding issues on the site and the access constraints, the site is not considered to be deliverable or developable at this time.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to the site being wholly located within flood zone 2 and some of its within flood zone 3a and 3b and the proposed residential uses being classed as a more vulnerable use. The site's access is also another key constraint making the site unsuitable.

Impact of the Sustainability Appraisal on the assessment

Not applicable as the site does not progress to the Sustainability Appraisal stage.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

Updates after the Initial Assessment

The SFRA mapping update shows that flood risk on the site has increased flood risk to high which is present on the majority of the site to flood zone 3b.

Godmanchester 16: Land West of A1198 (West of Bleakley Farm), Godmanchester

Site reference	Godmanchester 16
Site name	Land West of A1198 (West of Bleakley Farm), Godmanchester

Site address	Parish(es)	Site area (ha)
Land West of A1198 (West of Bleakley Farm), Godmanchester	Godmanchester	14.82

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	355 homes (including 142 affordable homes)	Available 2024 - 2028 Build out over 5 to 10 years (as part of a wider allocation)

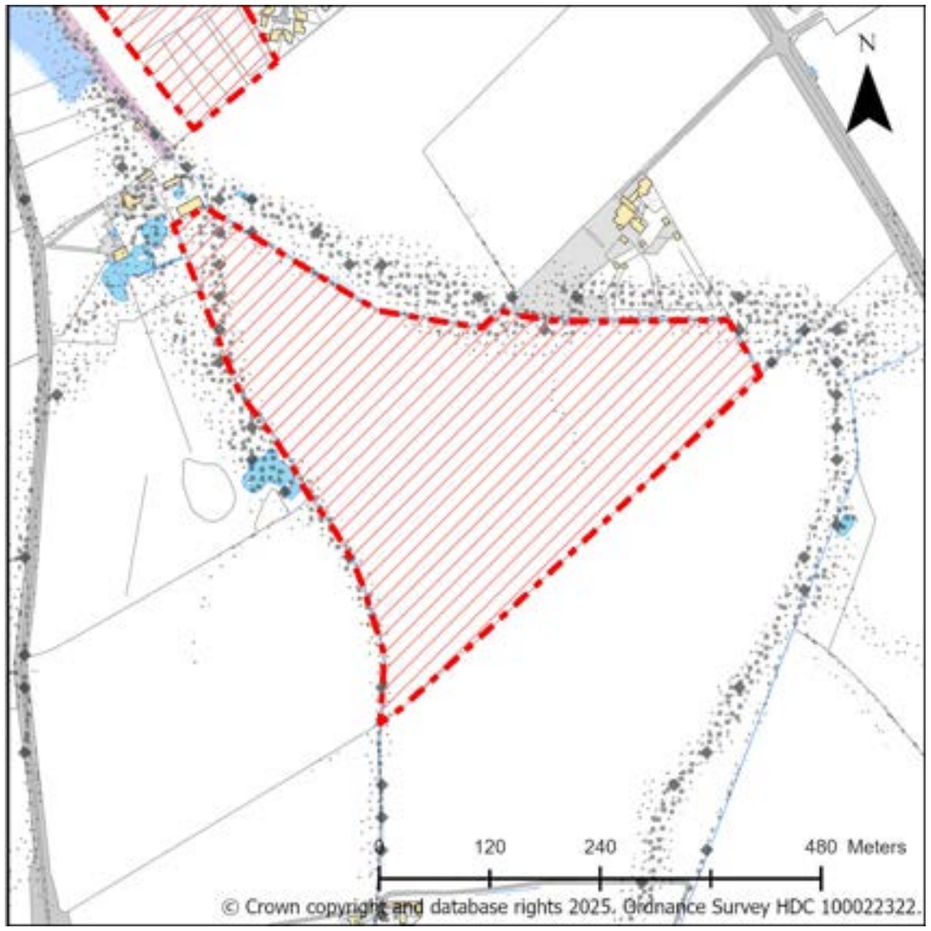
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24294
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-

The site is triangular in shape. It is wholly within flood zone 1, there is some risk of surface water flooding along the sites' edges arising from its proximity to Stoneyhill Brook. The site is wholly classified as being grade 2 agricultural land. The land gently inclines southwards. Stoneyhill Brook runs along its northern edge with established trees and vegetation providing a rural edge to the site. The western edge of the site also benefits from established vegetation enclosing the site on that side. It is most open to the south and south east where there are longer range views across the landscape. To the north of the site is Bleakley Farm and self storage site, to the west is Clyde Farm and wildlife sanctuary. The site forms the southernmost element of a potential urban extension comprising of four other parcels of land of Godmanchester 7, 8, 9 and 10. These are not contiguous with Godmanchester 10 being the only site actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of this. Sites Godmanchester 7 and 9 are both wholly dependent on development of the intervening land outside the site promoter's control (Godmanchester 3) to deliver integration with the existing built up area. This site adjoins other submitted sites Godmanchester 5 and Godmanchester 9, however only the latter forms part of the potential wider urban extension within the control of the site promoter. There is no known contamination or pollution on the site and no oil or gas pipelines impact the site. There are no nature conservation or heritage designations on the site. There is currently no existing access into the site, access could only be achieved as part of a wider strategic scheme (potentially through Godmanchester 9 which is within the collection of other parcels that cold form a wider allocation). It will require further scoping whether this access is appropriate to accommodate the scale of development proposed. The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	
Availability The site is in single ownership and controlled by a Trust. Development is supported by all land owners. There are no known legal restrictions impacting the site. The site promoter has identified that it is intended to secure an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They state it will be available between 2024 and 2028. Several other adjoining and nearby parcels of land have also been submitted which the site promoter identify could form part of a wider allocation (see Godmanchester 7, 8, 9 and 10). The site promoter has identified that a landowner collaboration agreement with the adjoining landowners will be required. As part of a wider allocation, this site would take between 5 and 10 years to build out.	~
Achievability	~
The site promoter has identified that all access and services are not immediately accessible to the site. The presence of Stoneyhill Brook and its associated flood risk presents some challenge to development of the northern part of the site as well as integration. The site is put forward as one element of an urban extension comprising four other parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5. Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 5 and the provision of access either through it or Godmanchester 9.	
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all parcels of land. Also landowners agreements will be required to ensure collaboration to deliver a wider development. As such the site is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- Is greenfield classified as being grade 2 agricultural land
- Is not constrained by flood risk
- It is separated from the existing built up area of Godmanchester and so wholly dependent on two parcels of intervening land for integration. The necessary intervening land which adjoins Godmanchester is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension
- Development would have a significant detrimental impact on the local landscape character
- It is within reasonable distance of local employment and retail facilities

- The potential urban extension as a whole would have capacity to integrate open and natural greenspace
- Would not impact nature conservation or heritage assets in the area
- Could provide a range of housing types, sizes and tenures

In combination the outcomes of the LAA and SA indicate that the site:

- Is unsuitable for development on its own. The necessary intervening land to integrate the site into Godmanchester is not all in the site promoter's control and has integration challenges of its own. The potential urban extension land comprises four other parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening land necessitating six sites in total collectively posing significant design and achievability challenges.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

Godmanchester 17: Former Motorway Compound Site, North of A1198 roundabout

Site reference	Godmanchester 17
Site name	Former Motorway Compound Site, North of A1198 roundabout

Site address	Parish(es)	Site area (ha)
Former Motorway Compound Site, North of A1198 roundabout	Godmanchester	5.24

Promoter's Intentions

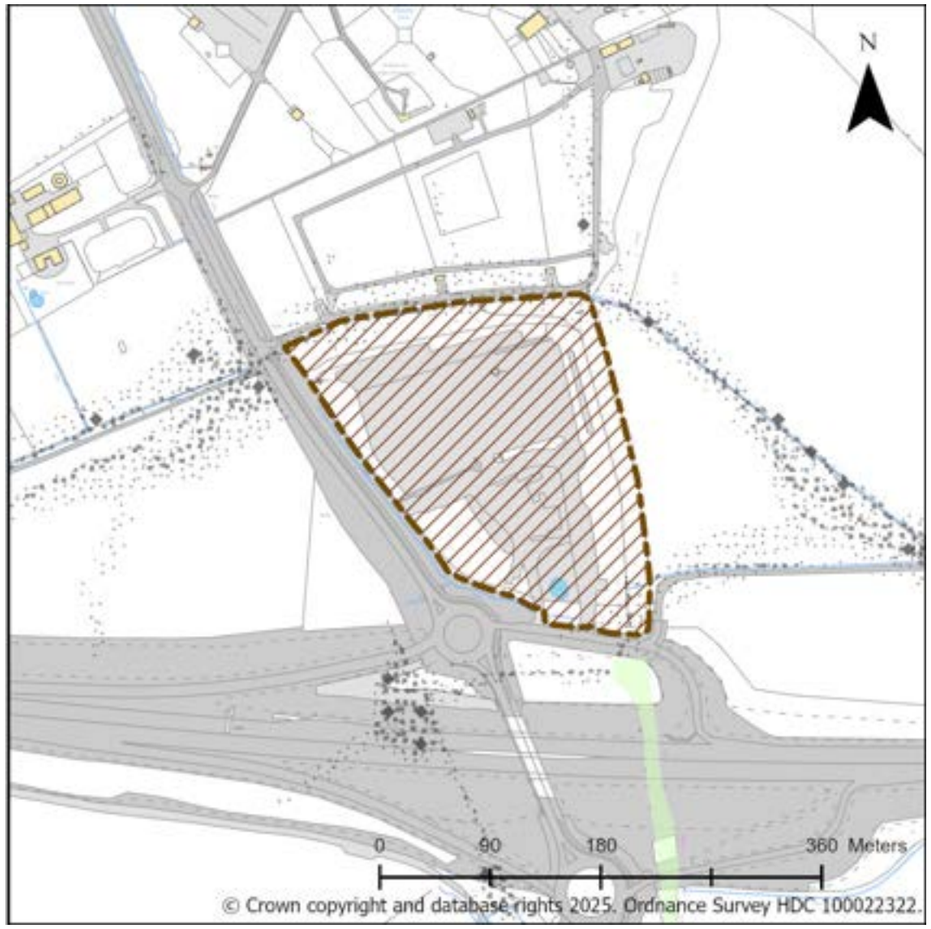
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment	14,461 sqm	Available 2024 - 2028 Build out over 12 to 18 months

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24295
Relevant planning history	• Development Consent Order for the A14 Cambridge to Huntingdon improvement scheme involves the improvement and upgrading of a 23-mile length of strategic highway between Cambridge and Huntingdon, the widening of a 2-mile stretch of the A1 between Alconbury and Brampton, and the modification and improvement of the associated local-road network within this corridor. Granted in May 2016.
Land type	Largely covered in hardstanding
Current use of the site	Former motorway compound depot
Supporting information	• Supporting Statement (January 2025)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, there is some surface water flood risk along the northern and eastern edges of the site. It is wholly classified as being grade 2 agricultural land. The site was previously used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works. Therefore it will be as assessed in the view that it is technically greenfield land but with temporary structures and hardstanding in place. The site is broadly level and is well contained with a strong tree belt along the northern and eastern boundaries. An existing earth bund is sited adjacent to the western boundary of the site. To the north is the Woodgreen Pets Animal Centre, to the	~
east is open countryside currently but this land has been promoted under Hemingford Abbots 3 for a large scale mixed use new community. To the west and south is the road network with the A1198 and A14. The site promoter has stated that there is scope to consider this land parcel both in isolation and as part of a more holistic development within this area considering that there are other sites being promoted near to the site. There is no known contamination or pollution on the site but this may require further investigation considering the site previously being used as a motorway construction deport. No oil or gas pipelines impact the site. There are no nature conservation or heritage designations on the site. There is currently no existing access into the site, access could only be achieved as part of a wider strategic scheme (potentially through Godmanchester 9 which is within the collection of other parcels that cold form a wider allocation). The site promoter identifies that it is accessed directly from a roundabout of the A1198 and that there is scope to provide an additional arm onto the roundabout directly into the employment park. This would require further scoping as it would require land not within the site boundary. Its impact on the highways network of a potential business park in this location will also require further scoping. The site is technically classified as being greenfield land but there are existing hardstanding on site to clear. It is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	
Availability The site is in dual ownership, both owners support the development of the site. The site promoter has identified that there are no known legal restrictions impacting the site, however the requirements of the A14 DCO may impose some restrictions/ clauses that may need to be addressed before development can occur. It is intended to acquire planning permission and sell to a third party for development. The site will be available between 2024 and 2028 and take between 12 and 18 months to build out.	~
Achievability The site promoter has stated that all access and services are available within the site, a part from gas supply which is unknown. There is hardstanding on site to clear and potentially some land remediation and decontamination to do on the site. There are few topographical challenges to overcome, some sustainable drainage will be required and additional landscaping. A key constraint is access from the A14/A1198 roundabout over land outside of the site's boundary and the impact on the strategic road network of a business park in this location. There may be opportunities to integrate the site into wider proposals at Hemingford Abbots 3 however there is an existing belt of vegetation which provides a clear landscape buffer between the two sites.	~
Deliverability / developability	~

There is hardstanding on site to clear and potentially some land remediation and decontamination to do on the site which may delay development. The site is located in the countryside so its development would require an allocation status. It is therefore categorised as being developable.

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:

- Consists of land previously used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works
- Is within flood zone 1 but there is surface water flood risk
- Is remote from services, primary education and facilities and public transport options
- Could provide some space for employment development with good connections to the strategic road network
- Remote from natural green space
- Detached from a main settlement so development would be located within the countryside
- Bounded by the strategic road network so there is the increased risk of enhanced levels of air, light and noise pollution
- While there is a footpath that runs along the site, this is not continuous along the A1198 providing limitations to accessibility

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered potentially appropriate for built development as it would reuse land that has been previously used and is now vacant providing regeneration opportunities.
- Must explore and provide sustainable transport connectivity enhancements.
- Landscaping will be required to mitigate local landscape impact and depending on the commercial uses proposed may require additional mitigation to ensure compatibility with the nearby Woodgreen Animal Shelter.
- It may have greater opportunity for development if it the adjoining land promoted under Hemingford Abbots 3 came forward as this site could be integrated within that development, however there is an existing belt of vegetation which provides a clear landscape buffer between the two sites.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 5.24 ha For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping. However, considering the countryside location and nearby Wood Green shelter, some additional landscaping may be required, as such a 80% net developable area will be applied for this site: 5.24 ha x standard proportion of 80% = **4.192 ha**	Commercial - employment It is proposed that the site could provide a new research business park, considering this a 0.4 plot ratio has been used to calculate a capacity for the site: 0.40 plot ratio x 4.192 ha = 1.68 ha of land for industrial employment uses equating to **16,768 sqm.**	Available post 2028 subject to allocation Build out over 2 years

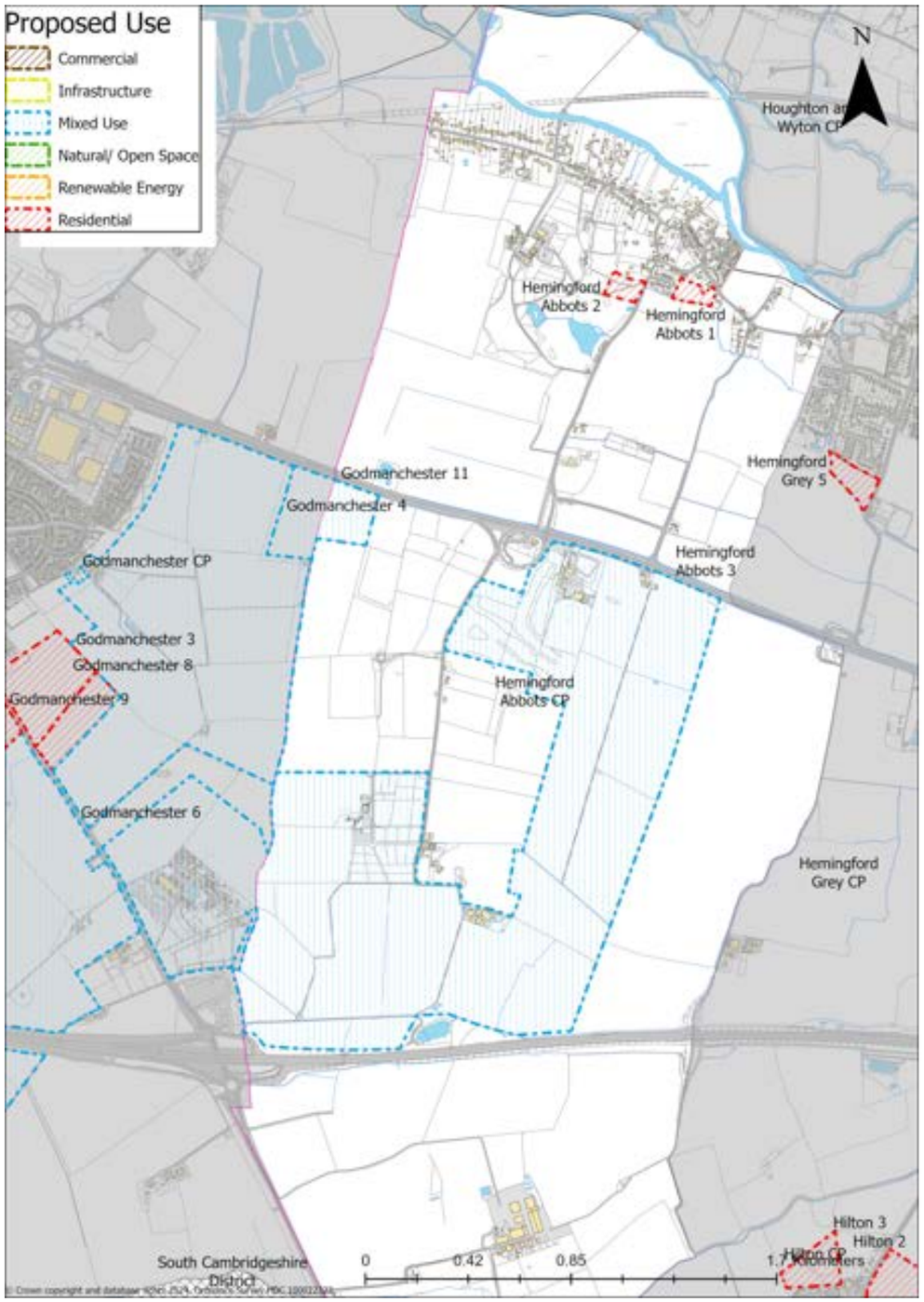
Updates after the Initial Assessment

In response to the Spring 2025 consultation on additional sites, the site promoter submitted further evidence in support of their proposal including further detail on its land status. This has been taken into account and the site has been assessed with the view of its potential to reuse vacant land and therefore supporting regeneration. Following this, the assessment and sustainability appraisal have been updated with the site being considered potentially suitable for development and a capacity calculation undertaken.

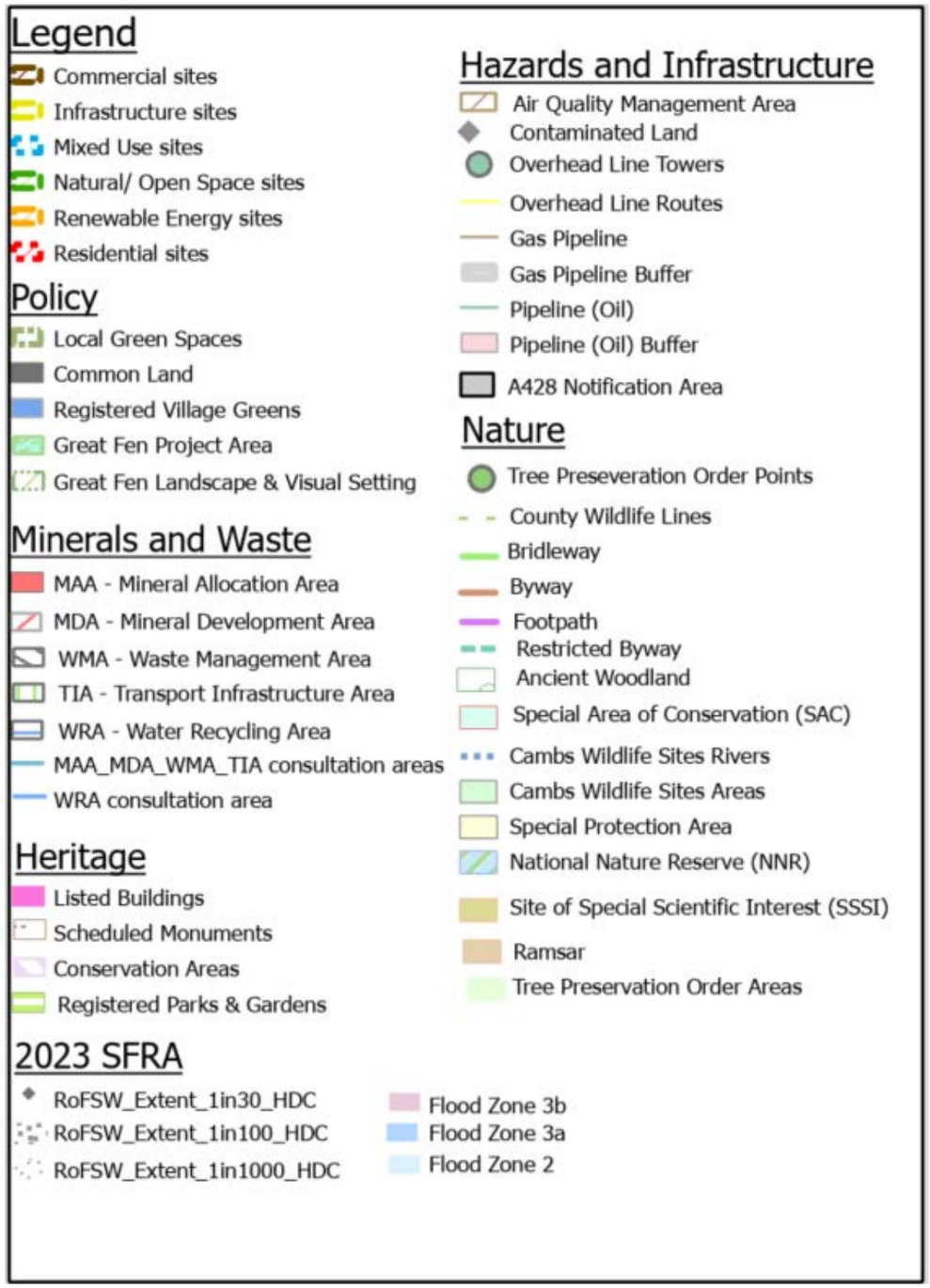
Hemingford Abbots

7.9 A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots
- Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots
- Hemingford Abbots 3:The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198) - this site also partially falls within Godmanchester parish.



7.10 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots

Site reference	Hemingford Abbots 1
Site name	Royal Oak Gardens

Site address	Parish(es)	Site area (ha)
Royal Oak Corner High Street Hemingford Abbots Huntingdon PE28 9AE	Hemingford Abbots	1.17

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	8 homes / 8 plots	Available 2024 - 2028 Build out over 2 years

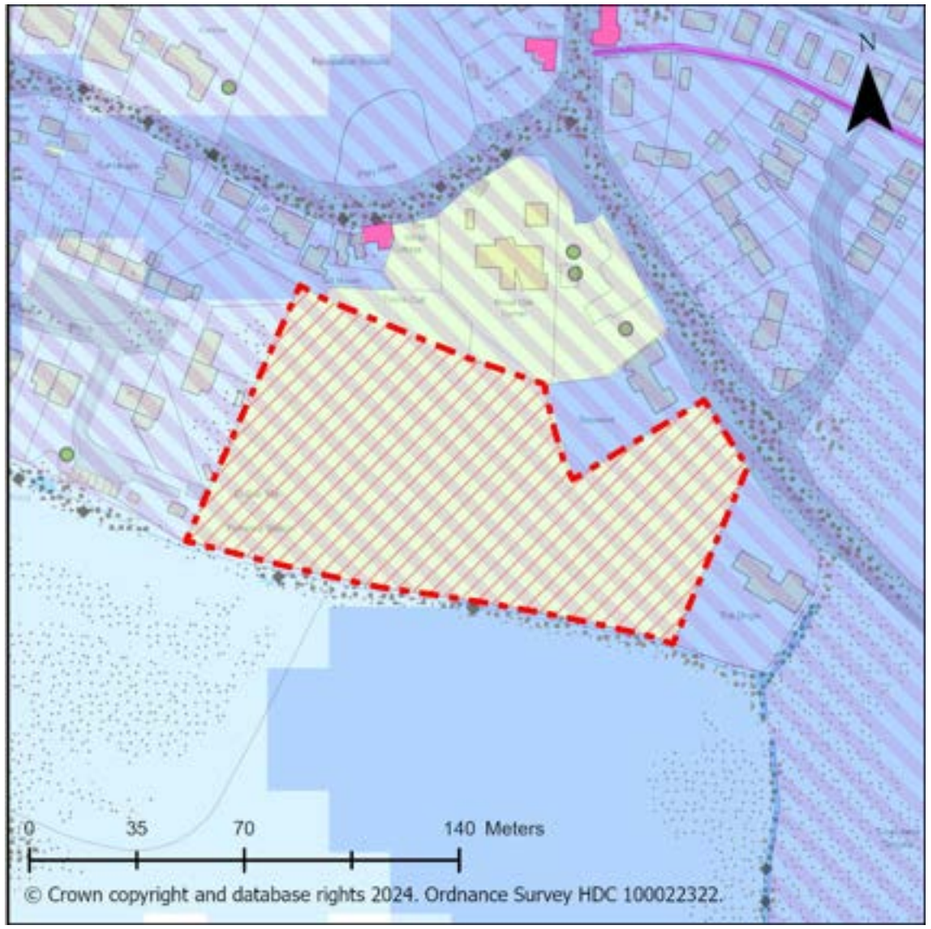
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:2
Relevant planning history	• 18/01296/FUL - Erection of 4 bedroom two storey dwelling with attic room. Withdrawn • 18/02203/FUL - Erection of 4 bedroom two storey dwelling with attic room. Refused
Land type	Garden land
Current use of the site	Garden land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately 23% of the western part of site is within FZ2 and the rest of the site is within FZ3a due the proximity of the River Great Ouse to Hemingford Abbots. The site is at a low risk of flooding from surface water. It is wholly classified as grade 3 agricultural land. The site is flat and has a similar topography to the surrounding land. It is covered with matured trees and has no built structures. It adjoins residential buildings to the north, east and west and is exposed to the open countryside on the southern boundary. It has mature trees and hedging along its boundaries providing screening. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is within the Hemingfords conservation area and does not contain no listed buildings or other known heritage assets though it adjoins a listed building (The White Cottage). There are no designated nature conservation assets within the site. The entire site is a Tree Preservation Order Area (TPO 10.90). The site can be accessed from the High Street; highway access from the the A1307. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is does not lie within a mineral safeguarding area and is beyond 400m from a water recycling centre.	-
Availability The site is in multiple ownership but is controlled by an individual/company. The development of the site is supported by all landowners. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The landowner suggests the land is available now and seeks to obtain an allocation before delivering it directly.	+
Achievability Electricity, gas, water and digital and telecommunications infrastructure are all accessible from the site boundary. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from the High Street and is situated 1.07 km north of the A1307. There are no built structures on the site that require clearance. The site promoter seeks residential development of either 8 homes or 8 plots for custom and self build housing. The entire site is covered with matured trees and there is a Tree Preservation Order on all trees on the site. As such, an aboricultural impact assessment or an ecological assessment will not be enough to mitigate the impact of the proposed development on the existing trees as there is no vacant portion of the site that can accommodate any housing development without harming the trees. The site being within a conservation area and it's proximity to a listed building (The White Cottage) to the north means that any future development will need to be sensitive to its impact on the character and appearance of the conservation area and the setting of the listed building. Also, as a large proportion of the site is within FZ3a and there is a residual risk of flooding at the site in the event of a breach of the River Great Ouse, development of the site faces flooding constraints.	-
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site than cannot be mitigated. Flood risk, impact on heritage assets and impact on existing protected trees are key development considerations that makes the deliverability of the site impossible. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as not developable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the entire site is covered with mature trees with Tree Preservation Order and is constrained by flooding.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter objected to the outcome of the LAA and referred to tree applications 16/00176/TREE and 20/02144/TREE in their response. These applications have been carried out and tree cover has been reduced across the site. Notwithstanding this, the TPO designation is still in place on site and the high risk of flooding is still a major constraint to development. A flood risk assessment has not been submitted to overcome this. Residential uses are classified as a vulnerable use so should not be placed in locations at a higher risk of flood risk without undertaking a sequential and if appropriate exceptions test. As such the site is still considered to be unsuitable for development and the outcomes remain unchanged.

Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots

Site reference	Hemingford Abbots 2
Site name	Land West of Rideaway, Hemingford Abbots

Site address	Parish(es)	Site area (ha)
Land West of Rideaway, Hemingford Abbots	Hemingford Abbots	1.30

Promoter's Intentions

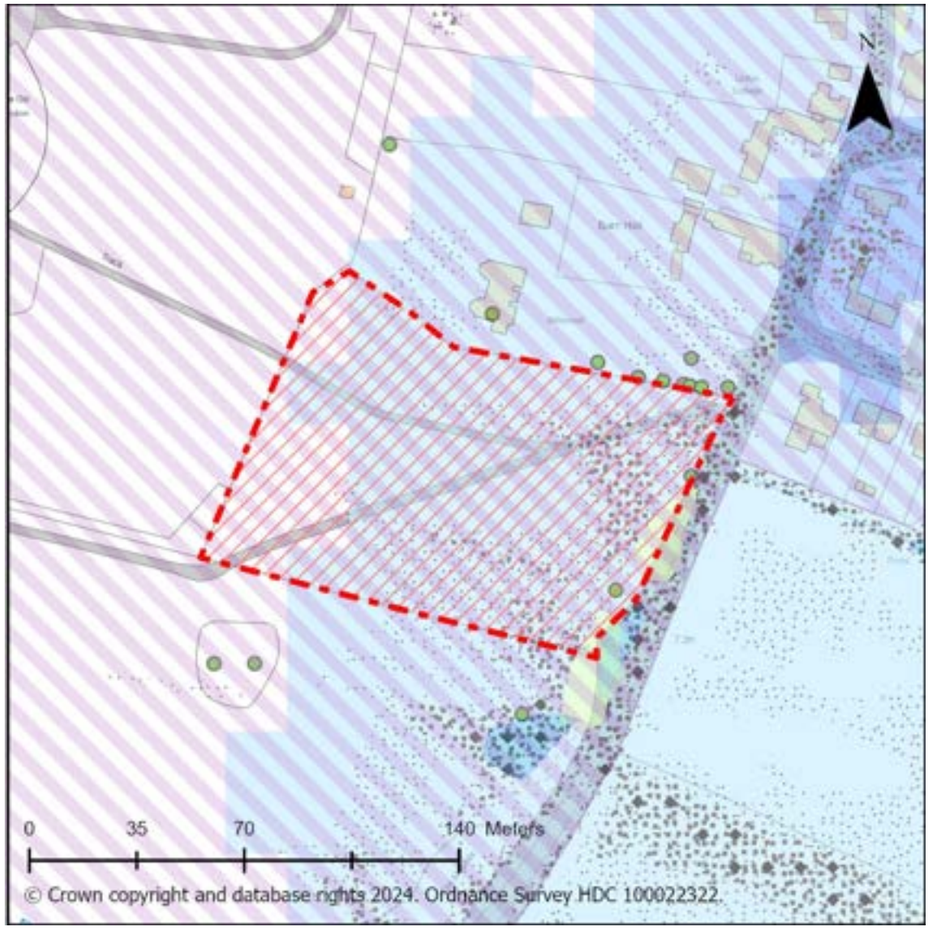
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	9 homes	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:252
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement (Ref: P23-0902) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

Approximately 18% of the western part of site is within FZ1 and the rest of the site is within FZ2. A large proportion the entire site is at a low risk of flooding from surface water with about 1.6% of the eastern portion of the site having a high risk of flooding from surface water. The site is immediately south of the southernmost extent of Hemingford Abbots and it is wholly classified as a grade 3 agricultural land. It is made up of an entirely flat uniformed land and has a similar topography to the surrounding land. It comprises a few trees and hedges along its northern and eastern which provides limited screening from the adjoining residential building. The northern boundary of the site is made up of the curtilage of Wildwood. Although the proposed use of site is fairly compatible with the neighbouring uses, the western and southern boundaries have little to no trees which exposes the site to the open countryside. Two track roads run through the site from the western and northern corridors and links Hemingford Park Hall and the Old Pavilion to Rideaway road which adjoins the site to the east. The site was previously used as a means of access during construction works at Hemingford Park Hall which sits to the west. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is within the Hemingfords conservation area but does not contain any listed building or other known heritage assets though it is in close proximity to The Old Pavilion which is a listed building. There are no designated nature conservation assets within the site. The site can be accessed from the Rideaway; highway access from the A1307. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is does not lie within a mineral safeguarding area and is beyond 400m from a water recycling centre.	
Availability The site is in single ownership who support its development and are in partnership with a developer/ housebuilder to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain an allocation before delivering it .	+
Achievability All main services are accessible from the site boundary apart from gas supply and digital and telecommunications infrastructure which is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from the Rideaway Street and is situated 1.03 kms north of the A1307. There are no built structures on the site that require clearance. The site promoter seeks residential uses of 9 homes. Landscaping will be required to mitigate the impact of the site on the countryside.	~
Also, the site being within a conservation area and its proximity to a listed building (The Old Pavilion) to the west means that any future development will need to be sensitive to its impact on the character and appearance of the CA and the setting of the listed building.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Landscaping and the impact on the CA and heritage assets are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by house builder after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Has very limited accessibility to local services, employment and public transport
- Good connectivity to the strategic road network
- Small scale development could be integrated into the existing place and community
- Would have potential impact on the conservation area and the setting of a listed building
- Approximately 82% of the site is at risk of fluvial flooding with climate change at 1 in 100
- The site is exposed to the adjoining countryside.

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development
- Could not support place-making and sustainable lifestyle

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

Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198)

Site reference	Hemingford Abbots 3
Site name	The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198)

Site address	Parish(es)	Site area (ha)
Land to the south of the A1307 and north of A14, and east of A1198	Hemingford Abbots and Godmanchester	243.00

Promoter's Intentions

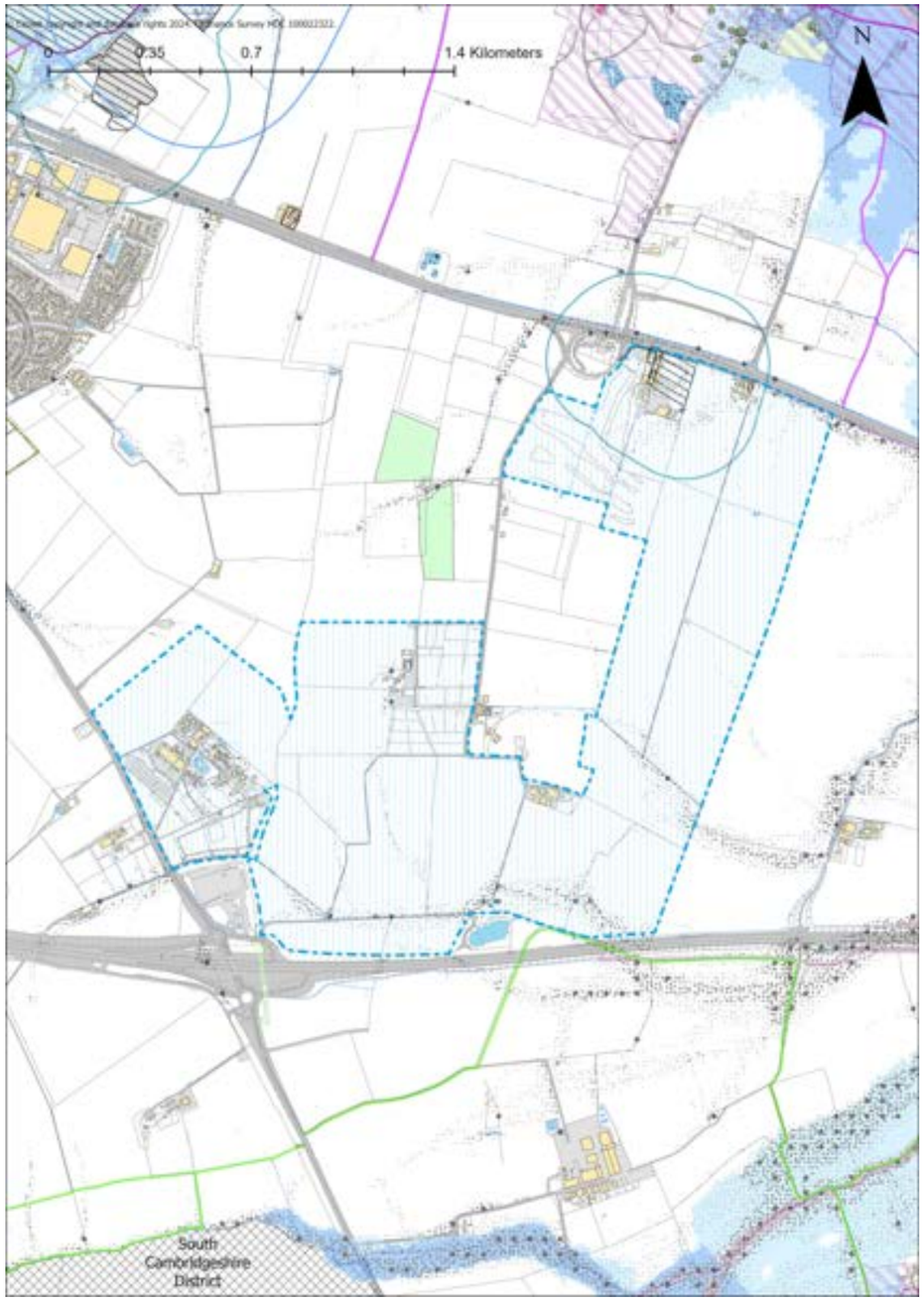
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Employment Infrastructure • Open Space Uses	• 3,400 homes • 60,000 sqm of employment uses • Secondary school • Primary school (x2) • GP facilities and wider community health • Community halls • Multi-faith centre • Community library • Natural, green or open spaces for a variety of uses e.g. woodland creation, parks, sports and recreation grounds, allotments	Available 2024 - 2028 Build out over 15 - 20 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:247
Relevant planning history	• 15/01563/FUL - Change of Use of golf course to National Centre for Great War (NCGW), revised access arrangements, provision of car park and coach park, erection of buildings for museum (replica training camp), erection of fishing lake/balancing pond and internal watercourse, excavation for replica trenches, erection of earth bunds, laying of track for narrow gauge railway, creation of memorial garden, erection of trenches for use as film set. Refused • Other applications are not relevant.
Land type	Part previously developed land and part greenfield land
Current use of the site	• Agricultural land • Commercial
Supporting information	• Call for sites statement (June 2023) • The Lattenburys Vision and prospectus (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.13% of the site is within FZ3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	22.50 ha (9.25% of site) is within a mineral development area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is almost entirely within flood zone 1 with just 0.33ha in flood zone 3b. Nearly 13% experiences high or medium risk of surface water flooding primarily in three bands running east-west, first near the northern edge of the site, then directly east of Littlebury Farm buildings and finally near the southern edge of the site. The majority of the site is greenfield which wholly comprises grade 2 agricultural land. Towards the south western edge the site also includes Wood Green pets charity which is proposed to be retained. There are a small number of buildings within the site comprising farms with associated residential and agricultural properties, a small waste management area off Rideaway and Moats Way equestrian centre. The site comprises rising land reaching its highest point in the south west near Wood Green pets charity linked to a ridge rising to the west through the centre of the site. Land falls away from this both to the north east towards the A1307 and the south east towards the A14 making the site highly visible from both major highways and from villages to the north. The site is largely cut off from the surrounding area to the north and south by major highways with the lower lying Hemingfords situated beyond to the north and further lower lying agricultural land to the south. The site boundaries are complex. The northern boundary adjoins the A1307 with the Rideaway junction providing access to and from the westbound carriageway of the A1307. Established trees and hedgerows adjoin the northern boundary providing limited local level screening. The eastern boundary comprises low level field hedgerows. The southern boundary mostly adjoins the A14 skirting around a balancing pond for which the access track cuts through the south western part of the site. The site is very open to view from the A14 on the eastern stretch of this boundary but A14 is largely embanked along the western stretch of the southern boundary obscuring views in to the site; tree planting is being established along much of this length. The south western corner of the site omits the former A14 construction compound adjoining the junction with the A1198 which is largely screened by trees, but then heads west such that the western boundary of the site mostly adjoins the A1198. Wood Green pets charity forms part of the site and presently has a very open frontage to the A1198 with paddocks forming a setting to car parking and buildings beyond which are largely screened by well established trees. The remainder of the site boundaries are predominantly field boundaries with a mixture of low hedgerows and open field margins with Moats Way forming small sections of boundary, again largely edged with hedgerows. Moats Way is a public right of way giving visibility into the centre of the site. A public footpath also runs the length of Mere Way to the east of the site with open views towards the eastern portion of the site and across its rising landform. Visibility from Godmanchester is impeded by landform, trees and hedges, however, there is some visibility of the site from Hemingford Abbots. Given the scale of the proposal landscape impact will be significant but much is contained by major highways and tree belts with the greatest visibility being from the east.	~

There are no active or historic landfill sites in the area although a small waste management area is located at New Farm in the north of the site which may give rise to pollution issues that would need to be addressed. The adjoining A14 may give rise to noise and air pollution issues due to the volume and nature of traffic. Three wind turbines are within or very close to the site boundaries and the visual and noise impacts of these will constrain any future development layout. There is a medium pressure gas main crossing the northern section of the site from east to west which would require a buffer zone from development. The site promoter has also acknowledged that high and low voltage overhead and underground electricity cables lie within and adjacent to the site. There is just one designated heritage asset within the site, the grade II listed Rectory Farm fronting onto the A1307. Similarly there are no designated nature conservation assets within the site. The site contains very small pockets of previously developed land, the current uses of some of these are intended to be retained by the site promoter hence, overall the developable portion of the site would be almost entirely greenfield and so not contribute to reuse of previously developed land. The waste management area at New Farm has a buffer zone around it within which Cambridgeshire County Council would need to be consulted about any development although the site promoter's concept plan appears to remove this use. The north eastern tip of the site falls within a sand and gravel safeguarding area and again advice would need to be sought from Cambridgeshire County Council.	
Availability The site is currently in multiple ownerships with a mixture of family control and control by a developer company. The development is supported by all landowners. There are no known legal restrictions affecting the site. The primary current use to be incorporated into the proposed development scheme is Wood Green pets charity and potentially the equestrian centre. The site promoter's intention is for the proposal to be delivered by a master developer.	+
Achievability All utility services are available either within the site already or from the site boundary. The site has boundaries with the A1307 and the A1198 with existing accesses to both and is close to the limited access junction of the A1198 and A14. There is also access to the north via Rideaway. The site promoter proposes a new roundabout onto the A1307 to the east of the existing grade separated Rideaway junction along with a new roundabout on the A1198. The site promoter proposes promotion of a sustainable travel hierarchy linking into public footpaths and promoting enhancement and establishment of active travel and public transport routes. Engagement with Cambridgeshire County Council will be necessary to demonstrate the feasibility of the access proposals. The A1307 provides a connection to Huntingdon railway station. The site has a distinct topography based around the central ridge which would necessitate careful design to minimise impact on the wider landscape. The known gas pipeline across the north of the site would require a buffer zone from built	~

development impacting on the layout of development in this area. Infrastructure proposals from the site promoter include a secondary school, two primary schools and other community facilities along with the two roundabouts necessary to support access to the level of growth proposed. The site promoter has provided a clear vision document supporting their proposal with illustrative layouts indicating the scale, mix and layout of their development proposals.	
Deliverability / developability The site promoter has a masterplan for the site and has stated their intention to progress technical studies alongside the Local Plan process. The masterplan indicates development of two villages connected by a country park and travel corridors delivered over a 15-20 year period. No details have been provided yet of the intended delivery methods and rate. The scheme would require allocation and therefore is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It is predominantly greenfield with very small pockets of previously developed land and some existing uses to be retained
- It is at minimal risk of fluvial flooding although surface water flood risk would need management
- The landform contains a clear ridge of higher land typical of the area which could contribute to establishing the sense of place of any future development
- The proposed scheme has strong environmental credentials aimed at minimising impacts on climate change and promoting resilience to future impacts
- It is well located in terms of proximity to services and facilities in both Huntingdon and St Ives
- The proposed mix of uses includes housing, community facilities, employment and a country park
- The site is bounded on three sides by existing highways providing a level of separation from the wider countryside particularly to the north and south.
- It has potential to link into the Ouse Valley green infrastructure priority area and promote additional habitat connectivity

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for mixed use development of a new community in a sustainable location
- Is promoted with strong environmental credentials which would need to be incorporated into a strong masterplan and design code to ensure effective delivery

- Has access to all main utilities but consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it
- Would require additional junctions onto the A1307 and A1198 for which engagement with Cambridgeshire County Council would be necessary to ensure their deliverability
- Detailed masterplanning would be essential to minimise the impact of any development on the ridge of higher land in the centre of the site on the wider surrounding landscape

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 243.00 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 121.5 ha. Further specific exclusions are: 10ha for a secondary school and up to three primary schools and 9.96ha for retention of Wood Green pets charity. The net developable area for built development is (243.0 ha x 50%) = 121.5 - 10 = **101.54 ha**	**121.5 ha for open space**, **country park, sports facilities, biodiversity and other planting and sustainable drainage.** **10 ha for a secondary school and up to three primary schools** **9.96 ha for Wood Green pets charity** **The net developable area for other built development is 101.54 ha.** **6.1 ha for local centre** (this includes retail/ leisure/ community/ coworking space uses) (slight uplift to reflect the split nature of the proposed villages **9.72 ha for employment uses** (slight uplift to reflect the site promoter's aspirations)	Available post 2028 subject to allocation Build out over 15 years
	85.72 ha residential development area for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments: • 3% of land at very high density 145dph. 2.6ha x 145dph = 377 homes • 7% of land at high density 85dph. 6.0ha x 85dph = 510 homes • 25% of land at moderate density 50dph. 21.4ha x 50dph = 1,070 homes • 55% of land at low density 35dph. 47.2ha x 35dph = 1,652 homes • 10% of land at very low density 25dph. 8.6ha x 25dph = 215 homes **3,824 total homes**	

Updates after the Initial Assessment

Following the Autumn 2024 consultation the site name was amended to be east of the A1198 rather than west of.

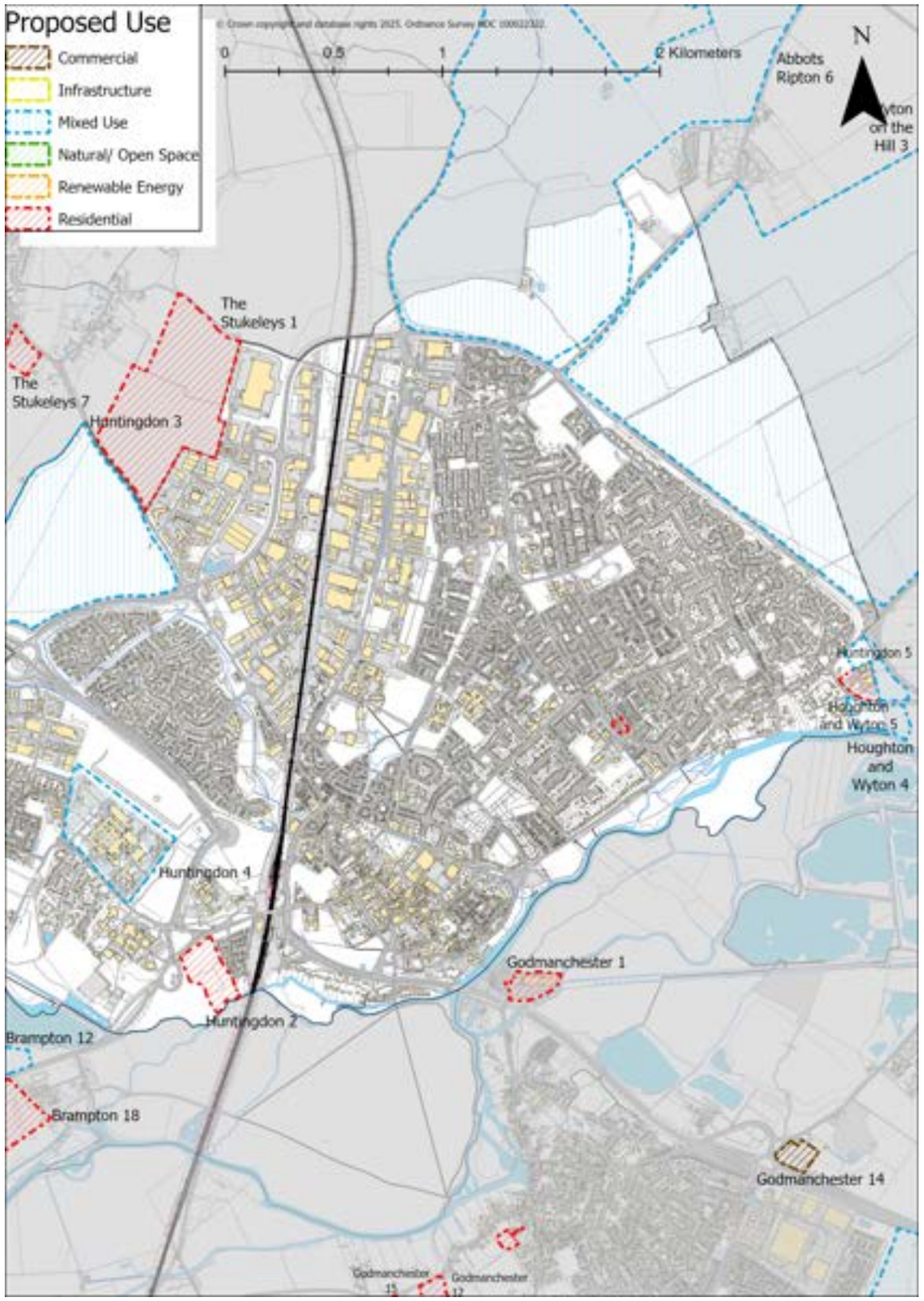
Huntingdon

7.11 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

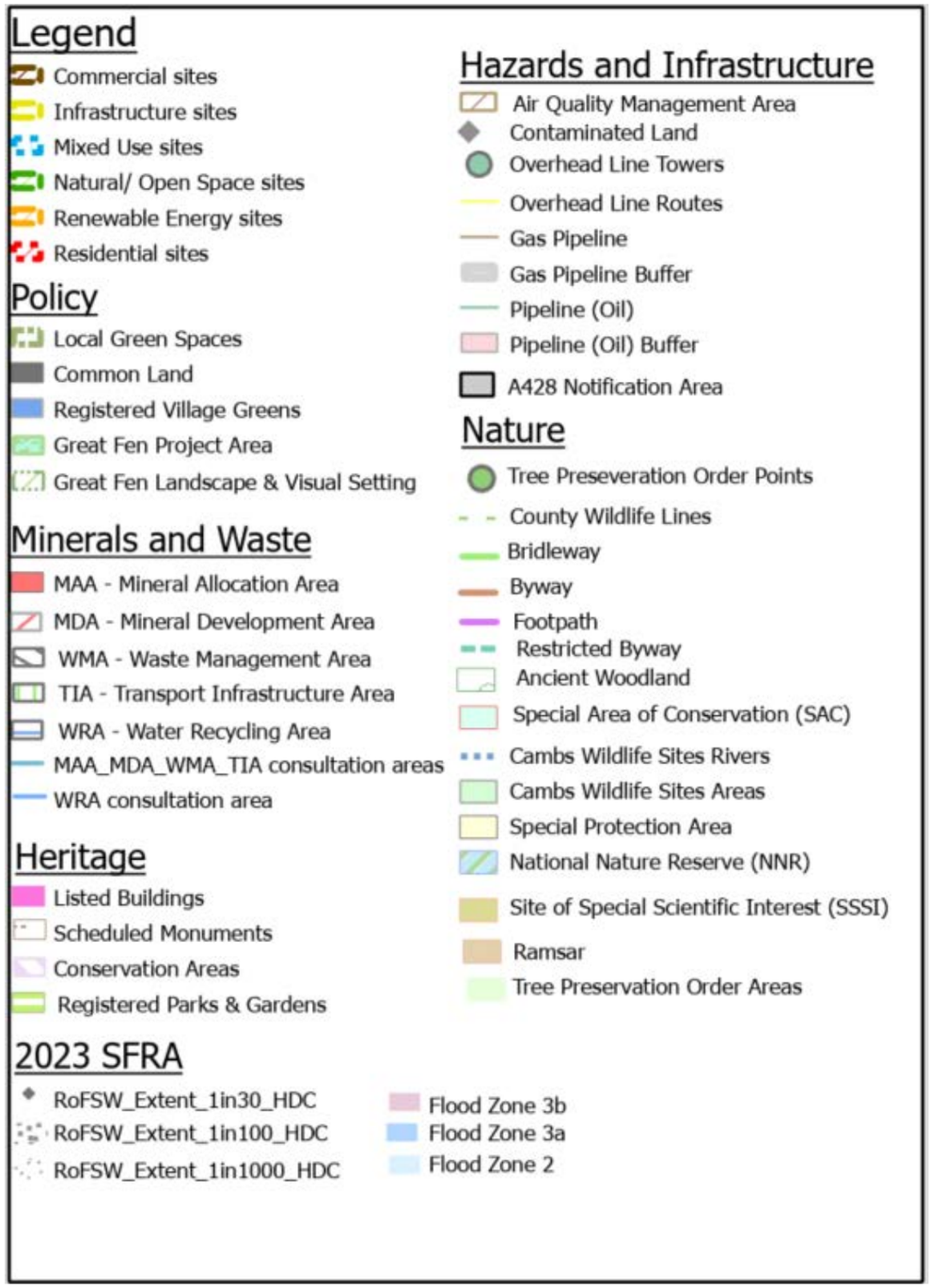
- Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon
- Huntingdon 2: Land West of Scholars Avenue, Huntingdon
- Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)
- Huntingdon 4: Hinchingbrooke Hospital site, Hinchingbrooke Park Road, Huntingdon
- Huntingdon 5: Land at the former WATA Site, Hartford

7.12 Please note the following sites partially fall within Huntingdon parish:

- 'Abbots Ripton 6: Sapley Park Garden Village' also partially falls within Huntingdon parish as well as Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area so the site assessment has been included within Abbots Ripton parish of the North Central Huntingdonshire LAA document.
- 'Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)' - note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- 'Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)'- note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- 'Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)' - note that this site crosses over Wyton-on-the-Hill and Huntingdon parishes and is predominately within Wyton-on-the-Hill parish so the site assessment has been included within Wyton-on-the-Hill parish of the Eastern Huntingdonshire LAA document.



7.13 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon

Site reference	Huntingdon 1
Site name	Amber Centre, 36 Mayfield Road, Huntingdon

Site address	Parish(es)	Site area (ha)
Amber Centre, 36 Mayfield Road, Huntingdon	Huntingdon	0.35

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2024 - 2028 Built out rate TBC

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:347
Relevant planning history	None relevant
Land type	Wholly previously developed
Current use of the site	Community uses
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

Assessment of Site Potential

Context, constraints and potential suitability	+

The site is wholly within flood zone 1, there is some surface water flood risk within the site. The site is wholly classified as urban and is previously developed consisting of an expansive single storey building used for community uses. The site is fairly level and open with very limited boundary markers. The building is set back form the pavement with a strip of greenspace encircling the building adding to the sense of openness. The site is located within a residential area with housing to the north, east and south and Hartford Junior School to the west. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access is possible via Mayfield Road where there is an existing access. The site is previously developed land, so its redevelopment will contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is owned and controlled by a single organisation who supports its redevelopment. There are no known legal restrictions impacting the site. The Call for Sites submission details that the previous use for the building ceased 1 year ago and that Cambridgeshire County Council Education have considered the property but have no need for the facility meaning that an alternative use for the site is being explored. It is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The landowner suggests the land will be available between 2024 and 2028, it is unsure how long the site will take to redevelop.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is unknown. There is an expansive building to clear, which will it is only single storey covers a large footprint of the site. The site has an existing access and redevelopment for residential uses would compliment surrounding uses, although there should be careful consideration on how to successfully integrate the site and enhance the character of the area. There is an known risk from surface water flooding within the site, as such sustainable drainage and appropriate landscaping will need to being incorporated into any design proposals.	+
Deliverability / developability	~

This is a redevelopment opportunity within an existing urban area. There have been several redevelopment schemes within the surrounding area over the last 20 years. It is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site will be available between 2024 and 2028, therefore, the site is categorised as developable.	

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:

- Is wholly previously developed land formerly within community and educational uses but these have now ceased
- Is within flood zone 1 but there is some surface water flood risk
- In walking distance to town services and facilities, primary education and employment opportunities
- Very good accessibility to public transport options
- Accessible to natural green space
- Located within the built form of Huntingdon, its redevelopment could enhance the character of the immediate area and provide a further minor regeneration opportunity within the Oxmoor Estate
- Can be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community and enhance the character of the local area
- Requires careful masterplanning and design to ensure integration and harmonisation with surrounding development
- Provide development on a previously developed site that is less than 1ha in size
- Should ensure that proper investigation is made to assess whether any other community or educational use could be opened on the site, if there is insufficient this may further justify an alternative use on the site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.35ha 95% net developable area to allow for some sustainable drainage to mitigate against surface water flood risk. 0.35 ha x standard proportion of 95% = **0.33 ha**	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the site's location within an existing residential estate within a town. Low density of 35 dph = 0.33 ha x 35 dph = **12 homes**	Available 2024 - 2028 Site promoter seeks an allocation status for the site so delivery from 2028 Built out rate 1 year

Updates after the Initial Assessment

Huntingdon 2: Land West of Scholars Avenue, Huntingdon

Site reference	Huntingdon 2
Site name	Land West of Scholars Avenue, Huntingdon

Site address	Parish(es)	Site area (ha)
Land West of Scholars Avenue, Huntingdon	Huntingdon	4.68

Promoter's Intentions

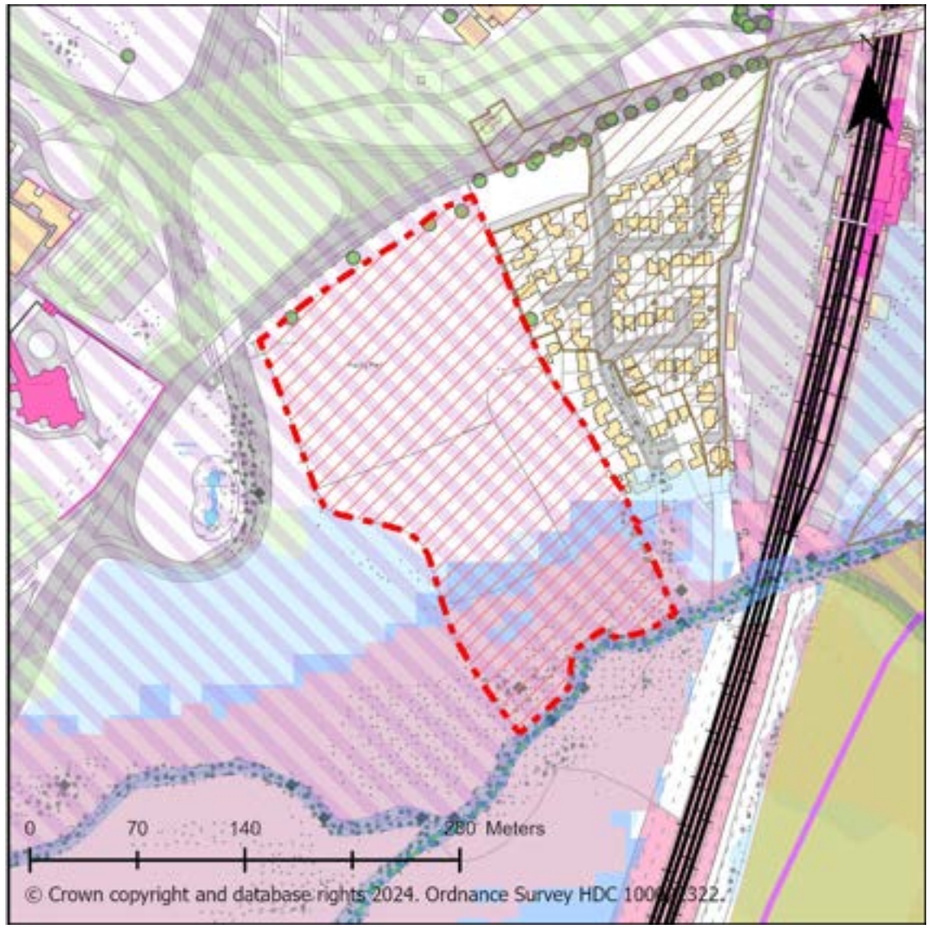
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural, green or open space uses	53 homes 6.51 hectares of public open space, including a MUGA and grassed pitch	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:344
Relevant planning history	• None relevant • This site was assessed although with a differing boundary in the HELAA 2017 (South of Brampton Road, West of Scholars Avenue, Huntingdon, site reference 080) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Playing fields
Supporting information	• Concept Plan (drawing number: JOXXX_010) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small portion of the southern part of the site is within flood zone 3b, but the majority of the site is within flood zone 1	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is mostly within flood zone 1 but the southern third of the site is at higher risk of flooding from Alconbury Brook with some of it falling within flood zone 3b. There is also increased risk rom surface water flooding in the southern part of the site. The site is wholly classified as non-agricultural and is currently used as playing fields and open space. The site has a strong boundary to the north where a tree line visually separates the sites from Brampton Road, some of these trees are protected by a Tree Preservation Order. The land level also slopes downwards from the road. The site is enclosed along some of its western edge where it is closest to the A1307. Vegetation also provides a physical separation from the site to properties off Scholars Avenue to the east. The northern half	~
of the site consists of playing fields so grass levels are kept low and the site's character is very open. The southern half of the site is much more natural in appearance and feel where there is trees and hedgerows throughout the site. The site is fairly level and open with very limited boundary markers. The site is bounded by residential development to the east, by Brampton Road to the north and by open countryside to the south and west. There is no known contamination on site and no oil or gas pipelines running through the site. To the east immediately adjoining the site is an Air Quality Management Area. There are no nature conservation designations on site, it is however located within a conservation area. Also, to the north west is the grade I listed Hinchingbrooke House. There is currently no vehicular access to the site, it is accessible on foot via a footpath off Scholars Avenue. The submitted concept plan indicates that a vehicular access may be achieved from Scholars Avenue. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is owned and controlled by a single organisation who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 2 - 3 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The achievability of vehicular access is unclear at this stage. The submitted concept plan shows that it is proposed to build on where existing playing fields are and provide playing fields and also a MUGA further south. The site is at greater risk from flooding to the south so sustainable drainage will be required.	~
Deliverability / developability There are no structures to clear but the site is located in a sensitive location in terms of flood risk and landscape impact due to it being located along the gateway into Huntingdon along Brampton Road. Additionally, successful integration with the adjoining residential estate and appropriate vehicular access are key considerations in any future design proposal. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028 and work is underway on compiling relevant supporting documents including a heritage	~

statement and ecological appraisal. A concept plan has been prepared. As these are still to be undertaken and no planning application has yet been submitted, the site is categorised as developable.	

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:

- Is greenfield land with playing fields
- Is largely within flood zone 1 but the southern part of the site is at higher risk form flooding
- In walking distance to town services and facilities, primary education and employment opportunities
- Very good accessibility to public transport options
- Accessible to natural green space
- Located on the edge of the built form of Huntingdon, adjoining existing residential development
- At risk form increased levels of air, light and noise pollution arising from its proximity to Brampton Road
- Is likely to have a significant adverse impact on the setting of the grade I listed Hinchingbrooke House due to the prominence of the site in longer distance views

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to likely significant impact on the setting of designated heritage assets
- Would result in the relocation of playing fields to a location at higher risk from flooding
- The achievability of vehicular access to the site is also a key constraint

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal. These plans show an extended red line area than that original submitted (8.22ha compared to 4.68ha):

- Concept Plan (drawing no.: JOO71809_010_V2_CJ_MP (November 2024)
- Conceptual Drainage Strategy (November 2024)
- Highways Statement (November 2024)

The differences between the concept plans show that in the revised one the sports pitches and provision including a MUGA will all be placed directly south of the residential development and there appears to be a slight reduction in the sports provision. This means that no development is proposed within areas at higher risk of flooding, these areas are left as grassed areas. The Highways Statement identifies that a vehicular access is proposed from the A1307 with pedestrian and cyclist access via Scholars Avenue to the east. The proposed vehicular access from the A1307 are in differing locations when comparing the Highways Statement and the Concept Plan. There also seems to be a potential ransom strip between the site's red line boundary and the A1307 making the achievability of access further uncertain. Taking these factors into consideration, the site is still considered to be inappropriate and unachievable for development at this time.

Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

Site reference	Huntingdon 3
Site name	Land South of Ermine Street (adjoining Huntingdon)

Site address	Parish(es)	Site area (ha)
Land South of Ermine Street (adjoining Huntingdon)	Huntingdon	50.21

Promoter's Intentions

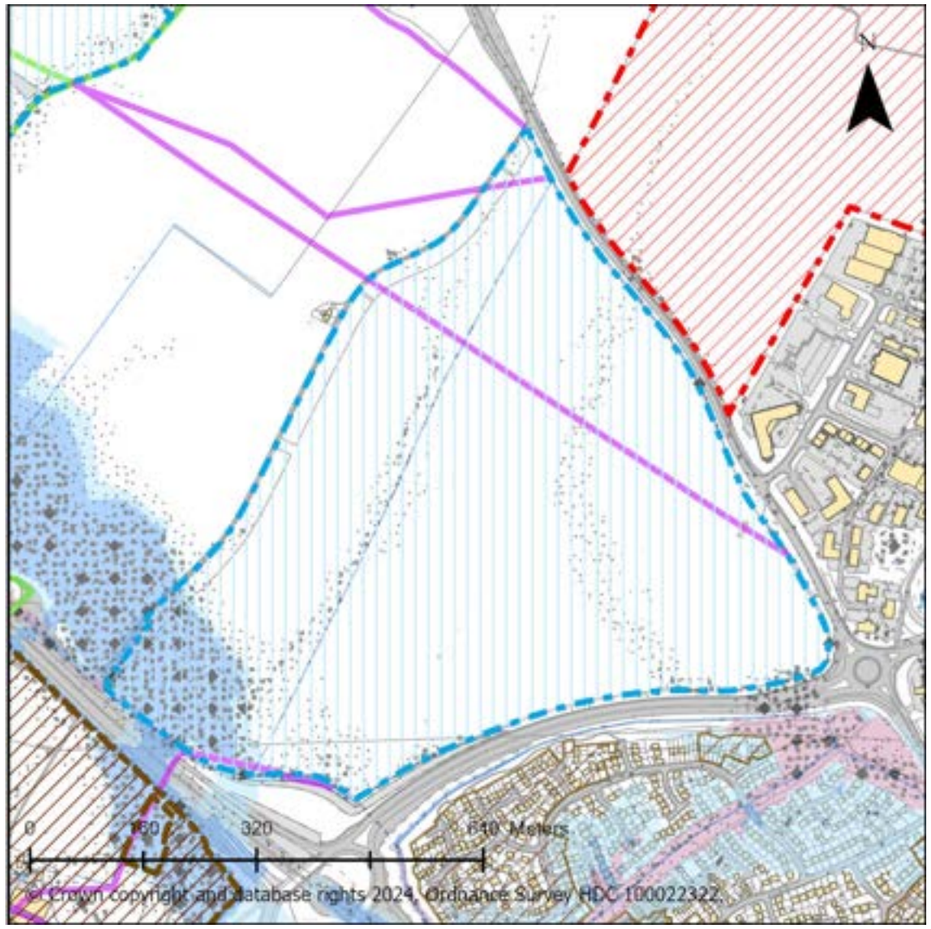
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Retail Infrastructure: • Supporting infrastructure Open Space Uses: • Natural, green or open spaces	circa 1,000 homes circa 1,000sqm of retail floorspace Up to 205sqm community floorspace, 2FE primary school with 3FE core (for future expansion) 21ha of natural, green or open space	Available 2023 Build out over 8 - 10 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:236
Relevant planning history	• The site was assessed in the HELAA 2017 (South of Ermine Street), it was subsequently allocated as part of a larger land area in the Huntingdonshire Local Plan to 2036 under site allocation HU1 (Ermine Street, Huntingdon) for a mixed use development. • 18/01918/OUT for a mixed use development comprising: up to 1,000 dwellings, Primary School including early years provision, Up to 205sqm community floorspace, Up to 1,000sqm retail floorspace (Class A1), Food and drink uses (Classes A3-A4), Open space and play areas, Landscaping, Pedestrian and cycle links, Associated drainage and engineering works and, highway connections including primary and secondary vehicle access from Ermine Street and the A141 (Outline Planning Application for phased development with all matters reserved except means of access onto the local highway network). This was approved subject to the signing of a S106 at Development Management Committee in November 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Indicative masterplan (drawing number: B.0375_06 REV: ZC) (March 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The land is situated between the A14, Spittals interchange and Ermine Business Park. Currently the land is being used for agricultural purposes. The majority of the land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a. Surface water flood risk is also greater along the western edge of the site, there is also an increased risk running through the centre of the site form Ermine Street to the A141. The site is almost all classified as grade 3 agricultural land apart from its northern most corner closest to Ermine Street which is classified as grade 2. Land levels within the site undulate, with the highest point being the northern most corner of the site along Ermine Street at around 28m. The lowest is along the site's western edge near to the Spittals Interchange. As such	+

the site slopes from the north down. The topology of the land makes it highly visible in the local landscape and can been seen from several long distance viewpoints. Physically, the site is bordered by the A141 to the southeast, the A1307 to the southwest and Ermine Street to the northeast, with another footpath running along the northern side of Ermine Street. The site slopes from the northeast to the southwest, with the low point sitting close to the A1307. There is established vegetation along its boundaries, with the exception of the northeast boundary with Ermine Street, which is more sparsely vegetated and open to views across the entirety of the site. There are several public rights of way that run through the site, one runs within the site from the eastern corner to the north west, with a further footpath running east-west across the northern corner and another running east-west along the southern corner, crossing the former A14. To the east is the Ermine Business Park, to the south is the A141 and Stukeley Meadows, to the west is the A1307 and to the north is open countryside which separates the site from Great Stukeley. There is no known contamination on site and no oil or gas pipelines running through the site. To the south is an Air Quality Management Area. There are no nature conservation or heritage designations on site. The indicative masterplan submitted alongside the call for site submission shows that access is proposed off from Ermine Street to the east and off from the A141 to the south. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner who supports its development and the site has been optioned with an outline planning application submitted on behalf of two developers. The site has been actively promoted through previous local plans. There are no known legal restrictions impacting the site. An outline application (18/01918/OUT) is pending consideration with the Council and was approved subject to the signing of a S106 legal agreement. It is intended to deliver the site via a housebuilder. The site promoter states that the site is available now and that following reserved matters applications, the site could be delivered over 8 to 10 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The indicative masterplan submitted shows that the areas at increased risk of flooding will be where open space and recreational facilities will be located. Additionally, it shows that existing public rights of way will either be retained or diverted. Also, the indicative masterplan shows that access is proposed off from Ermine Street to the east and off from the A141 to the south. These proposed accesses have been subject to a road safety audit with the County Council who has considered the design in principle and consider	+

that the arrangements are suitably safe subject to further detailed design work. Development at this scale will generate a significant level of additional traffic which has been assessed as part of the outline application. A Transport Assessment has been undertaken and indicates that sufficient capacity can be created within the network through intervention to support the development. Furthermore, the Combined Authority are working on a realigned A141 which will cut through part of the site. Technical specialists responsible for the delivery of the realigned A141 have provided plans of a corridor and while further detailed work on the road scheme will be required, the outline application has safeguarded land for a realigned A141 while also being able to accommodate the proposed development. While detailed matters will largely be addressed in subsequent reserved matters applications, constraints have been assessed and technical studies undertaken or conditioned as appropriate, therefore the development is achievable.	
Deliverability / developability There are no structures on site to clear. The site is already an allocation in the Huntingdonshire Local Plan to 2036 and it has subsequently been granted outline permission for a mixed use development consisting of 1,000 homes subject to the signing of a S106 legal agreement. As this has yet to be signed and permissioned formally granted and considering the scale of development it is likely that several reserved matters will come forward for the site over several years. Considering this, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land
- Is largely within flood zone 1 but the western edge is at some higher risk from flooding
- Limited accessibility to services and facilities but is of a scale that can provide its own services and facilities as well as primary education
- Good accessibility to public transport options
- Very good accessibility to employment opportunities
- Accessible to natural green space but is of a scale that could provide a substantial amount of greenspace within the site
- Located on the north-western edge of the built form of Huntingdon separated by the A141, this may give rise to increased levels of air, light and noise pollution
- Is of a scale to be comprehensively masterplanned to provide a sustainable mix f uses, housing types, sizes and tenures alongside landscaping to mitigate its landscape impact
- Public rights of way will either need to be diverted or integrated within the development

In combination the outcomes of the LAA and SA indicate that the site:

- Is appropriate for built development that can be comprehensively masterplanned that supports sustainable placemaking principles
- The outline planning application has been able to safeguard land for a realigned A141 while also being able to accommodate the proposed development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area of 50.21ha 52.2% net developable area allowed following the exclusion of land as proposed in the submitted masterplan for: • 3ha for primary school • 21ha for green infrastructure, sustainable drainage and accommodation of flood zones • Safeguarded land for the A141 realigned route 50.21ha x 52.2% = **25.21 ha**	The net developable area is 25.21ha. **1ha is deducted for a local centre** (this includes retail and leisure uses), this leaves 24.21ha. **2.5ha is deducted for additional commercial and employment uses** representing 10% of the outstanding site area. **22.71ha residential development area** for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.68ha x 145dph = 99 homes • 7% of land at high density 85dph. 1.6ha x 85dph = 135 homes	Available now Build out over 8 - 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	• 25% of land at moderate density 50dph. 5.7ha x 50dph = 284 homes • 55% of land at low density 35dph. 12.5ha x 35dph = 437 homes • 10% of land at very low density 25dph. 2.3ha x 10dph = 57 homes **1,012 total homes**	

Updates after the Initial Assessment

Site now has outline permission (18/01918/OUT) and Reserved Matters are pending consideration. Therefore the site has not been taken forward as an allocation as development is approved.

Huntingdon 4: Hinchingbrooke Hospital site, Hinchingbrooke Park Road, Huntingdon

Site reference	Huntingdon 4
Site name	Hinchingbrooke Hospital site, Hinchingbrooke Park Road, Huntingdon

Site address	Parish(es)	Site area (ha)
Hinchingbrooke Hospital site, Hinchingbrooke Park Road, Huntingdon	Huntingdon	16.2

Promoter's Intentions

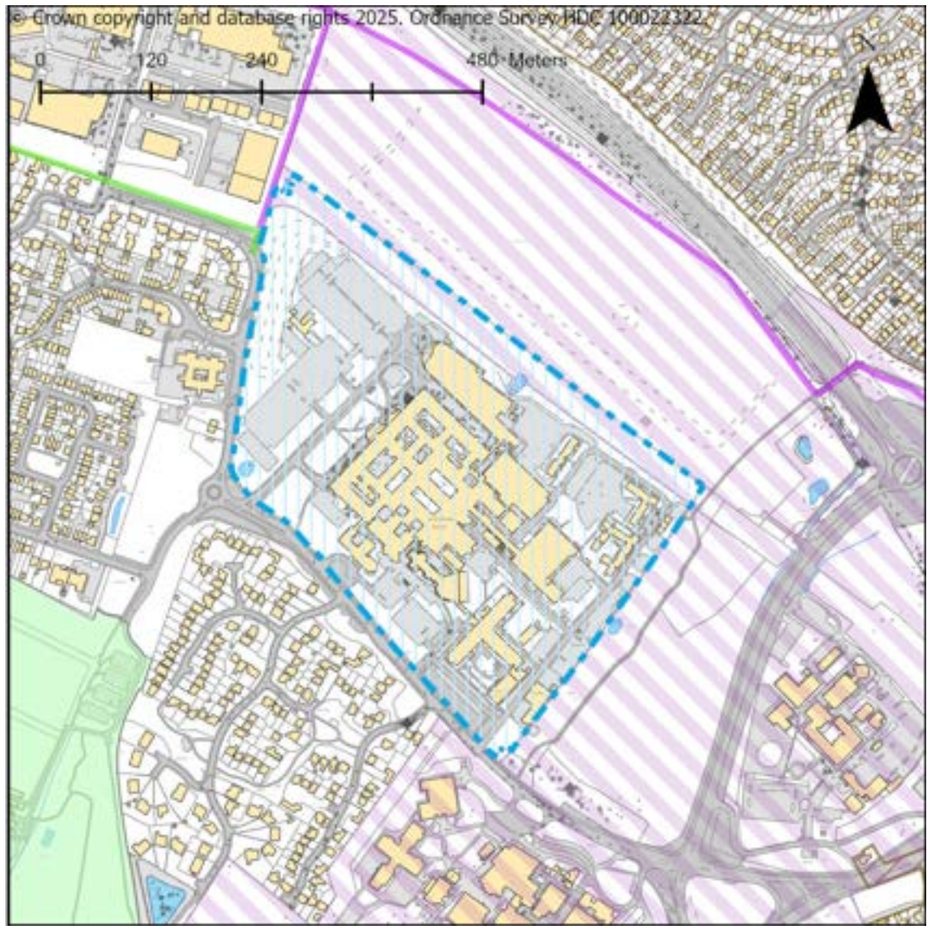
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Nursing and care homes Infrastructure: • Health uses	650,000 sqm	Available 2029 - 2034 Build out over 3 to 5 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24288
Relevant planning history	Various planning permissions on the site to support the use of the site as a hospital
Land type	Previously developed land
Current use of the site	Hospital and associated medical facilities and infrastructure
Supporting information	• Proposed site plan (drawing number: 3322-D3000-rev00) (November 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is previously developed land currently used as a hospital with associated parking and other medical buildings and accommodation. It is wholly located within flood zone 1 with some recorded risk from surface water flooding. It is classified as being non-agricultural land. The site gently inclines towards its northern edge. There is established trees and vegetation on its northern and eastern edges which largely obscure the site from view when viewing the site from Parkway and Views Common, however it is much more open on its southern and western edges along Hinchingbrooke Park Road. To the south, west and north are residential areas, to the south is Hinchingbrooke School Secondary and Sixth Form. To the south east are open fields and the Views Common link road and Police Headquarters. To the east are agricultural fields. There is no known contamination or pollution on the site, however this will require further investigation considering the current use of the site and whether any remediation works may be required before its redevelopment. There are no nature conservation designations on site, however there are a handful of trees protected by a Tree Preservation Order (TPO) and also clusters of trees protected by a TPO designation. These are focused on the site's north western and eastern edges. The eastern edge of the site which is protected by an area TPO is also within a conservation area. The conservation area wraps around the site and also borders the southern edge of the site. The site is also nearby to the grade I listed Hinchingbrooke House and walls also listed at grade I, part of the wall listed at grade II* and a further five grade II associated listed buildings to the south. It is noted that the historic character of the area has significantly evolved overtime and the site is previously developed. There is existing access into the site from Hinchingbrooke Park Road. The site is previously developed so it would contribute to the reuse of previously developed land and provide regeneration by providing a new hospital and associated health uses. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	+
Availability The whole site is in the ownership of North West Anglia NHS Foundation Trust, however parts of the site retain PFI obligations and leases to other parties such as the Ambulance Trust. The site's redevelopment is supported by all landowners. There are no known legal restrictions impacting the site. It is not yet known how the site will be delivered. It will be available between 2029 and 2034, with the new hospital being completed in 2030 with the demolition of the existing hospital then taking place to enable further potential redevelopment. Redevelopment could take between 3 and 5 years to complete.	+
Achievability The site promoter has identified that all access and services are available within the site. The are constraints on site, however the presence of the hospital n site and the existing use of the site demonstrates these can be overcome. with masterplanning. Engagement with infrastructure providers will also be required to ensure that there the new hospital and any additional medical facilities and development on the site can be accommodated and what infrastructure improvements may be needed.	+
Deliverability / developability	~

This is a complex previously developed site to redevelop and will also be dependent on funding and further scoping on the scale and nature of potential development and health uses on site. It will be available between 2029 and 2034, with the new hospital being completed in 2030 with the demolition of the existing hospital then taking place to enable further potential redevelopment. Therefore it is categorised as being developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The whole of the site is within flood zone 1
- The site is previously developed land
- The site could be integrated into the surrounding area and compliment existing uses
- Is in a highly sustainable location with very good accessibility to Huntingdon town centre, shops, leisure and cultural facilities, employment opportunities and public transport
- Has the potential to provide further jobs
- Is partially within a conservation area and nearby to several listed buildings whose setting may be impacted by the site's redevelopment, this impact is however considered to be less significant considering the site is already developed.
- Is nearby to nature conservations and located within the Great Ouse Green Infrastructure Priority Area

In combination the outcomes of the LAA and SA indicate that the site:

- Is appropriate for redevelopment, as it will modernise an existing hospital and provide enhanced facilities and infrastructure as well as supporting accommodation in an accessible location.
- The future mix of uses and capacity will require detailed masterplanning and engagement with infrastructure providers and the NHS as will as depending on the funding that is available.
- Consideration must be had to heritage assets and impact on the wider landscape.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will be dependent on discussions with infrastructure providers and the NHS.	Residential: Post 2028 subject to funding Build out over 3 to 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	• Market and/or affordable housing • Specialist housing • Nursing and care homes Infrastructure: • Health uses Potential floorspace TBC.	

Updates after the Initial Assessment

During the Spring 2025 consultation on additional sites, Historic England commented that further consideration of heritage assets of Hinchingbrooke House and its associated structures and parkland should also be included. The assessment has been updated to reflect this.

Huntingdon 5: Land at the former WATA Site, Hartford

Site reference	Huntingdon 5
Site name	Land at the former WATA Site, Hartford

Site address	Parish(es)	Site area (ha)
Land at the former WATA Site, Hartford	Huntingdon	1.97

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Circa 46 homes including 18 affordable homes	Available 2024 - 2028 Build out over 2 to 3 years

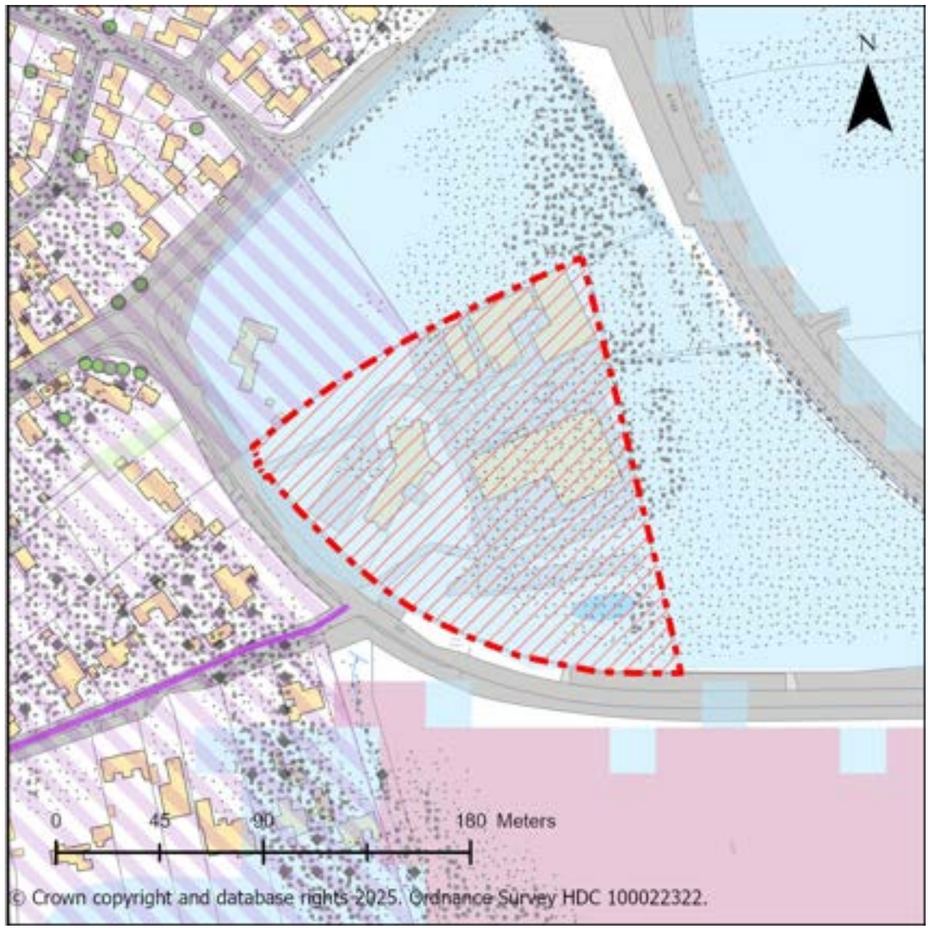
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24316
Relevant planning history	• Various historic applications relating to the site's use as a training centre. • 23/00766/FUL for the change of use of part of the premises from Class F1 (Educational Use) to Class E g) (iii) (Light Industrial) and associated improvements to hardstanding area and widening of the internal access road. This was permitted in February 2024.
Land type	Wholly previously developed land
Current use of the site	Commercial site now vacant
Supporting information	• Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None but the whole of the site is within flood zone 2	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 2 with surface water flood risk across half of the site. The site promoter has put the site forward for residential development which is classed as being more vulnerable in the NPPF. It is classified as being urban land. The site is broadly level with hedgrows and trees running along all of its boundaries enclosing the site from the wider landscape. To the west of the site are residential properties, the south is the River Great Ouse, to the north is parcel of land beyond which is Hartford village, to the east is further agricultural land bounded by Huntingdon Road (A1123). The site is previously developed with several large buildings with associated car parking previously used by the West Anglian Training Association. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. There are no heritage designations on site but it does adjoin a conservation area along its northern edge and adjacent to the conservation area to the west. Its redevelopment could impact the setting of the conservation area, however considering the existing vegetation on site which largely obscures it from view and the largescale buildings that are already on site, the impact on heritage assets are minimised. There is an existing access to the site from Old Houghton Road. There are existing buildings and structures on site meaning it its redevelopment will contribute to the reuse of previously used land and provide some regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is not within 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is initially considered unsuitable for development. It would only be considered suitable for development subject to passing sequential test for flooding. There may be regeneration benefits in redeveloping this site. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.	~
Availability The site is in single ownership with development supported by the landowner. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The site promoter states that the site will be available between 2024 and 2028 and could take to 2 to 3 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are several large buildings to clear and hardstanding to enable the residential led redevelopment of the site, there are already established trees and vegetation that provide a soft development edge which should be retained. There is an existing access into the site. Land remediation may also need to be undertaken. The site is heavily constrained by fluvial and surface water flood risk, it would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.	~
Deliverability / developability There are several large structures on site to clear. While this is a previously developed site. the key constraint to overcome on this site is the fluvial and surface water flood risk on the site and how residential development can be made safe particularly as this is a more vulnerable use. It does not appear that an allocation status is sought but the site will be available between 2024 and 2028. The site is considered to be developable if the constraints can be mitigated and allowing for sufficient time to clear the existing buildings for redevelopment.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The whole of the site is within flood zone 2
- The site is previously developed land in commercial use
- The site could be integrated into the surrounding area and compliment existing uses
- Reuse a now vacant site
- Is in a highly sustainable location with very good accessibility to Huntingdon town centre, shops, leisure and cultural facilities, employment opportunities and public transport
- Is adjacent to a conservation area
- Not constrained by nature conservations but located within the Great Ouse Green Infrastructure Priority Area

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for redevelopment as long as it passed the sequential test for flood risk and it can be demonstrated it can be made safe for residential uses. This will require engagement with the Environment Agency.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant flood risk authorities and will also be dependent on it passing the sequential test for flooding.	Residential - market and/or affordable housing Capacity TBC.	Post 2028 Build out over 2 - 3 years

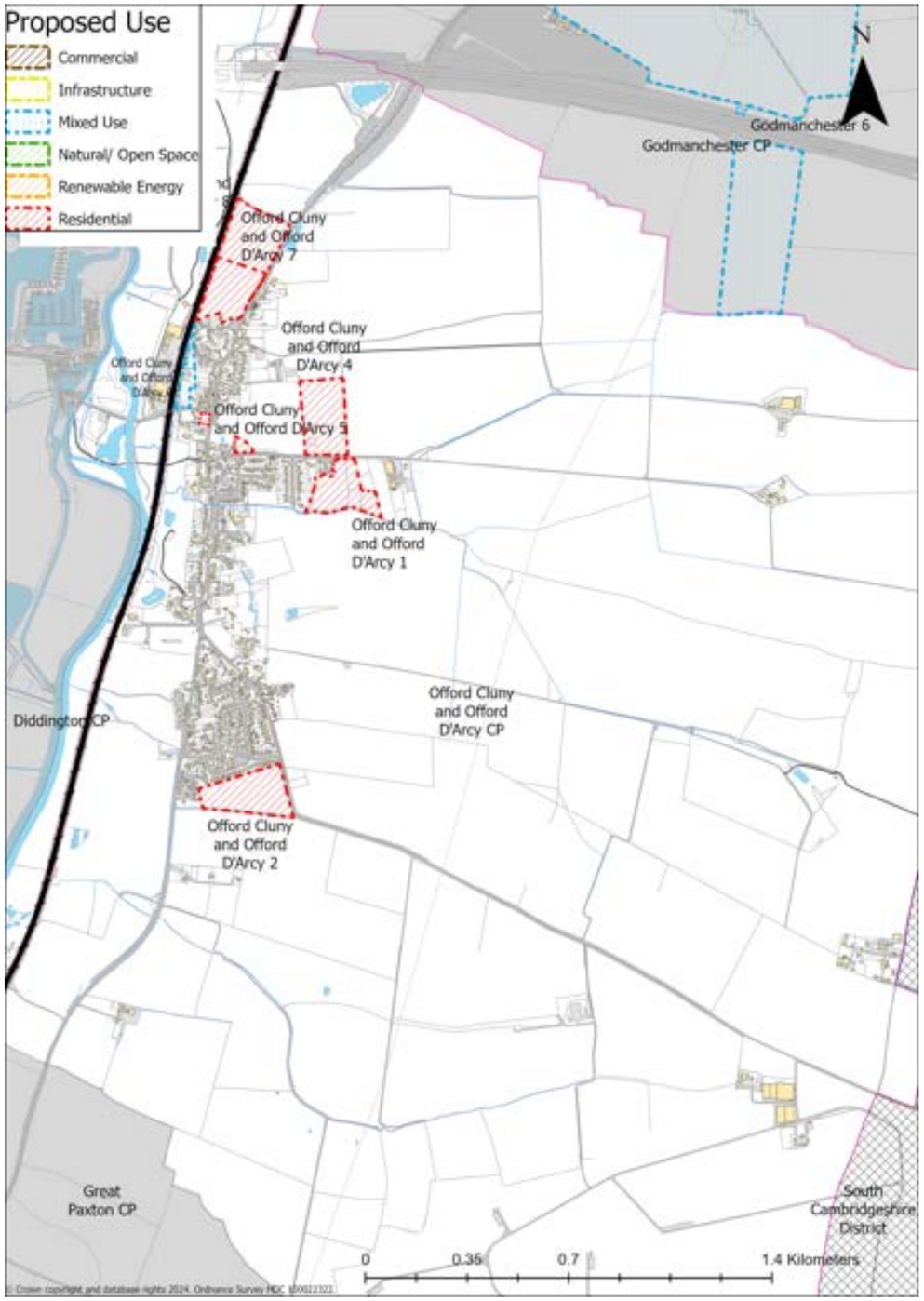
Updates after the Initial Assessment

In response to the consultation on additional sites, the site promoter submitted a Flood Risk Assessment (May 2025) in support of their proposals. It states that a full Flood Risk Assessment and Sustainable Drainage Strategy including the full technical detail that would be assessed by the Environment Agency and Lead Local Flood Authority will accompany any subsequent planning application.

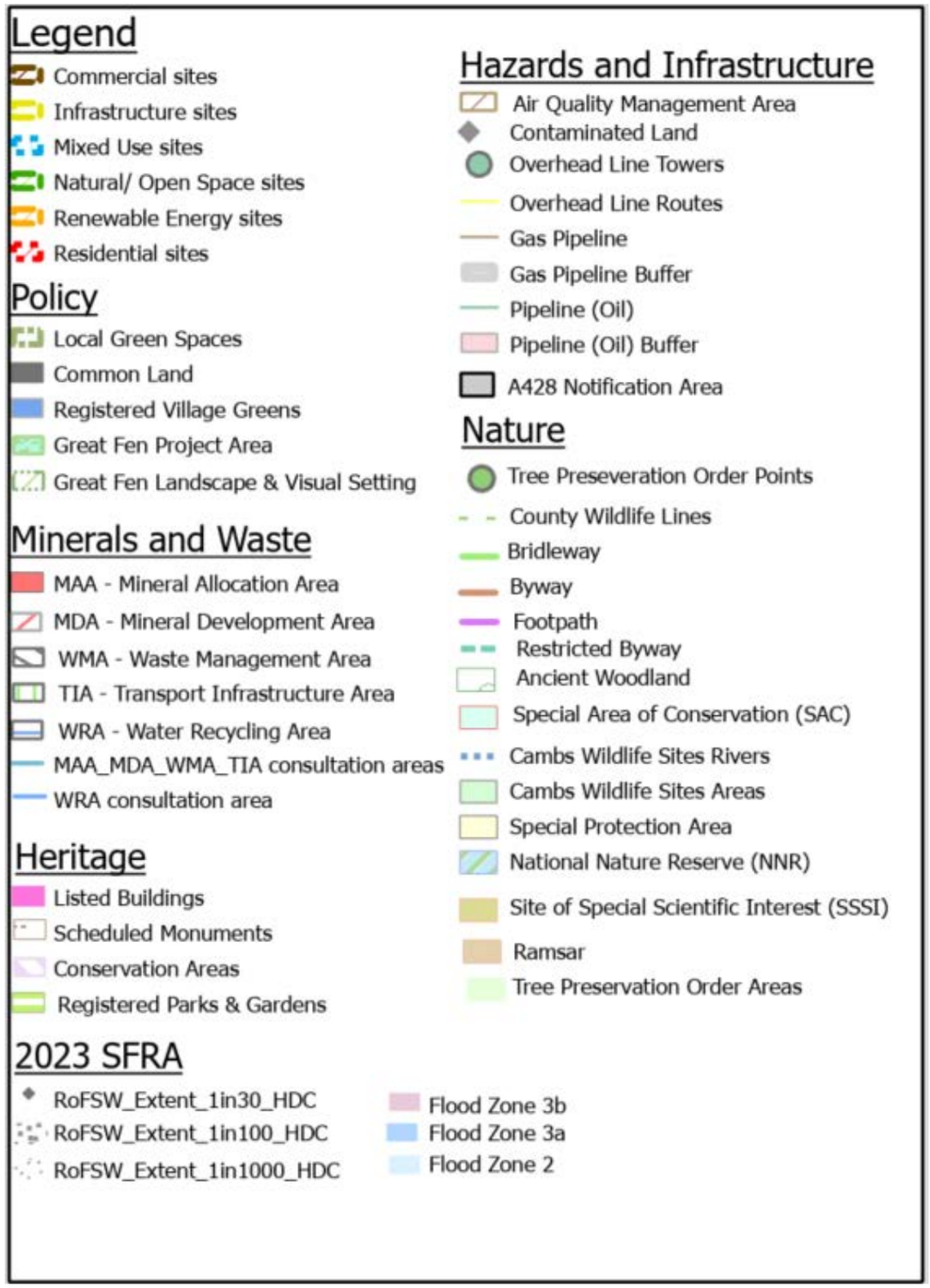
Offord Cluny and Offord D'Arcy

7.14 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy
- Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny
- Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny
- Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny
- Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny
- Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny



7.15 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 1
Site name	Land South of New Road, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land South of New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	2.94ha

Promoter's Intentions

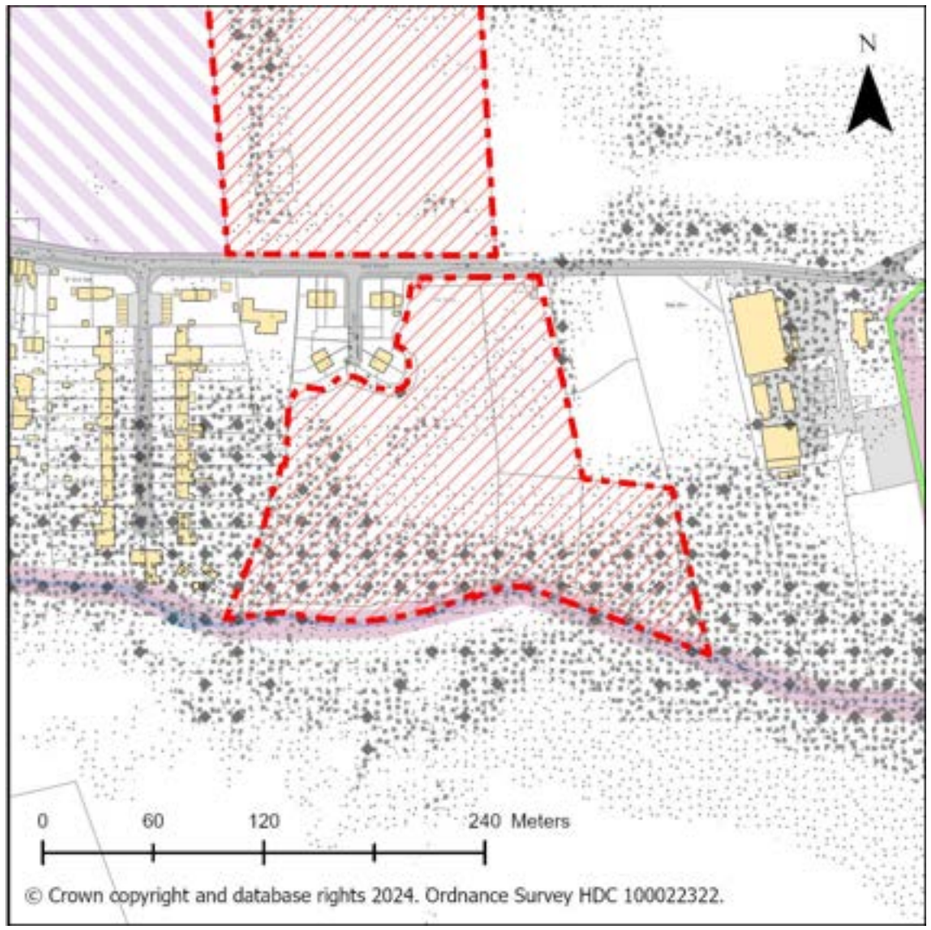
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing Open Space: • Natural, green and open space • Flooding safeguarding	Up to 35 dwellings, including affordable homes and possible provision of custom and self building housing depending on market requirements. 2.3 ha of proposed open space, which includes biodiversity net gain opportunities and land to safeguard against surface water flooding	Available 2024 - 2028 Build out 1-2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS: 74
Relevant planning history	25/01992/PIP - permission in principle for the erection of up to 9 dwellings was granted in December 2025 on part of the site. HELAA (December 2017): South of New Road, Offord Cluny (225)
Land type	Wholly greenfield land
Current use of the site	Equestrian paddock land
Supporting information	• Access Appraisal • Concept Plan • Drainage Strategy Technical Note • Ecological Impact Assessment • Facilities Plan • Site Location Plan • Site Promotion Document

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.15ha in flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is in flood zone 1 with associated with drainage on the southern boundary, risk of flooding from surface water is present across the site. The site is wholly grade 2 agricultural land. The land is flat in keeping with the surrounding area, with mature tree and hedgerow bounding the northern edge and continuing more sparsely to the south and east. To the north is open countryside. The site is bounded to the west by a small residential site (the Glebe) and equestrian related units to the east. The landscape impact of development on the site would be limited due to the existing trees and hedges on the boundaries which would need to be predominantly retained.	~
A narrow single track road provides access to the site. The site is removed from the main residential development of the settlement and more related to the countryside. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site owned by a single individual / company and development supported by the landowners. The land is optioned. There are no known legal restrictions. The land is anticipated to be available from 2024 - 2028, the site would be delivered by house builder with an anticipated build out rate of 1 to 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Site access is via a narrow single track which is currently not conducive to residential development and would require remediation. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints. The evidence submitted on behalf of the landowner suggest safe access can be provided to the site with low traffic generation expected. 85.68% Biodiversity net gain is proposed including the retention addition of hedgerow and bird and bat boxes. Residential development is proposed to the north of the site with the southern half retained and greenfield with a circular walk. A drainage strategy has also been submitted.	~
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Safe access would be required to the site during and post construction. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is constrained by fluvial flood risk on 5% of the site, the greatest restriction is surface water flood risk which affects the southern half of the site.
- The site is grade 2 agricultural land, is wholly greenfield and in use as an equestrian paddock.
- Landscape impact would be minimal if trees and hedgerow are retained and no heritage designations are affected
- The site is close to local services and facilities and small scale employment opportunities.
- Its relationship with the countryside and the nearby conservation area could pose challenges to the comprehensive integration of the site with the village and nearby residential development.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would need to provide safe and suitable means of access by motorised vehicle and active travel.
- Would need to address any impact on the conservation area, countryside and trees and hedgerows
- Would need to address fluvial and surface water flood risk which could potentially limit development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.94ha 50% net developable area to mitigate against surface water flood risk in the south of the site. 2.947ha x 50% = **1.47ha**	The net developable area is 1.47ha Residential - market and/or affordable homes and custom and self-build housing. Very low density of 25 dph anticipated due to the edge of settlement location and location within smaller sustainable settlement.	Available post 2028 Build out 1-2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 1.47ha x 25 dph = **37 homes**	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter stated the site is wholly within flood zone 1. The EA flood maps show that this is the case but there is surface water flood risk.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided. Since the initial assessment, 25/01992/PIP - permission in principle for the erection of up to 9 dwellings was granted in December 2025 on part of the site.

Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy

Site reference	Offord Cluny and Offord D'Arcy 2
Site name	Land to the west of Graveley Road, Offord D'Arcy

Site address	Parish(es)	Site area (ha)
Land to the west of Graveley Road, Offord D'Arcy	Offord Cluny and Offord D'Arcy	Approximately 4.05ha

Promoter's Intentions

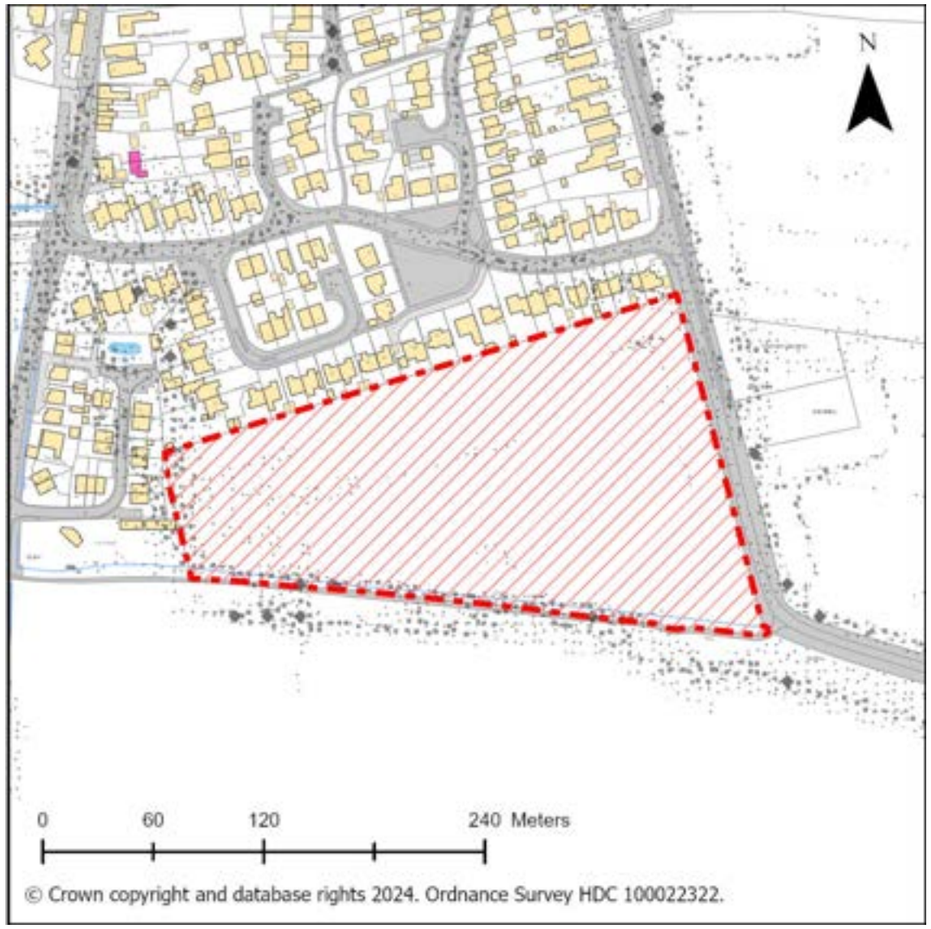
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces for a variety of uses Land to safeguard against flooding	The site can accommodate up to 80 new homes Natural, green or open spaces circa 1.34ha Land to safeguard against flooding circa 0.13ha	Available 2023 Build out over 5 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:174
Relevant planning history	HELAA (December 2017): West of Graveley Road, South of Orchard Way, Offord D'Arcy (006)
Land type	Wholly Greenfield Land
Current use of the site	Agricultural land
Supporting information	Location Plan Vision Document

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is in Flood zone 1. Surface water flood risk is present along the east, west and southern boundary. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2. The land slopes upwards northwest to south east, the site is enclosed on three sides by mature hedgerow and trees, with the northern boundary defined by residential back gardens with a mixture of fencing and vegetation meaning that landscape impact would be limited, existing trees and hedges on the boundaries would need to be predominantly retained. Access to the site is proposed off Graveley Road.	+
There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site is in single ownership. A promotion agreement has been agreed with land agents and development is supported by the landowner. There are no known legal restrictions. The land is anticipated to be available from 2023, planning permission would be acquired before the land is sold to a third party for development with build out taking approximately 5 years,	+
Achievability The site proposal notes that gas supply is located in the housing estate to the north investigation as to the capacity and upgrade works required will need to be carried out. Mains Water Supply shows a 4 inch water main (reducing to a 3 inch) running along the track on the south edge of the site, upgrading the main on the south of the site may be required. Electricity supply are noted as being accessible from site boundary and digital and telecommunications infrastructure from the housing estate to the north. Information indicates a High Pressure main running within 50m of the southeast corner of the site, requiring careful consideration to the method of construction. Site access is proposed from Graveley Road which would require a transport assessment due to a sweeping bend south of the site which could cause safety concerns for those accessing or exiting the site. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. The site promoter has provided a vision document with an indicative masterplan showing access and layout, and noted that a transport report has been undertaken. Equipped/natural play areas are proposed alongside open spaces.	~
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Safe access would be required to the site during and post construction. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk and surface water flood risk is minimal.
- The site is grade 2 and 3 agricultural land and is wholly greenfield.
- Landscape impact would be minimal if trees and hedgerow are retained and no heritage designations are affected
- The site is close to some local services and facilities and small scale employment opportunities.
- The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would need to provide safe and suitable means of access by motorised vehicle and active travel.
- Would need to address any impact on residential development to the north and retain trees and hedgerows
- The site would require assessment to ensure construction methods do not impact the high pressure main within he southeast corner of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.05ha 80% net developable area to allow for retention of trees and hedgerow and open spaces. 4.05ha x 80% = **3.24ha**	The net developable area is 3.24ha Residential - Market and/or affordable homes Very low density of 25 dph to reflect the edge of settlement location, surrounding housing densities and location within a smaller sustainable settlement.	Available post 2028 Build out 5-6 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 3.24ha x 25 dph = **81 homes**	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted an Access Appraisal (November 2024) in support of their proposal and has informed a masterplan for the site.

Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 3
Site name	Land adjacent to Manor Court, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land adjacent to Manor Court, New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	0.24ha

Promoter's Intentions

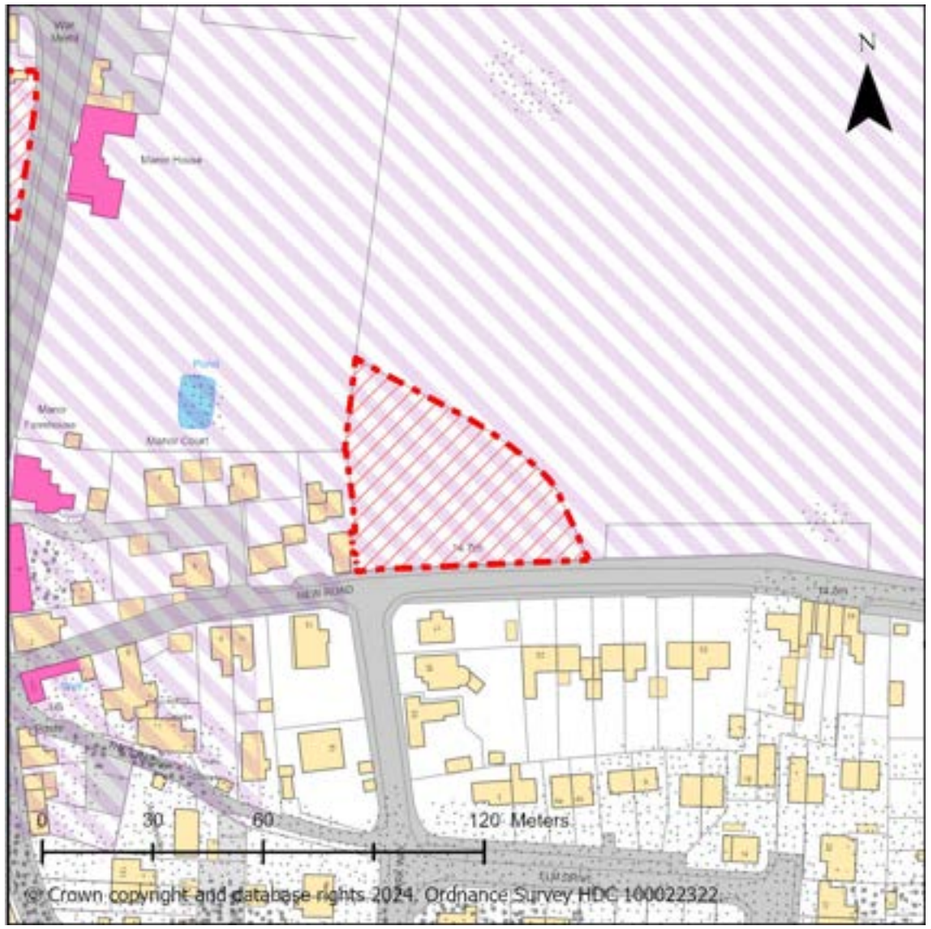
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	5 custom and self-build plots	Available 2024-2028 Build out 1 year

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 199
Relevant planning history	None
Land type	Garden Land
Current use of the site	Garden Land
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-

The site is not constrained by fluvial or surface water flood risk. The site is garden land and grade 3 agricultural land. The site is flat and covered with established trees, which also bound the southern boundary. The site falls within a conservation area and forms part of the garden land of Manor House, (High Street) a Grade II listed building. Removal of established trees and establishment of residential properties would fundamentally impact the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site. Site access would be required from New Road. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it, but the site being within a conservation area means that the trees within the site are afforded a level of protection of which their removal would fundamentally impact the conservation area and street scene.. The site is wholly garden land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site is in single family/ individual control, development supported by all landowners. There are no known legal restrictions. The site promoter states that land is anticipated to be available from 2024-208, delivered by land owner and build out to take 1 year.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Site access would be required from New Road. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints. The felling of established trees would be required to develop the site, which would impact biodiversity. The site promoter seeks 5 custom and self build plots but has not provided indication on the scale or nature of these.	-
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are substantial constraints with no apparent prospect of them being overcome including impact on	-
biodiversity and the character and setting of a listed building and conservation area. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as not developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to the fundamental impact on the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 4
Site name	Field opposite The Glebe, New Road, Offord Cluny

Site address	Parish(es)	Site area (ha)
Field opposite The Glebe, New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	3.85ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build	50 homes 40 plots	Available 2024-2028 Build out over 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:135
Relevant planning history	Application number: 16/00962/OUT Proposed development: Erection of single dwelling, garage and associated access Outcome: Refused and dismissed at appeal HELAA (December 2017): Opposite The Glebe, New Road, Offord Cluny (082). Comprises part of the submitted site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan.

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, surface water flood risk is present across the site. The site is wholly greenfield grade 2 agricultural land. The site is flat and well screened from New Road by established trees and hedgerow which continues along the eastern and western boundaries. The western boundary of the site is immediately adjacent to the conservation area and the setting of Manor House - a Grade II listed building. The site is removed from the main residential development of the settlement and more related to the countryside. Impact on the setting of the listed building and removal of established trees may significantly impact the character, setting and biodiversity and ecological value of the site. Site access would be required from New Road.	~
There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability Single family control and development is supported by all landowners. There are no known legal restrictions. The site promoter states that land is anticipated to be available from 2024-2028, planning permission would be acquired before selling the land to a third party for development, build out is estimated to take 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints. Site access would be required from New Road. The landowner notes that they own the frontage for the whole of New Road which offers the possible potential widening of the road if planning permission was granted. The site promoter seeks market and/or affordable housing and custom and self-build but has not provided indication on the scale or nature of these.	~
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Impact on biodiveristy, rural setting of the settlement and the setting of a listed building are considered a significant constraint. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk and surface water flood risk is minimal.

- The site is grade 2 agricultural land and is wholly greenfield.
- Landscape impact would be significant especially in the context of the scale of the site and is disproportionate when compared to immediate area.
- The proposed development could significantly impact on the setting of the Grade II listed building immediately west of the site.
- The site is close to local services and facilities and small scale employment opportunities.
- Transport and safety impacts due to increased population and narrow road

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:

- Would have significant heritage and landscape impact
- Is removed from the main residential development of the settlement and more related to the countryside.
- Creates disproportionate development out of keeping with the surrounding area
- Could create significant transport impact due to its location.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to landscape, heritage and transport impacts.	N/A	N/A

Updates after the Initial Assessment

Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 5
Site name	Land opposite Manor House, High Street, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land opposite Manor House, High Street, Offord Cluny	Offord Cluny and Offord D'Arcy	0.12ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing	2 homes Market and/or affordable housing 2 homes Specialist housing	Available 2024-2028 Build out over 1 year

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:201
Relevant planning history	None
Land type	Garden Land
Current use of the site	Garden Land
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Site is under 0.25ha and proposes 4 homes	Fail

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is below the minimum site threshold required for detailed assessment.

Impact of the Sustainability Appraisal on the assessment

the site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 6
Site name	Land North of Station Lane, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land North of Station Lane, Offord Cluny	Offord Cluny and Offord D'Arcy	0.94ha

Promoter's Intentions

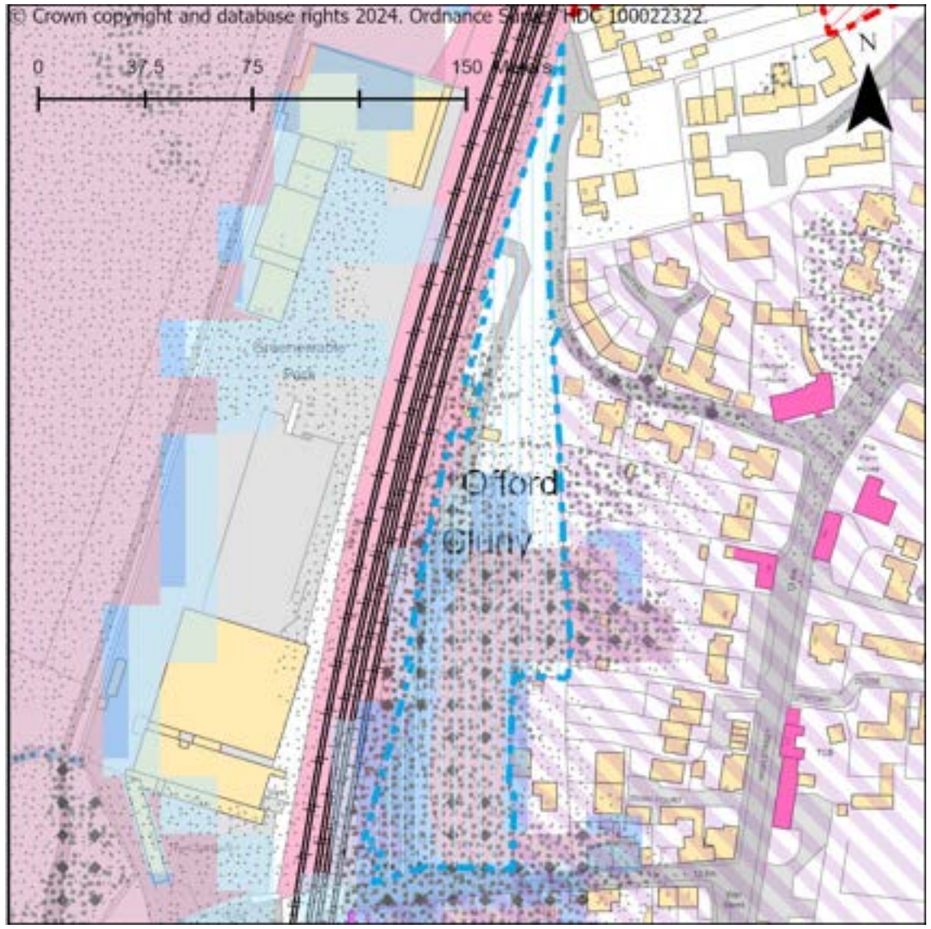
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Open spaces: Land to safeguard against flooding	5-6 homes Approximately 16,000sqm Land to safeguard against flooding - to be identified	Available 2024-2028 Build out over 1-2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 308
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Not provided
Supporting information	Location plan
	Site submission including concept plan.

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	36% of the land is flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is constrained by fluvial flood risk 3b, 3a and 2 in the southern half of the site, the narrow triangular portion of the site in the north is flood zone 1, but provides little practical space for development. Surface water flood risk is present on the majority site. The site is part previously developed and part greenfield land with some trees and classified as grade 3 and 4 agricultural land. The site is surrounded to the east and south by a conservation area and residential properties and bounded by railway line to the west. Access to the site could be via the narrow Aspin's Lane, access from the south would be from Station Lane in very close proximity to the railway crossing causing potential safety issues. The proximity to the railway line could present significant noise, particulate, light and vibrational pollution issues to residents and would require remediation. Overhead electricity lines are present on the west as a result of the railway line and are also present to the east. There are no known gas or oil pipelines and buffer zones within the site, however use of the site as historic railway sidings yard and storage purposes could present contamination issues. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is part previously developed land and as such could offer some opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	~
Availability The site is owned by a single individual/company and is in individual control, the development is supported by the landowner. There are no known legal restrictions. The site is available 2024-2028 and would be delivered directly by the land owner, build out is estimated to be 1-2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones. Overhead electricity lines are present on the west as a result of the railway line and are present to the east. There are significant constraints to development which would require mitigation including safe access, flooding, noise, particulate and vibrational issues as a result of the railway and potential contamination. Although there is a current access from Station Lane significant traffic here could cause a safety issue. Significant constraints if overcome could present viability implications for the site rendering it undeliverable. The site promoter notes that further detailed investigations in respect of contamination, noise, ecology and highways would be required. Regarding proximity to The Offords conservation area it is proposed that the impact could be managed through the design and form of development. They also propose a full flood risk assessment. A concept masterplan proposes residential development to the north to link in with Aspin's Lane, employment to the south alongside an attenuation pond.	~
Deliverability / developability	~

There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of significant constraints to overcome. The site is categorised as developable.	

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:

- There is significant fluvivial and surface water flood risk on the site which will be exacerbated by the impact of climate change.
- The site presents the opportunity to regenerate previously developed land and relates well to existing development with no landscape impact.
- There is a distinct possibility of on-site contamination
- The site is close to local services and facilities and small scale employment opportunities.
- Significant challenges include access, safety, proximity to a railway crossing, mitigation from noise, air, light and vibrational impact from the railway line and contamination.
- Unusual shape of site may limit development potential.

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for development with significant constraints which if overcome could present viability implications for the site rendering it undeliverable.
- Presents significant challenges regarding noise, air and light pollution and vibrational impacts from the railway line, overhead electricity lines and land contamination.
- May present safety issues regarding access and exit to the site from Station Lane especially and due to its proximity to a railway crossing.
- Access via Asplin's name is a considerable constraint due to the narrow nature of the lane
- Has significant flood risk.
- Would need to demonstrate that fluvial and surface water flood risk could be mitigated

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to significant constraints including access, flooding, safety, pollution, contamination and overhead powerlines.	N/A	N/A

Updates after the Initial Assessment

Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 7
Site name	Land west of High Street and North of Dunstall Close (larger site) Offord Cluny

Site address	**Parish(es)**	**Site area (ha)**
Land west of High Street and North of Dunstall Close (larger site) Offord Cluny	Offord Cluny and Offord D'Arcy	2.80ha

Promoter's Intentions

Promoter's anticipated uses	**Promoter's capacity**	**Promoter's delivery expectations**
Residential: Market and/or affordable homes	50 homes	Available 2024-2028 Build out over 2-3 years

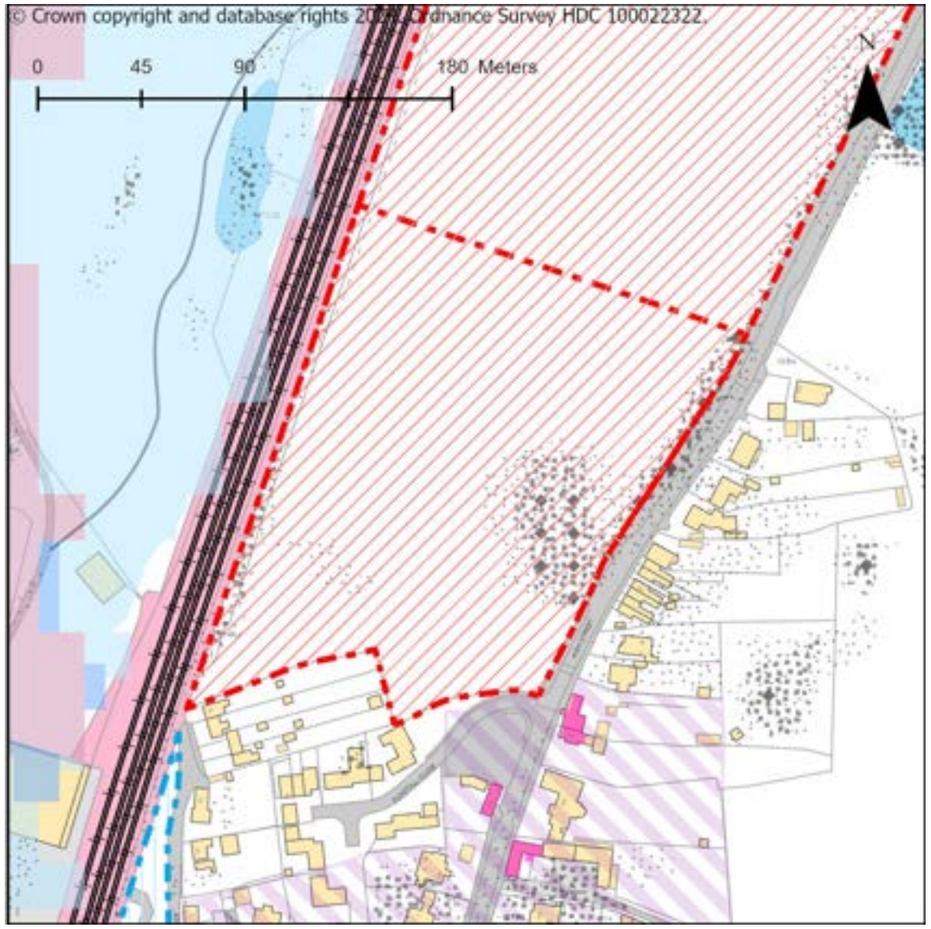
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 156
Relevant planning history	None
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	**Status**	**Outcome**
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	**Status**	**Outcome**
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present but minimal. The site is wholly greenfield grade 3 agricultural land. The land is relatively flat and is open countryside in keeping with the wider area. Impact on the landscape would require mitigation providing a transition to the countryside. The site is bounded to the west by the railway line which can be clearly seen and across the road to the east sits a ribbon of residential properties. South of the site is residential development which stretches towards the railway line to the west and edged by trees and hedgerow. The eastern edge is edged by low hedgerow with views clearly seen into the site. The site is outside the conservation area which sits to the south. A small portion of the site to the west is part of the Great Ouse Green Infrastructure Strategic area and also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley), however this is separated by the railway line. Access to the site could be via the High Street. Proximity to the railway line could present noise, particulate, light and vibrational pollution issues to residents and would require remediation. Overhead electricity lines are present to the west as a result of the railway line. There are no known gas or oil pipelines and buffer zones within the site. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunity for regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	+
Availability The site is owned by a family and family control, the development is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, it is anticipated that planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take 2 to 3 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site is accessible from the B1043. No gas or oil pipelines and buffer zones cross the site. Overhead electricity lines are present to the west as a result of the railway line and would require consideration in the design of development. Mitigation would be required to address noise, light, particulate and vibrational issues as a result of the railway.	~
The site promoter provides no further information on this site specifically, but a larger site including this land has been put forward as *Offord D'Arcy and Offord Cluny 8* which provides additional information on site mitigation. It is however unclear if the same approach would be taken here.	
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. The site would need to address issues relating to the railway line and landscape impact. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk and surface water flood risk is minimal.
- The site is grade 3 agricultural land and is wholly greenfield.
- The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village.
- Landscape impact would be required to transition to the countryside
- The site is close to some local services and facilities and small scale employment opportunities.
- The transport impacts on the village due to increased population would require assessment to ensure safety
- The western edge abuts the East Coast Mainline subjecting this area to light, noise, air and vibrational pollution.
- The site adjoins to a conservation area and is in proximity to listed buildings which could be impacted by the development.

In combination the outcomes of the LAA and SA indicate that the site:

- The site is of a size that could contribute to the housing needs of the district.
- Would require mitigation against noise, air and light pollution from the railway line and overhead electricity lines.
- Would require sensitive masterplanning to ensure development is complementary to the conservation area and setting of nearby listed buildings.

- Would require lower density development to reflect the character of the existing village.
- Would require assessment of transport and safety impacts due to increased population.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.80ha 65% net developable area to allow for strategic landscaping and mitigation from the railway line. 2.80 ha x 65% = **1.82ha**	The net developable area is 1.82ha Residential - Market and/or affordable homes Very low density of 25 dph to reflect the edge of settlement location, surrounding housing densities and location within a smaller sustainable settlement. Capacity = 1.82ha x 25 dph = **46 homes**	Available post 2028 Build out 2-3 years

Updates after the Initial Assessment

Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 8
Site name	Land west of High Street and North of Dunstall Close (larger site) Offord Cluny

Site address	**Parish(es)**	**Site area (ha)**
Land west of High Street and North of Dunstall Close (larger site) Offord Cluny	Offord Cluny and Offord D'Arcy	6.82ha

Promoter's Intentions

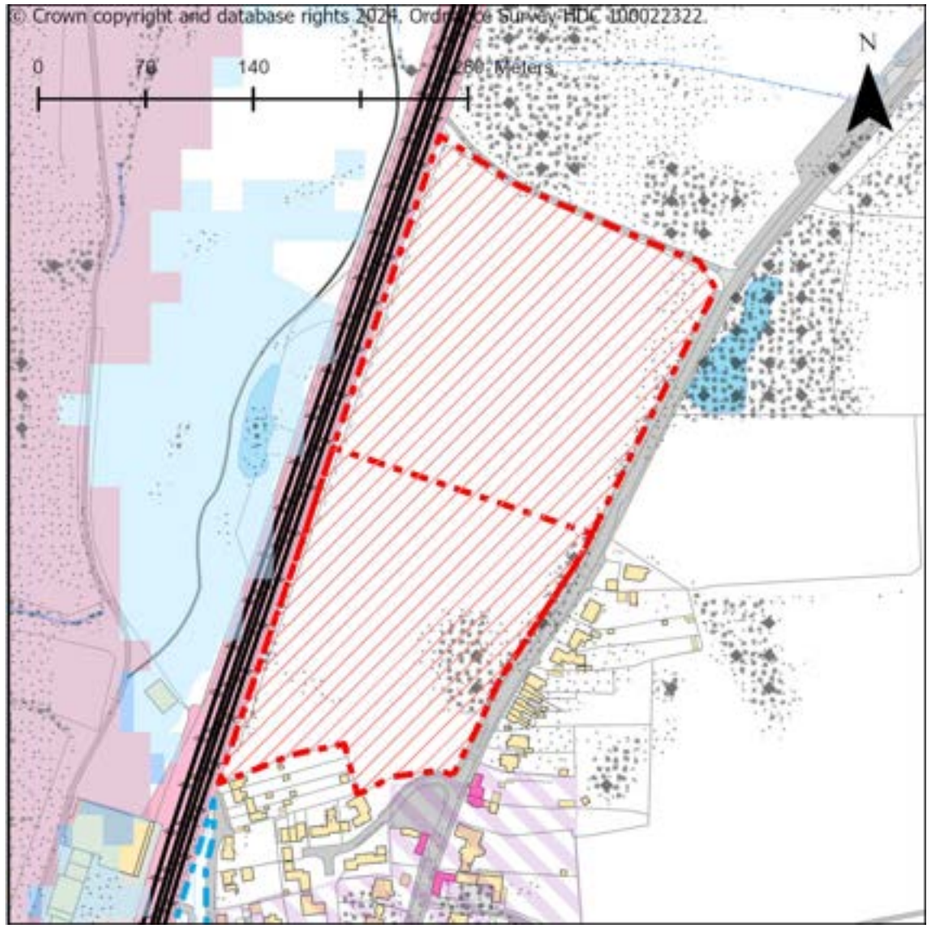
Promoter's anticipated uses	**Promoter's capacity**	**Promoter's delivery expectations**
Residential: Market and/or affordable homes Open Space: Biodiversity net gain/open space/surface water attenuation Other: Potential noise mitigation	130 homes 1ha Biodiversity net gain/open space/surface water attenuation 0.50ha Potential noise mitigation	Available 2024-2028 Build out over 3 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 326
Relevant planning history	None
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location Plan
	Site summary document

Fundamental Constraints

Fundamental constraints	**Status**	**Outcome**
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present but minimal. The site is wholly greenfield grade 3 agricultural land. The land is relatively flat and is open countryside in keeping with the wider area. Impact on the landscape would require mitigation providing a transition to the countryside. The site is bounded to the west by the railway line which can be clearly seen and across the road to the south east sits a ribbon of residential properties. South of the site is residential development which stretches towards the railway line to the west and edged by trees and hedgerow. The eastern edge is edged by low hedgerow with views clearly seen into the site. The site is outside the conservation area which sits to the south. A small portion of the site to the west is part of the Great Ouse Green Infrastructure Strategic area and also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley), however this is separated by the railway line. The site is of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Access to the site could be via the High Street. Proximity to the railway line could present noise, particulate, light and vibrational pollution issues to residents and would require remediation. Overhead electricity lines are present to the west as a result of the railway line. There are no known gas or oil pipelines and buffer zones within the site. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and as such offers no opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	~
Availability The site is owned by a family and family control, the development is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, build out is expected to take 3 years. The site promoter provides no further information on how the site would be delivered and notes this as 'unknown' however site *Offord D'Arcy and Offord Cluny 7* (which constitutes a smaller portion of this site) does provide some information on delivery. It is however unclear if the same approach would be taken here.	~
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site is accessible from the B1043. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Mitigation would be required to address particulate and vibrational issues as a result of the railway. The site promoter notes that there have been no historic contaminative uses on the site, concluding that the likelihood of ground contamination is low. The site promoter provides further information noting the need for strategic landscaping, surface water drainage, 10% biodiverisity net gain and sensitive design and technology to mitigate any noise arising from the railway, for example triple glazing and non-opening windows in susceptible elevations.	~
Deliverability / developability	~

There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. The site would need to address issues relating to the railway line and landscape impact. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as developable. Delivery of the site is noted as unknown at this moment in time, meaning there may be some uncertainty over its deliverability.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk and surface water flood risk is minimal.
- The site is grade 3 agricultural land and is wholly greenfield.
- The site in its entirety has a strong relationship to the countryside due to its scale. The southern half relates more closely to residential element of the village.
- Landscape impact would be required to transition to the countryside.
- The site could provide a wide range of housing types and tenures.
- The site is close to some local services and facilities and small scale employment opportunities.
- The transport impacts on the village due to increased population would require assessment to ensure safety
- The western edge abuts the East Coast Mainline subjecting this area to light, noise, air and vibrational pollution.
- The site adjoins to a conservation area and is in proximity to listed buildings which could be impacted by the development.
- The scale of development proposed would be disproportionate compared to the existing settlement

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:

- Would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.
- Would have significant transport impacts on the village
- Would have significant landscape impact

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to landscape, scale and transport impacts.	N/A	N/A

Updates after the Initial Assessment

8 Area 6 - Eastern Huntingdonshire Site Assessments

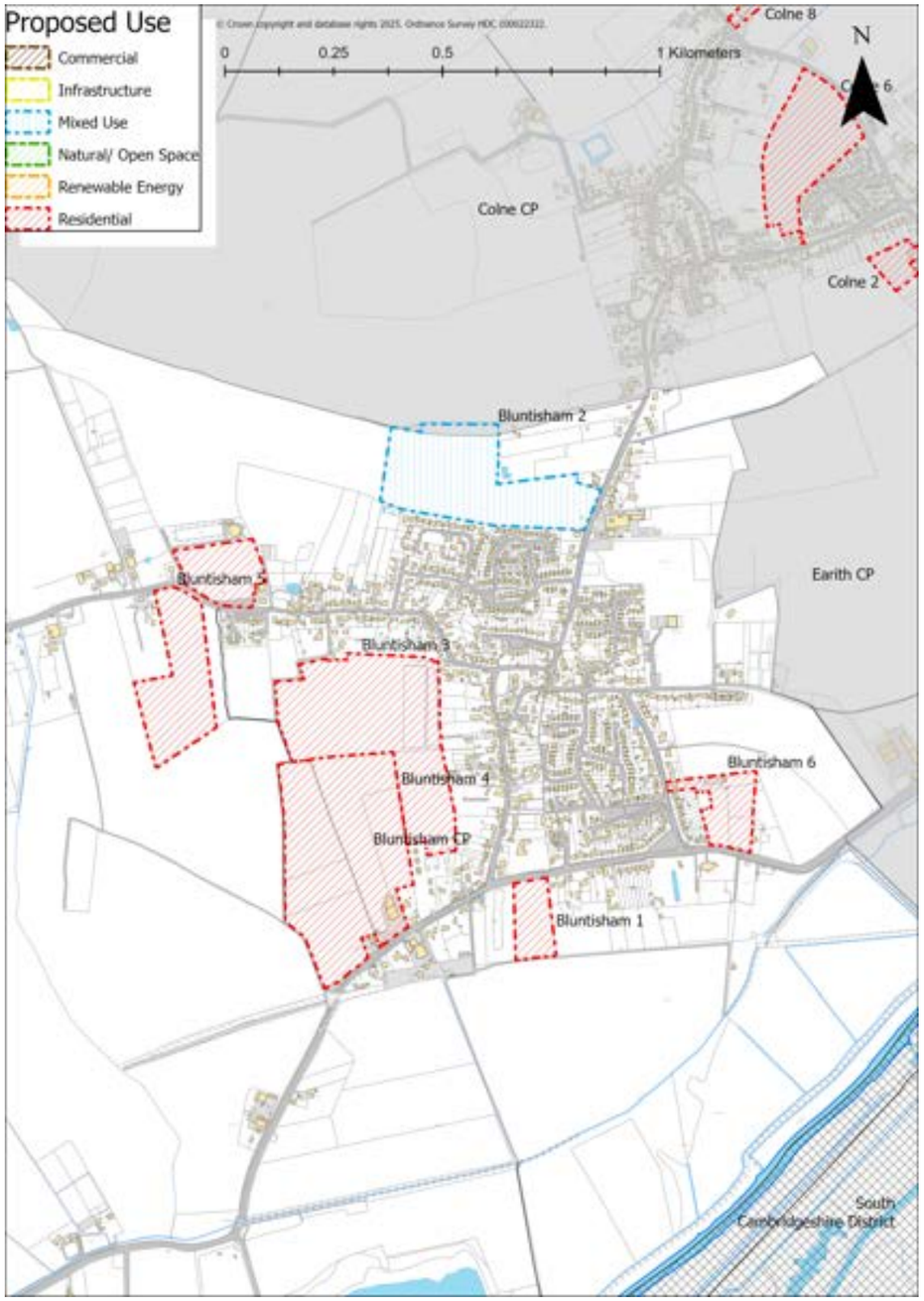
8.1 This chapter sets out the site assessments for the sites located within 'Eastern Huntingdonshire'. This grouping consists of Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; and St Ives wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Bluntisham - 6 sites
- Colne - 8 sites
- Earith - 2 sites
- Fenstanton - 4 sites
- Hemingford Grey - 14 sites
- Hilton - 4 sites
- Holywell-cum-Needingworth - 11 sites
- Houghton and Wyton - 7 sites
- St Ives - 8 sites
- Wyton on the Hill - 5 sites

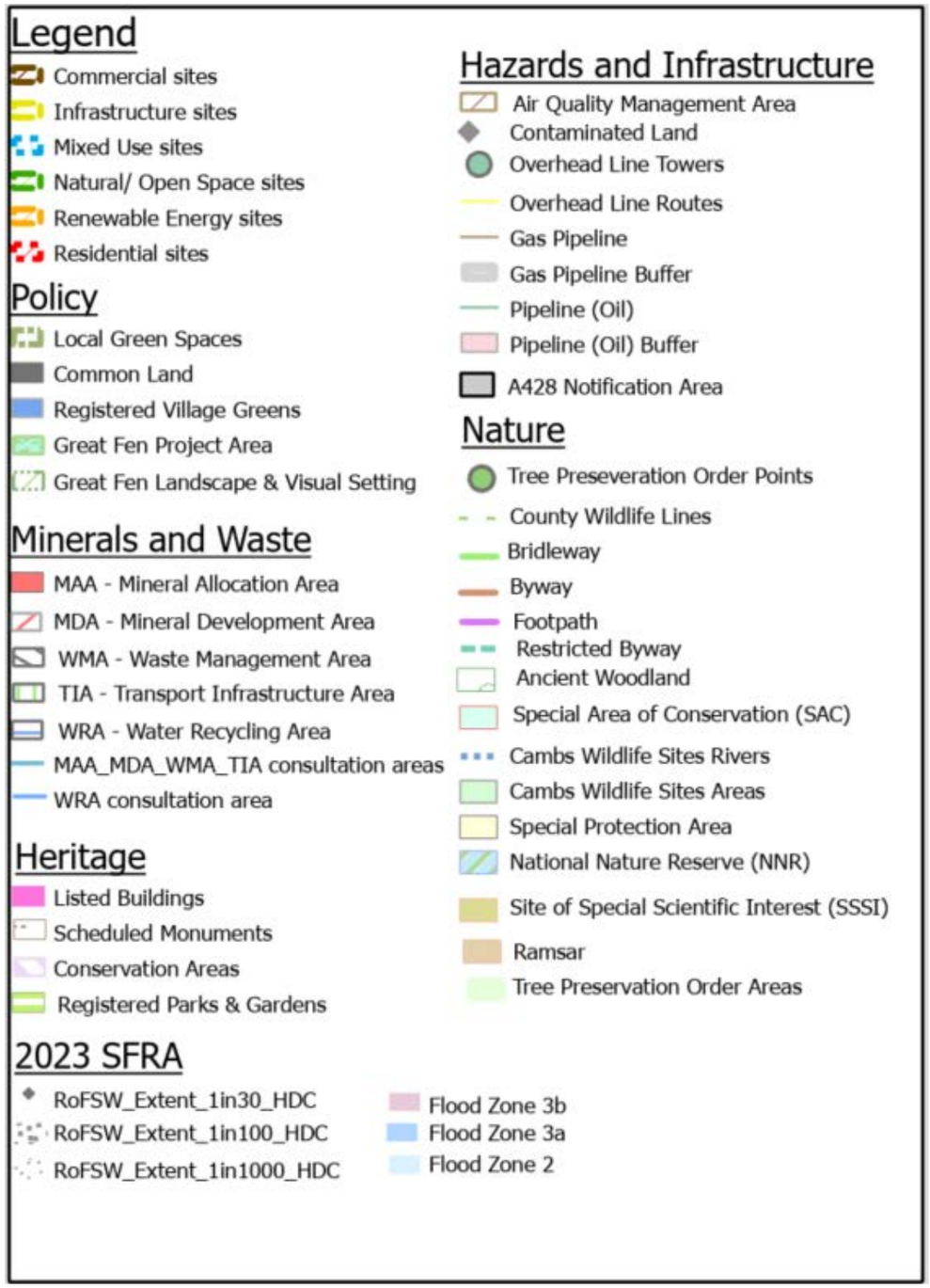
Bluntisham

8.2 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bluntisham 1: Land to the South of Rectory Close, Bluntisham
- Bluntisham 2: Land West of Colne Road, Bluntisham
- Bluntisham 3: Land West of Bluntisham
- Bluntisham 4: Land North of Station Road, Bluntisham
- Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham
- Bluntisham 6: Land off 18 Holliday's Road, Bluntisham



8.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Bluntisham 1: Land to the South of Rectory Road, Bluntisham

Site reference	Bluntisham 1
Site name	Land to the South of Rectory Road, Bluntisham

Site address	Parish(es)	Site area (ha)
Land to the south of Rectory Road, Bluntisham	Bluntisham	1.53

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 35 homes	Available 2024 Build out over 1 year

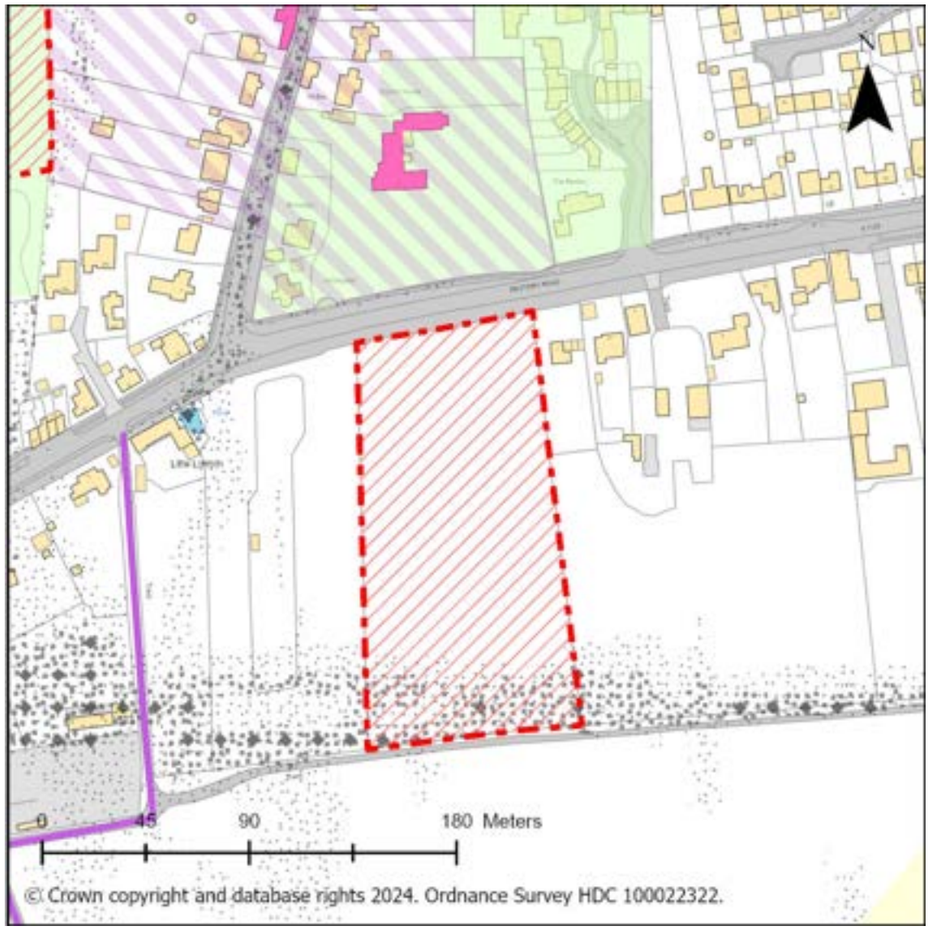
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:167
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 wholly within flood zone 1 but the southern quarter of the site is constrained by surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is fairly level but does gently rise up towards Rectory Road. The boundaries of the site are clearly marked out by trees lines, vegetation and hedging and on its southern edge by a	~

track road. The trees and hedging are most substantial along the site's eastern side with boundary features being more open on its southern and western sides where there are longer range views into and out of the site. There is a low lying hedge on the site's frontage along Rectory Road and a point of access. To the north, east and west the site is surrounded by residential properties, to the south is open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. Electricity cables run along the site's frontage along Rectory Road. There are no nature conservation designations or heritage designations on site although the site is adjacent to a conservation area and the grade II listed building, Bluntisham House. There is an existing access onto Rectory Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and would take one year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and the topography of the site is fairly even with a gentle incline up to Rectory Road. There is an known risk from surface water flooding in the southern quarter of the site meaning sustainable drainage will need to be incorporated into any design proposal. Also, the site's generally open nature means that landscaping would be required to reduce landscape impact. Access exists from Rectory Road.	~
Deliverability / developability There are no existing structures to clear but sustainable drainage and landscape mitigation would be required in any future design proposals to mitigate these constraints. The impact on the setting of the adjacent conservation area and listed Bluntisham House would be also need to be thoroughly considered and mitigated. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now but taking into account the constraints to development and that no planning application has been submitted yet, 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:

- Is wholly greenfield land within flood zone 1 but surface water flood risk along the southern boundary
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Within 1km of Berry Fen SSSI
- Located on the southern edge of the village and could be integrated into the existing place and community
- Potential for some impact on heritage assets

In combination, the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development on the countryside to the south
- Development should be focused within northern half of the site as in depth development up to the southern boundary would not reflect the character of the area
- Would require assessment of the impact on heritage asset.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.53ha 50% net developable area allowed to enable a frontage only development to avoid areas at risk from surface water flood risk and reflect local character. 1.53 ha x 50% = **0.77 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 = 0.77 ha x 25 dph = **19 homes**	Available post 2028 subject to allocation Build out over 1 year

Updates after the Initial Assessment

Bluntisham 2: Land West of Colne Road, Bluntisham

Site reference	Bluntisham 2
Site name	Land West of Colne Road, Bluntisham

Site address	Parish(es)	Site area (ha)
Land west of Colne Road, Bluntisham	Bluntisham	7.78ha

Promoter's Intentions

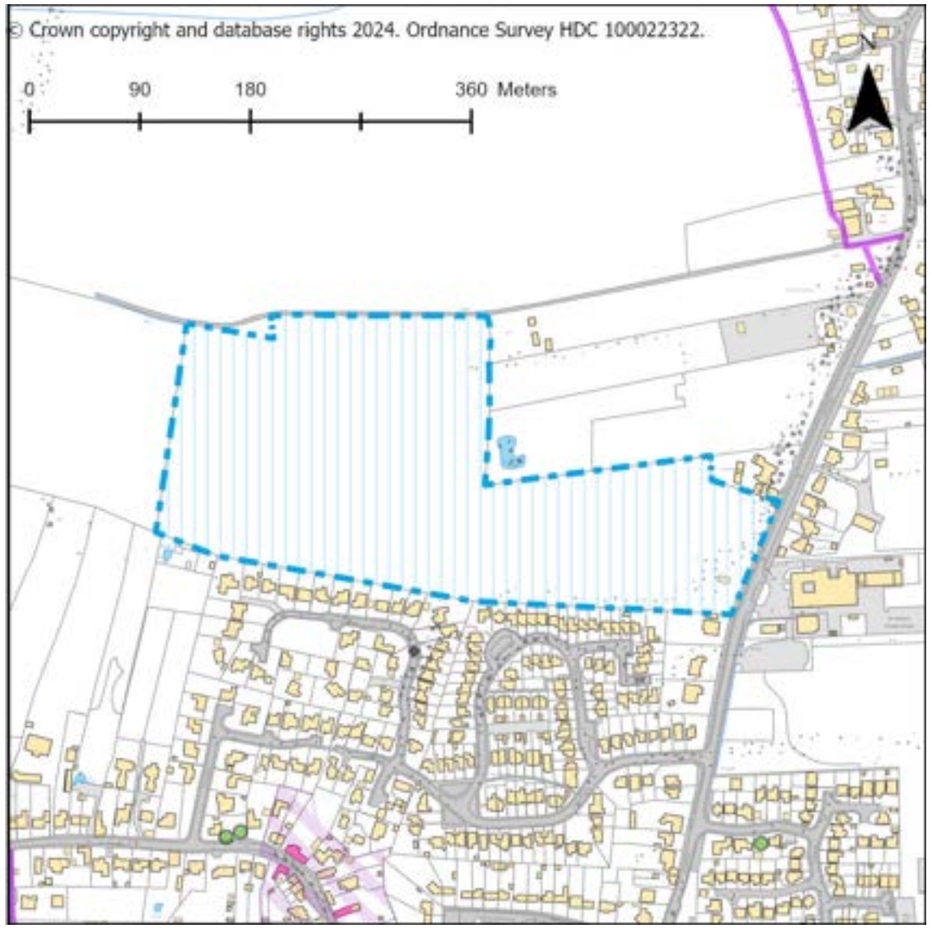
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Infrastructure: • Supporting infrastructure Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	90 homes (market and affordable) Land for school staff car park Open space and land for Suitable Alternative Natural Greenspace and biodiversity net gain. This is defined as an area of land designated for recreational purposes that is designed to offset pressures on sites that are protected for their habitat value under Conservation of Habitats and Species Regulations 2017.	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission: site reference - CfS:248
Relevant planning history	HELAA2036 (December 2017): Land west of Longacres Bluntisham (site reference 157) Application number: 17/00906/OUT Proposal: Outline planning application was submitted for 135 dwellings and open space
	Outcome: Withdrawn
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Vision Statement • Illustrative Masterplan (drawing number: A_1608 PLI 0 revision: B) (April 2017) • 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
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, there is recorded risk from surface water flooding along the site's frontage along Colne Road and along the southern edge of the site. The site is wholly classified as grade 2 agricultural land. The topography of the land gently rises away from Colne Road meaning that the western edge of the site is some 10m higher than the eastern edge. The site is bounded by a mature hedgerow on the eastern frontage and mixed hedging and fencing to residential properties along the southern boundary. It is located on the northern edge of Bluntisham but impact on the wider landscape to the north and west is reduced by the landform which slopes down from these boundaries towards Colne Road. To the south and east is residential development and St Helen's	+
Primary School and to the north and west is open countryside. The illustrative masterplan submitted alongside the call for sites submission shows that it intended to place a Suitable Alternative Natural Greenspace in the north western part of the site which would reduce the impact of development on the wider landscape and provide a softer development edge. This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (BL 1 West of Longacres). 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 on site and no oil or gas pipelines running through the site. Electricity cables run along the site's Colne Road frontage. There are no nature conservation designations or heritage designations on site. Access should be possible from Colne Road but this would require the removal of some of the hedgerow in order to create an adequate access point. The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. Most of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner who supports its development and a developer/ housebuilder is involved with bringing the site forward. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and would take two years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear but part of the mature hedgerow would need to be cleared to create an access off Colne Road. There is a known risk from surface water flooding on site and it's location on the northern edge of the village will require sensitive incorporation of mitigation measures. The illustrative masterplan submitted alongside the call for site submission shows that it intended to place a Suitable Alternative Natural Greenspace in the north western part of the site which could also reduce the impact of development on the wider landscape and provide a softer development edge. The masterplan also shows that development is proposed at a very low density to allow for a substantial amount of greenspace to be incorporated within proposals as well as the proposed car park.	+
Deliverability / developability	~

There are no existing structures to clear but sustainable drainage and landscape mitigation would be required in any future design proposals to mitigate these constraints. The site promoter does not appear to seek an allocation status for the site but intends to deliver the site via a housebuilder. The site promoter states the site will be available between 2024 and 2028. There have been previous attempts to bring forward this site and a vision document and illustrative masterplan have been submitted as part of the call for sites submission. The submission also outlines the various technical studies and assessments that were prepared in 2017 for the site which will need to be updated. Taking into account the stated availability of the site and that the site is not currently subject to a planning application, 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:

- Is wholly greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 but there is surface water flood risk along the southern boundary and along Colne Road
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Good accessibility to natural green space
- Within 1km of Berry Fen SSSI
- Located on the northern edge of the village adjacent to the primary school and could be integrated into the existing place and community

In combination, the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development on the countryside to the north and west
- Would require assessment on recreational impact on nearby SSSI

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 7.78 ha Excluding approximately 3ha of the site for the SANG and 0.2ha for car parking leaves 4.58ha. Of this, 75% net developable area is allowed to incorporate SUDs and landscaping throughout the development and paths to connect and integrate development with the SANG. 4.58 ha x 75% = **3.44 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 = 3.44 ha x 25 dph = **86 homes**	Available post 2028 subject to allocation Build out over 2 years

Updates after the Initial Assessment

Bluntisham 3: Land West of Bluntisham

Site reference	Bluntisham 3
Site name	Land West of Bluntisham, Bluntisham

Site address	Parish(es)	Site area (ha)
Land West of Bluntisham, Bluntisham	Bluntisham	12.19

Promoter's Intentions

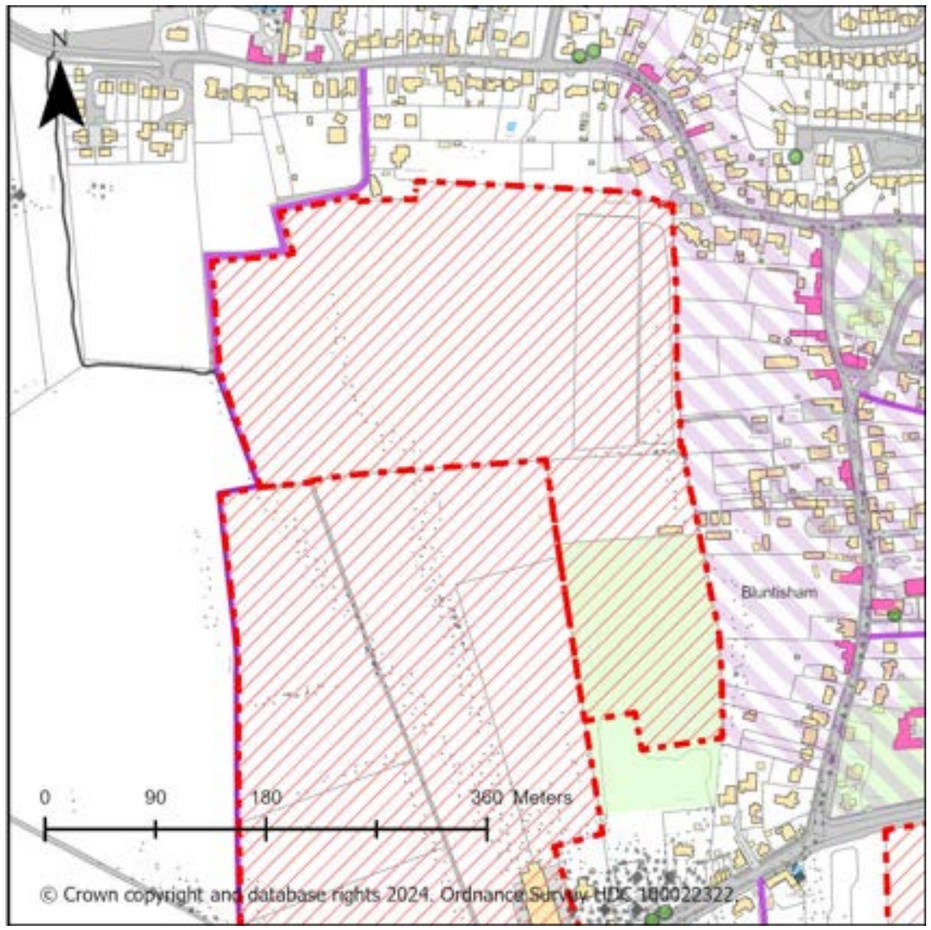
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space uses: Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding	Up to 250 market and affordable houses 3ha of biodiversity net gain/ open space/ surface water attenuation	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:328
Relevant planning history	None relevant within the site Land immediately to the south of the site: Application number: 17/01015/OUT Proposed development: Proposed residential and commercial development (up to 26 dwellings and 4 commercial units) Outcome: Permission Application number: 21/02690/REM
	Proposal: Details of access, appearance, landscaping, layout and scale in respect of the residential element only of the approved scheme Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Site Plan as Proposed (drawing number: 23_068_SK001_A) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, there is some recorded risk from surface water flooding within the eastern side of the site. The site is wholly classified as grade 2 agricultural land. The land gently rises with the northern edge of the site being some 10-15m higher than the southernmost edge. The boundaries to the site are clearly marked out by field lines and some trees and vegetation. The southernmost part of the site has a tree preservation order protection on it which is a clear development constraint. Along the site's western and northern edges are public rights of way, development would therefore impact views from public vantage points and require integration with the public right of way. The site adjoins residential development on its northern and eastern edges with orchard land	~
and the countryside to the west and south. The site is located on the western edge of Bluntisham and extends into the countryside, it is therefore located in a very sensitive location, landscape mitigation would be required. A small portion of southern most extent of the site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (BL2 North of Station Road). 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 on site and no oil or gas pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site adjoins a conservation area on its eastern edge and is also adjacent to the back gardens of several listed buildings. As such, development could impact on the setting of various heritage assets, which would require further assessment. The proposed site plans submitted alongside the call for sites submission show that the site promoter's intention is to provide an access to the site via the permitted development on land immediately adjoining the southernmost point of this site (approved under 21/02690/REM) and where a tree preservation order designation is, additional points of access are proposed from Nobles Lane and Meridian Close. These all run through existing residential developments, therefore they will have to be assessed to determine whether these can provide sufficient points of access for the scale of development proposed. The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is controlled by multiple owners who all support its development. The site promoter has stated that they are unsure if there are any legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. They state that the land will be available between 2024 and 2028 and would take three to five years to complete.	~
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear but development may result in the loss of protected trees. There is a known risk from surface water flooding and its location on the western edge of the village may impact the setting of heritage assets. As such substantial mitigation would be required in the design of any scheme.	~

Access to the site is a significant constraint to the achievability of the site. The site submission proposes potential access points from a permitted development on land immediately adjoining the southernmost point of this site. This would require removal of trees within a preservation area and therefore be a fundamental constraint to development, impacting also the ecology and biodiversity of the area. Additional points of access are proposed from Nobles Lane and Meridian Close. The former is a narrow lane running between residential properties, with the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale. Access from Meridian Close would require the construction of access routes outside the boundary plan of the site, which may present issues relating to ransom strips and would again see substantial traffic through a small residential development.	
Deliverability / developability There are no existing structures to clear but flooding, trees, landscape and heritage mitigation would be required in any future design proposals to mitigate these constraints. It is unclear whether an allocation status is sought at this time as the site promoter states the site will be available between 2024 and 2028 and a housebuilder is involved. As the site is not proposed as a rural exceptions scheme, the proposed development is contrary to current adopted planning policy so allocation status would be required. Coupled with the fact that the site has substantial constraints to overcome, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

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 but there is surface water flood risk along the eastern part of the site
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Within 1km of Berry Fen SSSI
- TPO protected trees in the southern part of the site
- Located on the western edge of the village adjacent several designated heritage assets

In combination the outcomes of the LAA and SA indicate that :

- The site has significant constraints to development which prevent it from being effectively masterplanned to become part of the existing community.
- Access from the south would require removal of trees within a TPO area.
- Access proposed from Nobles Lane and Meridian Close are narrow roads running between residential properties. These have the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale.
- Access from Meridian Close presents a current constraint with the potential for ransom strips.
- Two access points one from Merdian Close and the other from a permitted development site to the south are reliant on adjoining site cooperation.
- The site has the potential to impact the conservation area and heritage assets.
- Would require strategic landscaping and integration of public right of way

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, due to access, heritage and landscape issues so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

Bluntisham 4: Land North of Station Road, Bluntisham

Site reference	Bluntisham 4
Site name	Land North of Station Road, Bluntisham

Site address	Parish(es)	Site area (ha)
Land North of Station Road, Bluntisham	Bluntisham	12.47

Promoter's Intentions

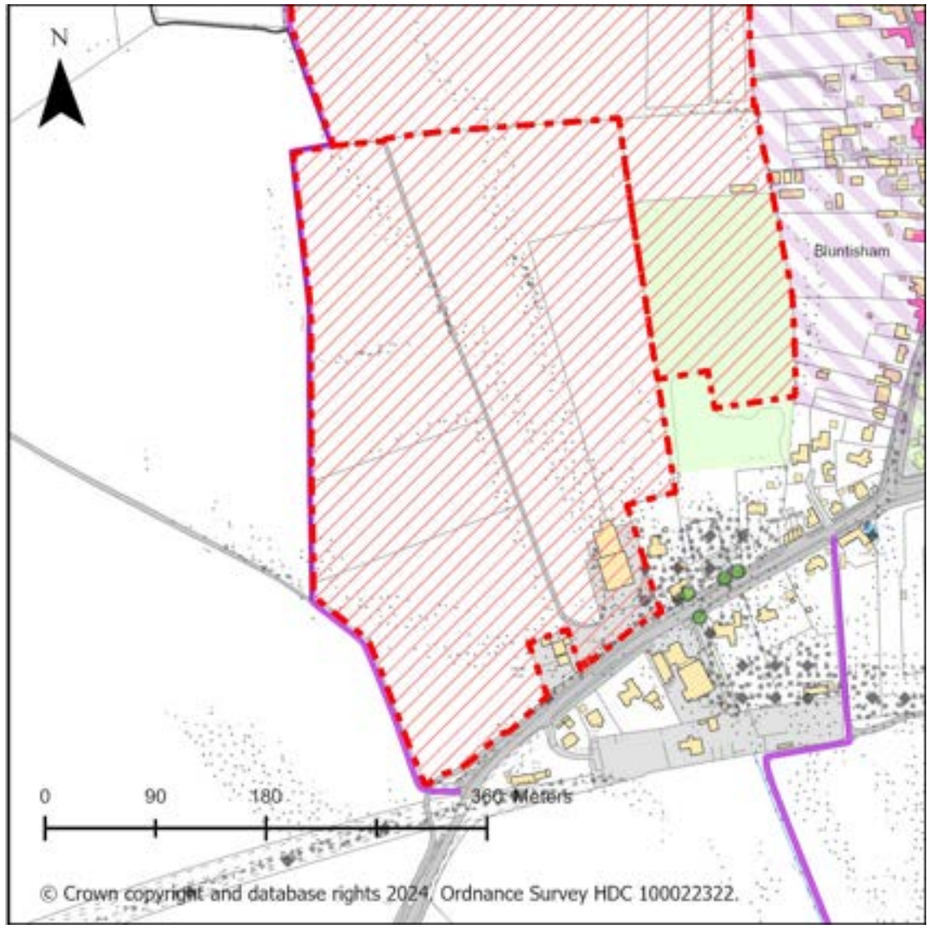
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	160 homes	Available 2023 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:230
Relevant planning history	• 25/01675/OUT for 140 dwellings submitted in September 2025 and is pending consideration. • HELAA (December 2017): North of Orchard Estates, Station Road Bluntisham (180)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Vision Document (June 2023) • Landscape Summary Report (September 2022) • Preliminary Ecological Appraisal - Survey Report (September 2022) • Biodiversity Impact Assessment (October 2022) • Preliminary Arboricultural Implications Assessment (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	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 it is heavily constrained by surface water flood risk. The majority of the site is classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. The site is situated to the north of Station Road (A1123) and is located on the western edge of the village extending into the countryside. Large parts of the site consist of commercial orchards, but a small portion of the site is hardstanding associated with agricultural buildings. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards	~

represent a significant value in terms of the history of these settlements and their identity. The Landscape Townscape Assessment SPD 2022 noted that the retention, revitalisation and protection of these orchards are of importance to the character of these areas. The topography of the site gently rises from Station Road. Although there is boundary hedging to the west, south and east there are long distance views from the northern boundary. Additionally, a public right of way runs along the site's western edge meaning there are views across the site from a public vantage point, integration of this with the site would be required. To the north and west of the site is open countryside, with an area of TPO protected trees situated to the east of the site. An auto centre sits just outside the southern boundary, the integration of which would require consideration. There is no known contamination on site but this will require further investigation as the site has been in use as an orchard for many years which means there could be land contamination from agricultural pesticides. The A1123 adjoins the southern edge of the site and noise could be a minor issue. There are no nature conservation designations or heritage assets on site. Access to the site could be achieved from Station Road, however engagement with Cambridgeshire County Council would be required to ascertain if this is appropriate and whether safe access for the scale of development proposed could be achieved. The site is mostly greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single family who supports its development. An option agreement was due to be signed when the call for sites submission was made and a housebuilder is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The site promoter states that the land is available now and that there are no issues to resolve before the site is available for development. They consider that it would take three years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are agricultural buildings on site to clear and some hardstanding would need to be removed. There is a known risk from surface water flooding which will require substantial amounts of sustainable drainage across the site. Additionally, the site is heavily constrained by its sensitive location and potential impact on the countryside and character of the area if orchards were to be removed. As such substantial landscape mitigation would be required in the design of any scheme. Access could be achieved from Station Road but the achievability of this access for the scale of development will require further assessment.	~

Deliverability / developability	
There are large agricultural structures to clear and flooding, trees and landscape mitigation would be required in any future design proposals to mitigate these constraints. The site promoter has submitted several technical studies in support of their site submission relating to landscape and ecology. It is unclear whether an allocation status is sought at this time as the site promoter states the site is available now and a housebuilder is involved. As the site is not proposed as a rural exceptions scheme, the proposed development is contrary to current adopted planning policy so allocation status would be required. Coupled with the fact that the site has substantial constraints to overcome, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

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, mostly classified as grade 2 agricultural land with some grade 3 along the site's frontage
- Is within flood zone 1 but heavily constrained by surface water flood risk
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Within 1km of Berry Fen SSSI
- Somewhat detached from the main built form of Bluntisham being located to the west of the village
- Large parts of the site consist of commercial orchards.

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development as it would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside
- Could fundamentally impact the history, character and identity of the settlement through the removal removal of orchards
- May present contamination issues.
- Would require integration of autocentre.
- May cause safety issues in relation to access to and from the site due to the proposed scale of development and would require further assessment.

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, due to impact on the character and identity of the area and access issues so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

The site promoter resubmitted the site to the Ongoing Call for Sites (see CfS23-24302), it was resubmitted with a Transport Technical Note (November 2024) to outline how access into and from the site will be achieved and the potential impact on the road network. The resubmission also reduced the capacity of the site to 100 supported by a Vision Document. This would enable more land for landscaping. There are still concerns regarding the site's impact on the character of Bluntisham and the impact on landscape and historic character including loss of valuable orchard land. Additionally, the site would result in further development extending away from the main built form of Bluntisham making access to services less sustainable and greater landscape and character impact. As such the site is still considered to be inappropriate for development.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns. Also, since the initial assessment, 25/01675/OUT for 140 dwellings has been submitted and is pending consideration.

Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham

Site reference	Bluntisham 5
Site name	Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham

Site address	Parish(es)	Site area (ha)
Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham	Bluntisham	7.13

Promoter's Intentions

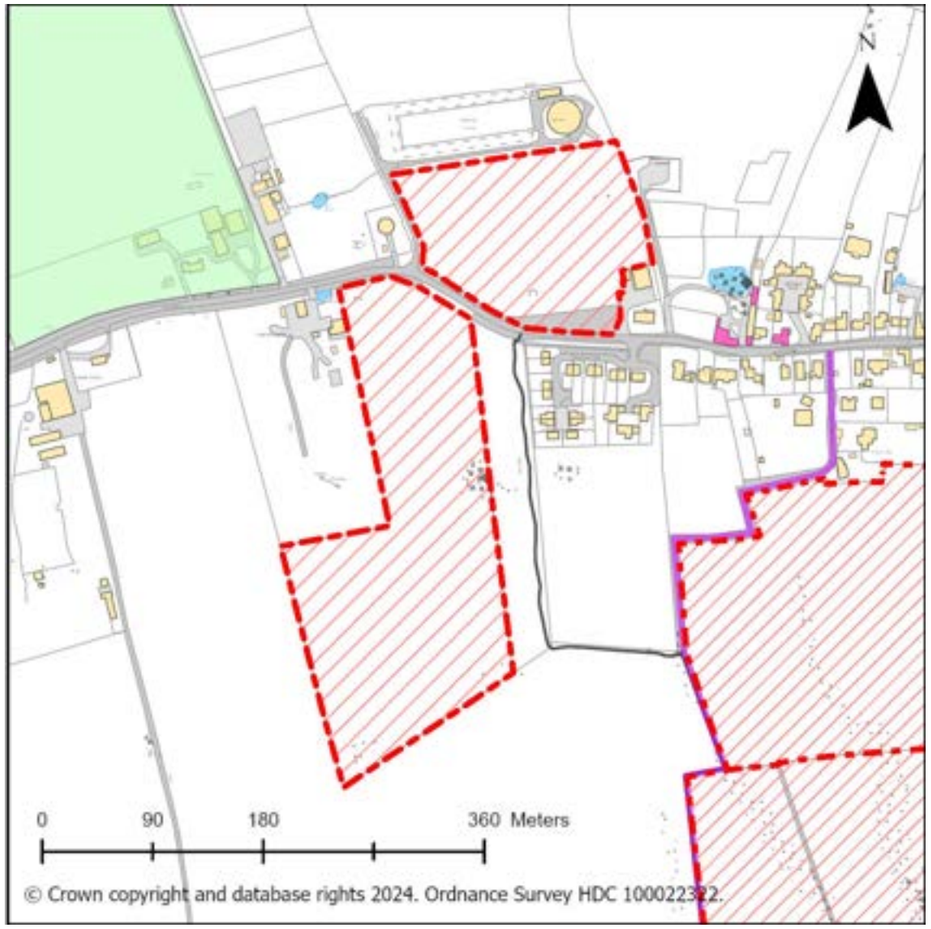
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2411
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 consists of two parcels of land, one north of Wood End and the other south of Wood End to the west of Bluntisham. The site is wholly within flood zone 1 with some minimal surface water flood risk. It is also wholly classified as grade 2 agricultural land. The northern parcel is broadly level and consists of orchard land. Orchard land is becomingly increasingly scarce across the district and is a key characteristic of the landscape of this part of the district. There are minimal amounts of vegetation along its boundaries so the site is open, it is most dense along its eastern edge. It also adjoins a residential property on its south eastern corner. The southern parcel gently slopes southwards with the site levels sloping some 6m from its frontage to its southern most edge. There is a dense tree belt along the eastern edge of the southern parcel, there is minimal vegetation along its other boundaries with its northern edge having no vegetation meaning there are long distance views into and across the site from Bluntisham Heath Road/Wood End so development could have a prominent impact on the landscape. To the west is Higham Farm and to the east is Meridian Close, to the south and south west is the open countryside. There is no known contamination or pollution on site. No gas or oil pipelines run through the site although electricity powerlines are located long the frontage of both parcels along Bluntisham Heath Road/ Wood End. There is also a water tank and covered reservoir immediately to the north of the northern parcel and another water tower on its western edge. There are no heritage assets and no nature conservation designations on site. The northern parcel's south eastern corner is adjacent to a list building (59 Wood End) which is grade II listed. Access to both parcels can be achieved from Bluntisham Heath Road/ Wood End. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single company who who supports its development. The site has been optioned and a housebuilder is involved with the site. There are no known legal restrictions affecting the site. The site promoter states that it their intention to deliver the site directly by a master developer and that the suggest that the land is available now and could take 2 years to build out.	+
Achievability	~
The site promoter has identified that all main services are accessible from the site boundary. The site comprises two parcels of land, the northern being orchard land. There are electricity cables running both the frontages of each parcel and landscaping constraints to overcome. The impact of any development will need to be sensitive to the countryside. There are no buildings on site so no clearance work would be required, however development on the northern parcel would see the loss of an orchard which would impact the landscape character of the area.	
Deliverability / developability There are no existing structures to clear but the impact but both parcels are sensitively located to the west of Bluntisham extending into the countryside. The site promoter does not appear to seek an allocation and intends to deliver the site via a master developer. 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

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 consisting of grade 2 agricultural land
- The northern parcel is orchard land, an increasingly scarce landscape feature across the district
- Is within flood zone 1 with minimal surface water flood risk
- Has limited accessibility to employment opportunities, primary education and services and facilities
- There is no footpath along the site frontage, the closest is some 150m from the site making integration more challenging
- Is not accessible to natural greenspace
- 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 Bluntisham as well as the further erosion of orchard 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 due to low potential for integration with the village.	N/A	N/A

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter provided a Vision document to support their proposal. They also reduced the proposal to just include parcel 1 for 2.34 ha removing the southern land parcel (parcel 2) and thus reducing the potential site promoter's capacity to 40-65 homes and also adding an additional community building. The Vision Documents states that parcel 1 forms the focus of delivering development but parcel 2 is still available for residential development, open space and BNG. They state the existing access will be retained and used to provide the single point of vehicular access to the development and a new section of footpath will also be provided, linking to the existing footpath to the east along Wood End. The site plan has been amended:

Development of this parcel would result in further development along Wood End which is extending away from the main built form of the Bluntisham.

Since the assessment of the site was undertaken, it has come to the Council's attention that the orchard has since been felled. While not a protected nature conservation feature, these orchards are characterful of the area and contributes to biodiversity and the rural edge of the village and their loss will have a detrimental impact on the character and history of the village.

Taking into account the revised information, the site can progress to capacity calculation and also the following key requirements will apply:

Gross site area of 2.34ha, 80% net developable area to allow for landscaping, open space and BNG. This results in a net developable area of 1.872ha.

Minus 0**.2ha for community uses**, leaving a total of 1.672 for residential uses. Use 25dph for density results in 1.672 x 25dph = **42 homes**.

Built out over 2 years and be available post 2028 as an allocation status would be required for the development.

Development would be required to:

- Provide a footpath connection to the existing footpath along Woos End
- Provide landscape to soften development impact on the wider countryside and also screen the water tower to the north of the site
- Provide biodiversity net gain and replacement orchard land
- Mitigate impact on heritage assets
- Alongside residential development provide a community use as well which could also include a small retail outlet to support village services

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document (dated December 2025) in support of development on the originally submitted southern parcel south of Wood End. This had previously been discounted. Development on this parcel is considered inappropriate due to its landscape impact, extending away form the main built form of the village posing integration challenges. More sustainably located sites have been selected as allocations.

Bluntisham 6: Land off 18 Holliday's Road, Bluntisham

Site reference	Bluntisham
Site name	Land off 18 Holliday's Road, Bluntisham

Site address	Parish(es)	Site area (ha)
Land off 18 Holliday's Road, Bluntisham	Bluntisham	2

Promoter's Intentions

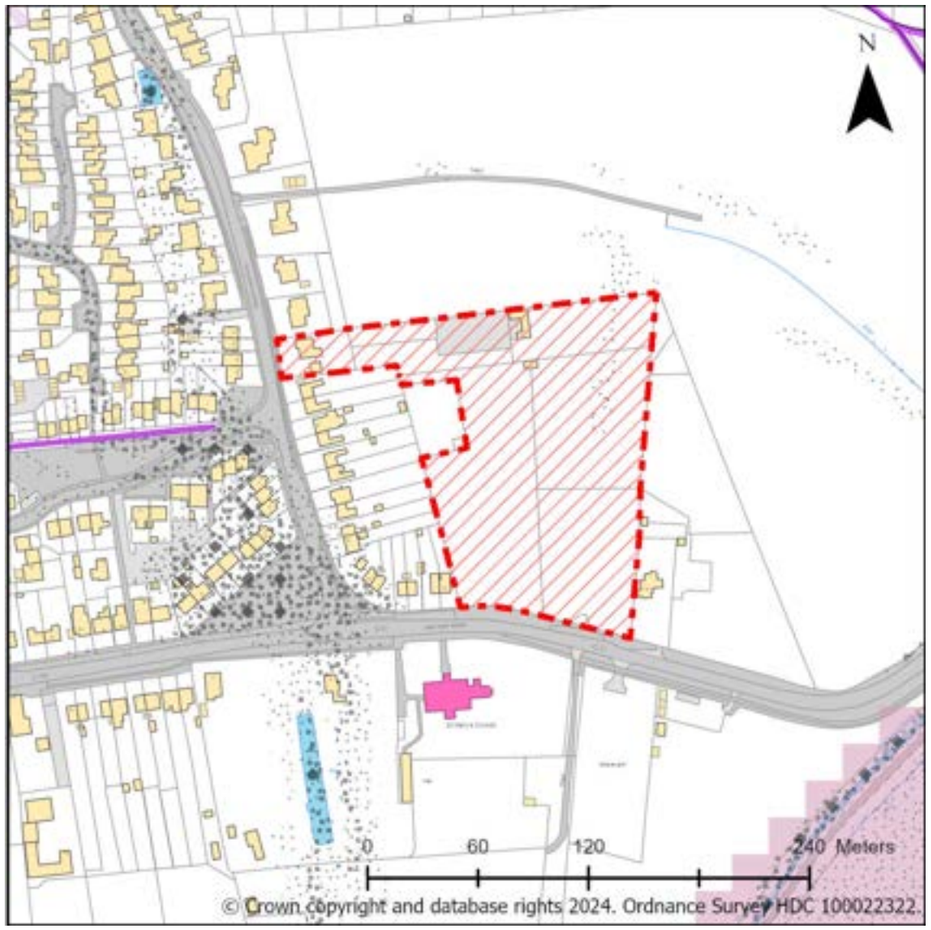
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Up to 50 homes	Available 2024 - 2028 Build out over 3 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24128
Relevant planning history	• Was assessed in the HELAA (2017) (site reference 144: 18 Holliday's Road to North of Rectory Road, Bluntisham). It was considered not to be suitable for residential development.
Land type	Part previously developed and part greenfield
Current use of the site	Part residential/ part equestrian
Supporting information	• Statement in response to HELAA (2017) assessment

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 with some surface water flood risk within its north eastern corner. Approximately two thirds of the site is classed as grade 3 agricultural land, however the north-western third of the site is classed as grade 2. The site is located to the north of Rectory Road with a small part extending west to Holliday's Road. The majority of the site consists of paddocks and includes a stable block and menage. The western extent of the site consists of a residential property. The land to the north and west is agricultural whilst to the west of the site is residential development. The land is relatively flat and currently sub-divided into a series of paddocks. Houses adjoin the western boundary and a single property adjoins the south eastern boundary. The A1123 forms the southern boundary with the Grade I listed St Mary's church immediately across the road. Its southern edge has established trees running along it and a fence line defines its western edge. It is more open on its eastern and northern edge, as such development would be visible from public rights of way to the north and east of the site. There is no known contamination on site, however this may require further investigation. There are no oil or gas pipelines or their buffer zones running through the site. There are no nature conservation designations on site. There are no heritage assets on site, however the Grade I Listed St Mary's Church is located approximately 50m south of the site. Development could negatively impact on the setting of St Mary's Church given the proximity between the site and this heritage asset. The site could be accessed from Hollidays Road, although this is narrow if the existing development is retained. The site also has a frontage on to Rectory Road (A1123) which could provide an access point but this would require the removal of trees which would result in potential greater impact on the setting of the adjacent listed building. The site is partly greenfield so its development will somewhat contribute to the reuse of previously used and regeneration. The site majority of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is in the ownership of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site by a housebuilder. It is 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. The site is in a sensitive location in terms of potential landscape impact and impact on heritage assets. Mitigation would be required to address these as would sustainable drainage within the site to address surface water flood risk. Access would also require further investigation as well as some site clearance works.	
Deliverability / developability There are some structures on site to clear and potentially the existing residential property to clear to enable a sufficient access from Holliday's Road. There are some constraints to overcome most notably heritage and landscape constraints as well as surface water flooding. It is intended to deliver a development on this site via a housebuilder. No planning application has been submitted and further investigations will be required to determine f development is feasibility to address the identified constraints. As such, it is categorised as being 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:

- Is partly greenfield and partly preciously developed land classified as grade3 agricultural land
- Is within flood zone 1 but surface water flood risk
- In walking distance to village services and facilities and primary education and public transport via bus
- Reasonable accessibility to employment opportunities and natural green space
- Within 250m of Berry Fen SSSI and 2km of the Ouse Washes SPA/SSSI
- Located on the eastern edge of the village and could be integrated into the existing place and community
- Potential for impact on designated heritage assets
- Potential for landscape impact to the north and east where it extends into the countryside and is viewable from the public highway

In combination, the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community

- Should provide landscaping to minimise the visual impact of development on the countryside to the north and east. Design will also need to be sensitive to the setting of nearby heritage assets and would require assessment of the impact on heritage asset.
- Access will require further investigation to determine if this should be form Holliday's Road or Rectory Road - the former may require the demolition of the existing property and the latter could result in the removal of trees that positively contribute to the character of the area and setting of a heritage asset.

HDC's Delivery Calculations

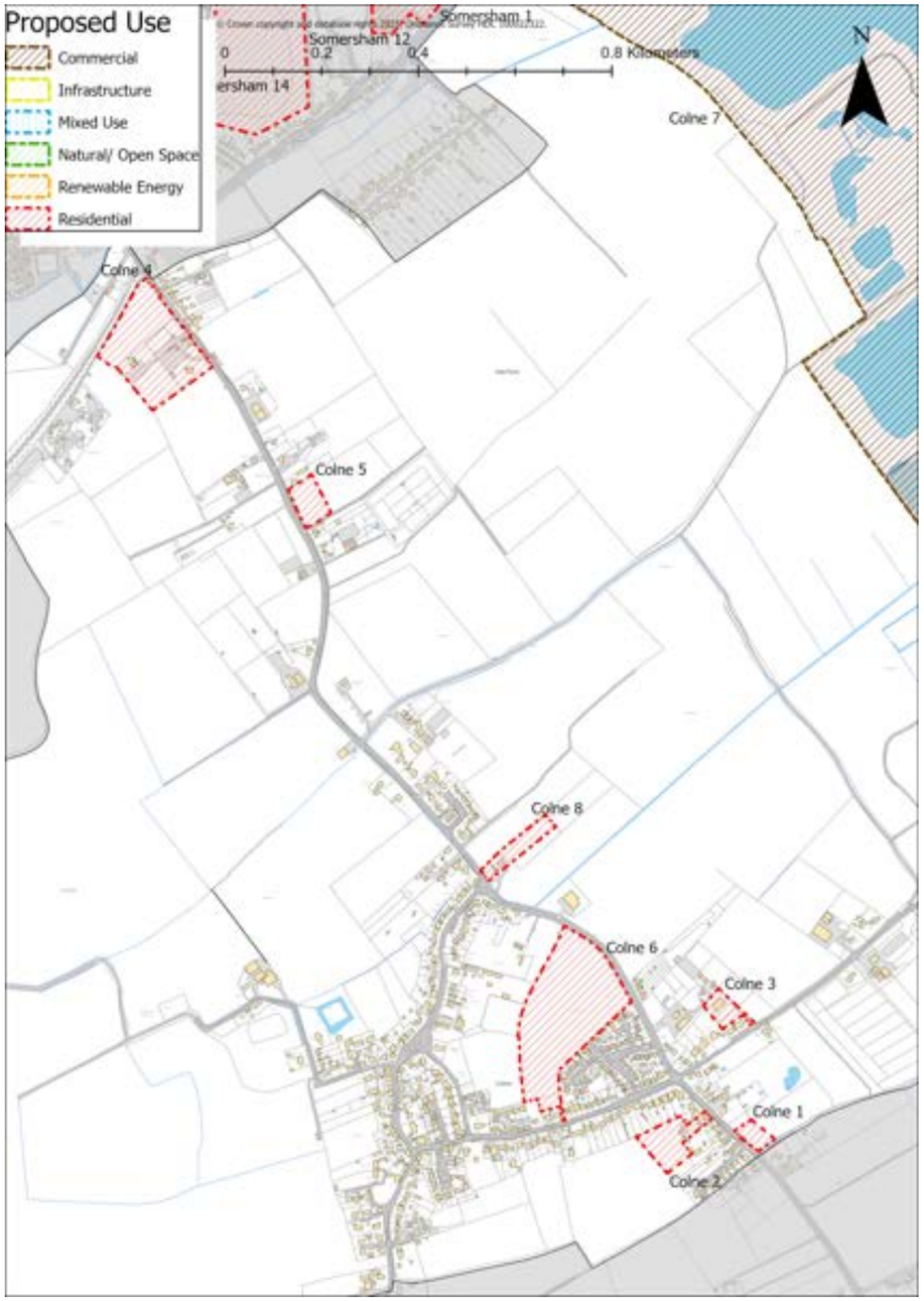
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2ha 70% net developable area allowed to allow for sufficient landscaping and mitigation on impact on the setting of heritage assets. 2 ha x 70% = **1.4 ha**	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 1.4 ha x 25 dph = **35 homes**	Available post 2028 subject to allocation Build out over 2 to 3 years

Updates after the Initial Assessment

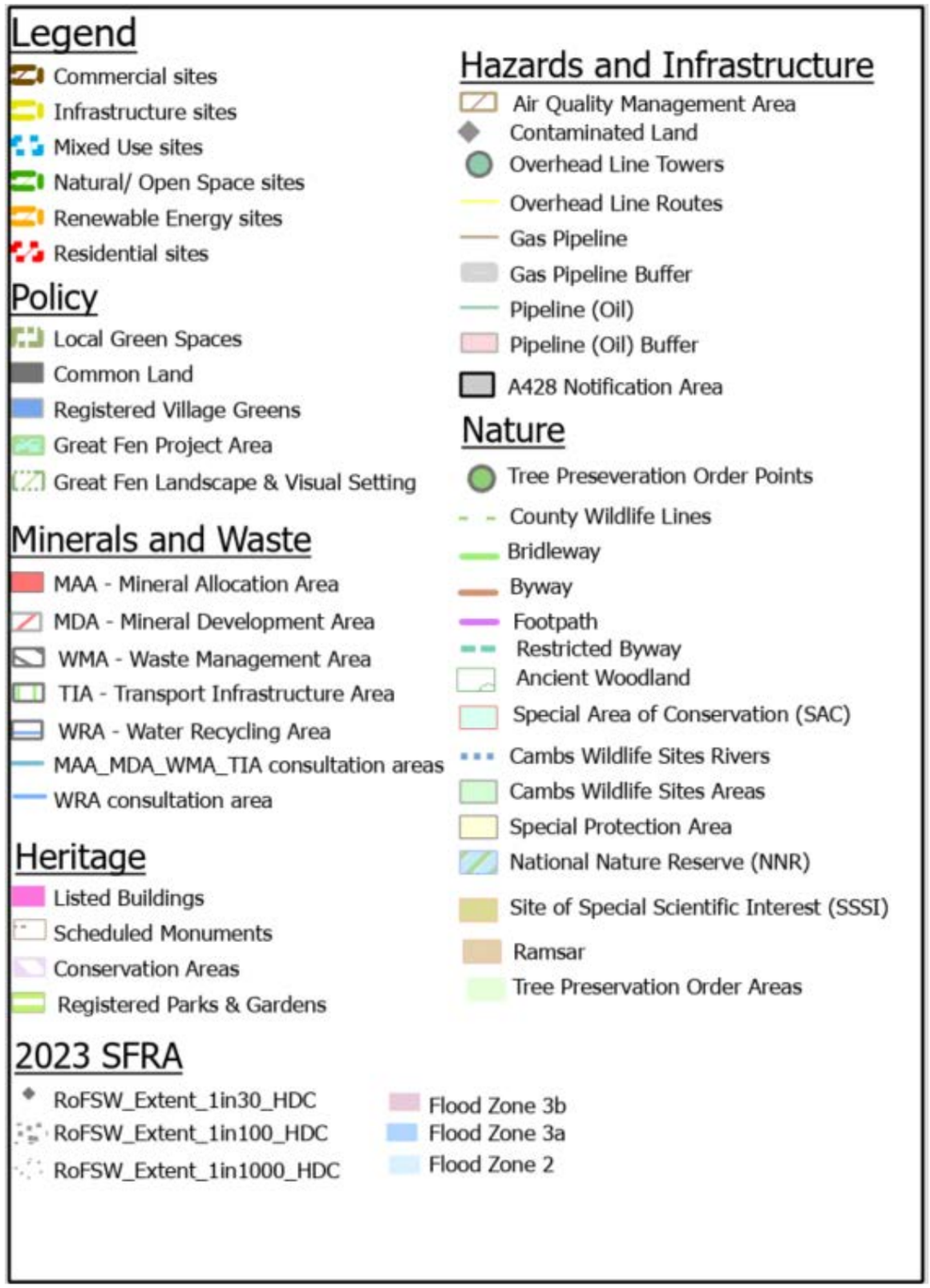
Colne

8.4 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Colne 1: Land North of The Meadows, Earith Road, Colne
- Colne 2: Land at Ramadie, Earith Road, Colne
- Colne 3:Land North West of Holme Fen Drove, Colne
- Colne 4: Land at Cranbrook Plants, Colne Road, Somersham (Colne)
- Colne 5: Land at Colne Road, Somersham (Colne)
- Colne 6: Land West of the B1050, Earith Road, Colne
- Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne) - this site partially falls within Earith parish. As the majority of the site falls within Colne parish, the site has been assessed here instead.
- Colne 8: Pound Ground, Colne High Street, Somersham Road, Colne



8.5 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Colne 1: Land North of The Meadows, Earith Road, Colne

Site reference	Colne 1
Site name	Land North of The Meadows, Earith Road, Colne

Site address	Parish(es)	Site area (ha)
Land north of The Meadows, Earith Road, Colne	Colne	0.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Self and custom build housing	5 market and/or affordable homes or 5 self and custom build plots	Available 2024 - 2028 Build out over 1 - 2 years

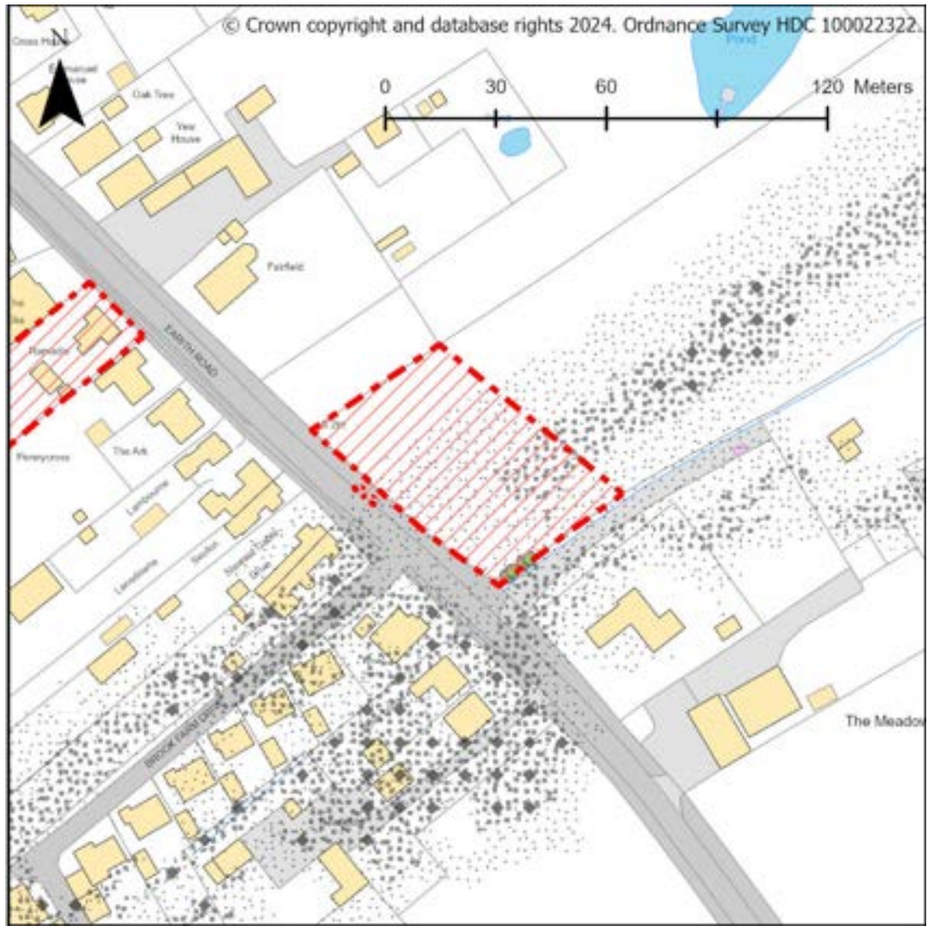
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:97
Relevant planning history	Application number: 21/01222/OUT Proposed development: the erection of up to 4 self- and custom-build dwellinghouses Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Schematic Block Plan (drawing number: 2023.31.101) (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 wholly within flood zone 1 but most of the site is at risk from surface water flooding. The site is wholly grade 2 agricultural land previously planted out as an orchard. Orchard land is becomingly increasingly scarce across the district and is a key characteristic of the landscape of this part of the district. In their submission, the site promoter states	~
that the site is 'formerly an orchard, the trees have since been grubbed up and the site lies unused.' The topography of the site is broadly level. Its frontage to Earith Road consists of established trees and hedgerows which obscure views of the site from the road. There are some individual trees on the southern boundary of the site protected by Tree Preservation Order. To the north, west and south of the site adjoins residential development whilst the easten boundary is contiguous with the remaining elements of the orchard use which leads into the open countryside beyond. The site is situated within the Fen Margin, the key characteristics of which include "generally well vegetated, with deciduous woodland, hedgerow trees and orchards, particularly around the village of Colne", meaning the remaining orchards represent a significant value in terms of the history of the settlements and its identity. The Landscape Townscape Assessment SPD 2022 noted that the establishment or reinstatement of these orchards are of importance to the character of these areas. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity powerlines located along the site's frontage with Earith Road. There are no nature conservation designations or heritage assets within the site. The schematic block plan submitted shows a single access to all dwellings is intended from Earith Road. The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take one to two years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site is broadly level but orchard land is becoming increasingly scarce and the site is highly constrained from surface water flood risk. There are TPO protected trees in the southern corner of the site. There are electricity poles located along the site's frontage with Colne Road. The site could be accessed from Earith Road.	~
Deliverability / developability	~

The site is greenfield, the loss of orchard land is a constraint as is the surface water flood risk and potential landscape impact of development. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it does not appear that an allocation status is sought. The site has a recent planning refusal for self and custom build housing, as it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Also, the site promoter states the site will be available between 2024 and 2028. The site is therefore 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:

- Is wholly greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 but almost all of the site is at risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Contains former orchard land which is a key characteristic of the local landscape, development would further erode this landscape character.
- Is less than 1 ha in size

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its potential impact on losing valuable landscape characteristics and risk from surface water flooding

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

Colne 2: Land at Ramadie, Earith Road, Colne

Site reference	Colne 2
Site name	Land at Ramadie, Earith Road, Colne

Site address	Parish(es)	Site area (ha)
Land at Ramadie, Earith Road, Colne	Colne	0.85

Promoter's Intentions

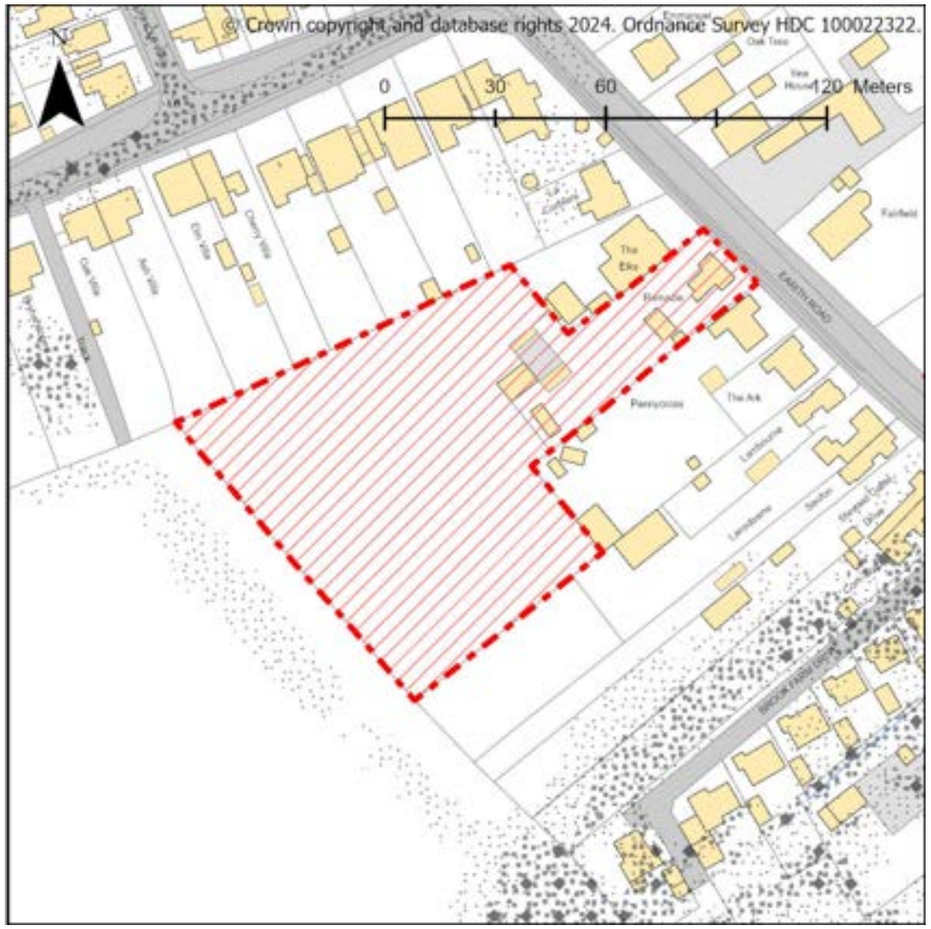
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	12 homes	Available 2023 Built out over 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:75
Relevant planning history	Application number: 23/00717/PIP Proposed development: Demolition of former piggery and storage barn and the construction of three dwellings. Outcome: Refused
Land type	Partly greenfield and partly previously developed land
Current use of the site	Part residential, amenity grassland used in connection with Ramadie, former pigsty, storage building and stables
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 and there is no recorded risk from surface water flood risk. However, the site is within an area identified as high risk of groundwater flooding. It is wholly classified as grade 2 agricultural land. The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The land within and surrounding the site is broadly level, meaning there are no topographical constraints that would impact the site coming forward. The site is bounded by residential development on its northern and eastern sides. The paddock itself is well-contained on its western boundary by an existing hedgerow and contains level grassland. This screens the site from being viewed from agricultural land beyond the western boundary. Hence, considering the adjoining uses, boundary screening and flat nature of the land within and surrounding the site there would likely be minimal landscape impact levied by the proposal. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead telegraph lines located along the site's frontage along Earith Road. The site promoter states that the overhead telegraph line can be moved subject to obtaining the necessary approvals and is not a constraint to development. There are no nature conservation designations or heritage assets within the site. The property has an existing access from Earith Road. The site is primarily greenfield, so its development will not significantly contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and would take one to two years to complete.	+
Achievability The site promoter has identified that all services and access are accessible within the site apart from the public highway which is accessible from the site boundary. There are structures on site to clear and there are overhead telegraph lines to be moved. There are no topographical constraints that would impact the viability or achievability of the site.	~
Deliverability / developability The site has structures to clear, it is unclear from the call for sites submission if the existing property is to be demolished as well or if the proposed development would utilise the existing access just north of Ramadie. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it does not appear that an allocation status is sought. The site has a recent planning refusal for the permission in principle for 12 homes on the site. As it does not appear the site promoter's intention to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Taking this into account, and while the site promoter states the site is available now, 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:

- Is mostly greenfield paddock land classified as grade 2 agricultural land but there is also an existing dwelling on site
- Is within flood zone 1 and has no risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is less than 1 ha in size

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Provide housing on a site less than 1ha
- Retain existing hedgerows to minimise landscape impact and retain the contained nature of the existing paddock land
- Electricity lines along the site frontage may need to be redirected

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.85 ha After removing 0.1ha of the site which contains the existing dwelling 'Ramadie' as it is unclear if this dwelling is to remain, a 80% net developable area allowed for landscaping and retention of existing hedgerows to retain local character. 0.75 ha x 80% = **0.6 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 = 0.6 ha x 25 dph = **15 homes**	Post 2028 subject to allocation Built out over 1 - 2 years

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter stated that a site allocation is now being sought for the site.

Colne 3: Land North West of Holme Fen Drove, Colne

Site reference	Colne 3
Site name	Land North West of Holme Fen Drove, Colne

Site address	Parish(es)	Site area (ha)
Land north west of Holme Fen Drove, Colne	Colne	0.37

Promoter's Intentions

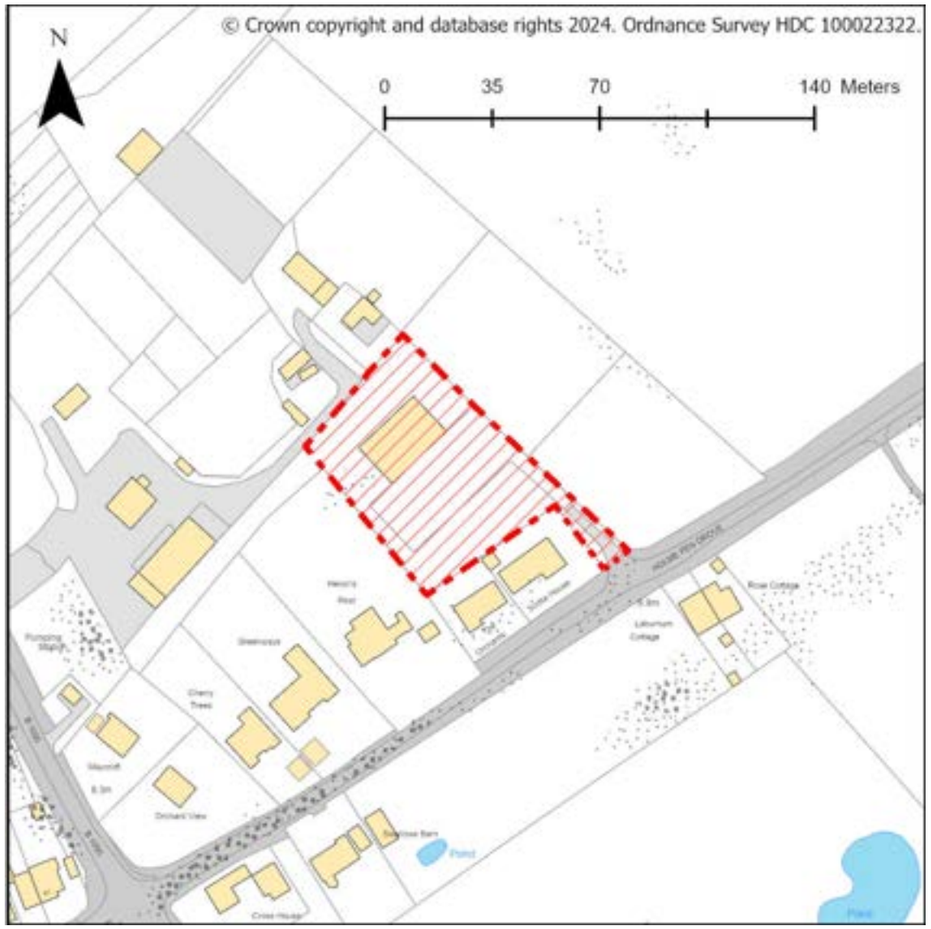
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 homes	Available 2023 Build out over 1 - 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:215
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 wholly located within flood zone 1 and only very minimally impacted by surface water flood risk. It is wholly classified as grade 2 agricultural land. The topography of the site is fairly flat and located on the eastern edge of the village of Colne. The site contains an agricultural building, and is heavily vegetated including some trees on site. Vegetation and trees form strong boundary edges to the site therefore minimising its visibility and impact on the wider landscape. The presence of such established vegetated boundaries minimises the potential adverse landscape impacts of development on the countryside due to being shielded from surrounding views. The site is is immediately north west of two properties located along Holme Fen Drove. To the west it adjoins another residential property and to the north are agricultural structures. To the east is the open countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site, although contamination risk may require further investigation considering the presence of an large agricultural structure on site. There are however overhead telegraph lines located along the site's eastern edge. There are no nature conservation designations or heritage assets within the site. There is an existing access to the site from Holme Fen Drove. The site is classified as greenfield, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and is anticipated to take one and half years to complete.	+
Achievability The site promoter has identified that gas supply is not immediately accessible, that mains water supply and electricity supply are within the site, and that the public highway and digital and telecommunications infrastructure are accessible from the site boundary. There is a structure on site to clear and substantial trees and other vegetation to be retained and managed. The site can be accessed from Holme Fen Drove.	+
Deliverability / developability There is a structure to clear on site. An arboricultural assessment and tree surveys to ascertain which should be retained and which trees and vegetation can be removed would be required. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it does not appear that an allocation status is sought. The site promoter states that the site is available now but there is no active planning application yet on site. 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:

- Is greenfield land classified as grade 2 agricultural land but there is an existing large agricultural building on site
- Is within flood zone 1 and has minor risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is less than 1 ha in size

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Provide housing on a site less than 1ha
- Should retain boundary trees and hedgerows to minimise landscape impact and provide an established 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 0.37ha 60% net developable area allowed to retain existing mature trees and hedgerows 0.37 ha x 60% = **0.23 ha**	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location.	Available post 2024 subject to allocation Build out over 1 - 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Very low density of 25 dph = 0.23ha x 25 dph = **6 homes**	

Updates after the Initial Assessment

Colne 4: Land at Cranbrook Plants, Colne Road, Somersham, (Colne)

Site reference	Colne 4
Site name	Land at Cranbrook Plants, Colne Road, Somersham (Colne)

Site address	Parish(es)	Site area (ha)
Land at Cranbrook Plants, Colne Road, Somersham (Colne)	Colne	3.19

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	64 homes Percentage for specialist housing and self and custom build plots to be determined	Available 2024 - 2028 Build out over 2 - 3 years

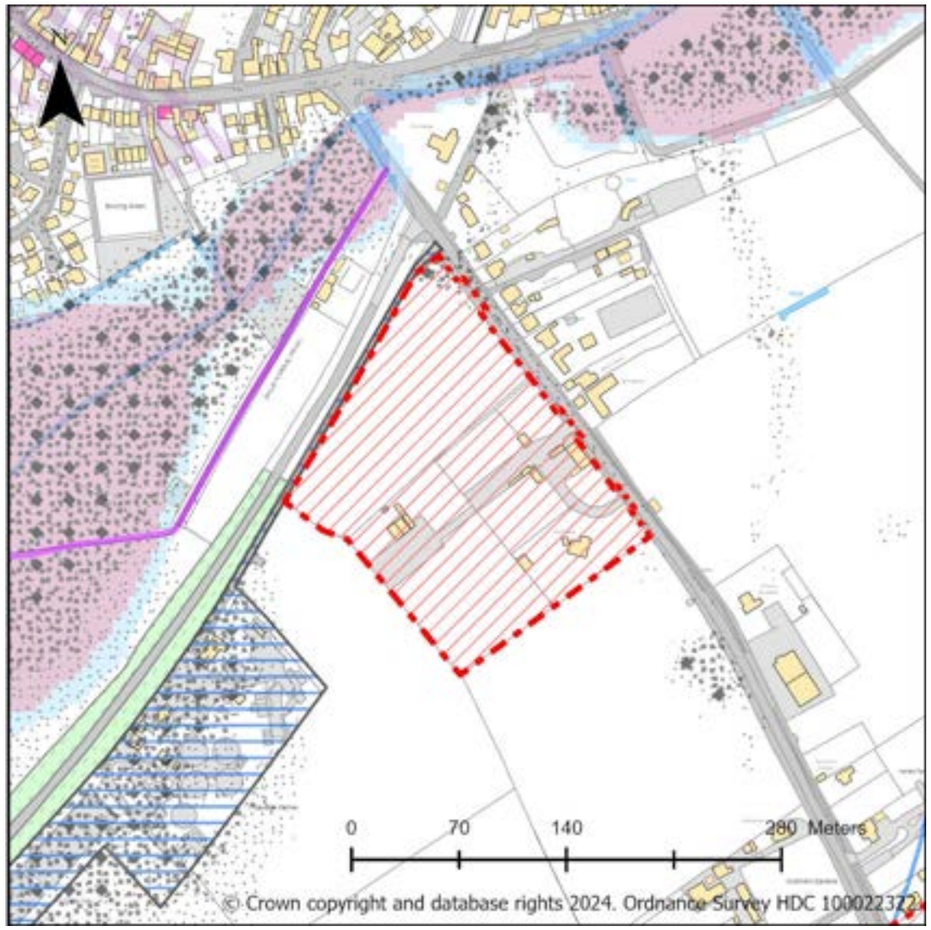
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:159
Relevant planning history	Application number: 23/01160/FUL Proposed development: Full planning permission for 64 dwellings and community building including access and associated landscaping Outcome: Pending Consideration Application number: 22/01510/FUL Proposed development: Full planning permission for 78 dwellings and community building including access and associated landscaping Outcome: Refused
Land type	Part greenfield and part previously developed
Current use of the site	Commercial
Supporting information	• Proposed site layout (drawing number: LS02401-P-003) (May 2023) • Odour Assessment (November 2025)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter has submitted an odour assessment and site layout plan. This suggests that a 15m strip of landscaping reinforcing the south western boundary would provide adequate odour screening for residential properties. It is noted that the south western boundary of the site lies within 75m of the water recycling area (sewage works) and that the site is directly downwind of the prevailing south westerly winds. Therefore the site is considered to be vulnerable to detrimental impacts such as odours and flies. The site can progress to detailed assessment as an odour assessment has been submitted.	Pass as odour assessment submitted

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 Colne parish, however functionally relates much more closely with Somersham.	~

The site is wholly located within flood zone 1 and impacted by surface water flood risk in its northern corner. It is wholly classified as grade 3 agricultural land. The topography of the site is fairly flat and located on the eastern edge of the village of Somersham. The northwestern third of the site comprises an undeveloped, grassed field. The area was bounded by a hedgerow along the Colne Road boundary and by a line of mature trees along the southeastern boundary. The remainder of the site was occupied by an operational garden centre known as Cranbrook Plants with a separate residential property and surrounding lawn at the southeastern extent of the plot. A large proportion of the land area was occupied by large rectangular greenhouses and smaller outbuildings, separated by hedgerows and large hardcore access roads. The southwest and northwest boundaries are formed by dense coniferous trees/hedgerows. The presence of such established vegetated boundaries minimises the potential adverse landscape impacts of development on the countryside due to being shielded from surrounding views and provides some mitigation from the neighbouring water recycling centre. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site, although contamination risk may require further investigation considering the presence of large agricultural structure on site and considering the former use of the site as a plant nursery. There are telegraph lines located along the site's boundary along Colne Road. There are no nature conservation designations or heritage assets within the site. There is an existing access to the site from Colne Road. The site is classified as partly greenfield and partly previously developed land, so its development would 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 also within 400m from the Somersham Water Recycling Centre. The south western boundary of the site lies within 75m of the sewage works and Is directly downwind of the prevailing south westerly winds. Therefore the site is considered to be very vulnerable to detrimental impacts such as odours and flies. Considerable mitigation will be required to overcome these issues and provide a high quality living environment. It is noted the promoter's odour assessment states that impacts will not be significant.	
Availability The site is in the ownership of multiple individuals but there is a legal agreement in place. Development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The promoter suggests the land is available now and is anticipated to take two to three years years to complete. 23/01160/FUL for 64 dwellings was submitted in June 2023 and is pending consideration.	+
Achievability	~

The site promoter has identified that all utilities and access are located within the site. There are structures on site to clear and substantial trees and other vegetation to be retained and managed along its boundaries. The close proximity of the site to the water recycling area is a key constraint and detailed odour assessments must be undertaken and inform appropriate site layout and design proposals as well as be approved by Environmental Health teams before development can occur. The site can be accessed from Colne Road where there is an existing access into the site.	
Deliverability / developability There is a structure to clear on site. The site promoter intends to deliver the site via a housebuilder, it does not appear that an allocation status is sought. The site promoter states that the site is available now and there is a live planning application on site. As such, if the constraints arising from the proximity of the water recycling centre can be overcome, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes as an odour assessment has been submitted.

Impact of the Sustainability Appraisal on the assessment

he Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is partly greenfield and partly previously developed land and is classified as grade 3 agricultural land
- Is within flood zone 1 with some risk from surface water flooding
- In walking distance to village services and facilities including primary education and shops
- Reasonable accessibility to public transport options and employment opportunities
- Not constrained by heritage assets
- Nearby to natural green space, unlikely to contribute towards strategic enhancements to green and blue infrastructure
- Within 60m of the St Ives - March Disused Railway (The Parks North) County Wildlife Site
- Air quality likely to be adversely impacted by the site's proximity to the water recycling centre
- Located in a transitional location along Colne Road functionally more closely related to Somersham than Colne parish

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered potentially appropriate for built development subject to the odour and amenity impacts of water recycling centre being adequately addressed whereby a high quality living environment can still be achieved.
- Sustainable drainage will be required and significant landscaping including retention of existing trees and vegetation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.19 ha 60% net developable area allowed for landscaping and retention of existing hedgerows to mitigate odour amenity impacts of water recycling centre. 3.19 ha x 60% = **1.914 ha**	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of village location. Low density of 35 dph = 1.914 ha x 35 dph = **67 homes**	Post 2028 subject to allocation Built out over 2 - 3 years

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted an odour assessment to support their proposal. This means that the site can now progress to a detailed assessment, see above.

Colne 5: Land at Colne Road, Somersham, (Colne)

Site reference	Colne 5
Site name	Land at Colne Road, Somersham, (Colne)

Site address	Parish(es)	Site area (ha)
Land at Colne Road, Somersham, (Colne)	Colne	0.5

Promoter's Intentions

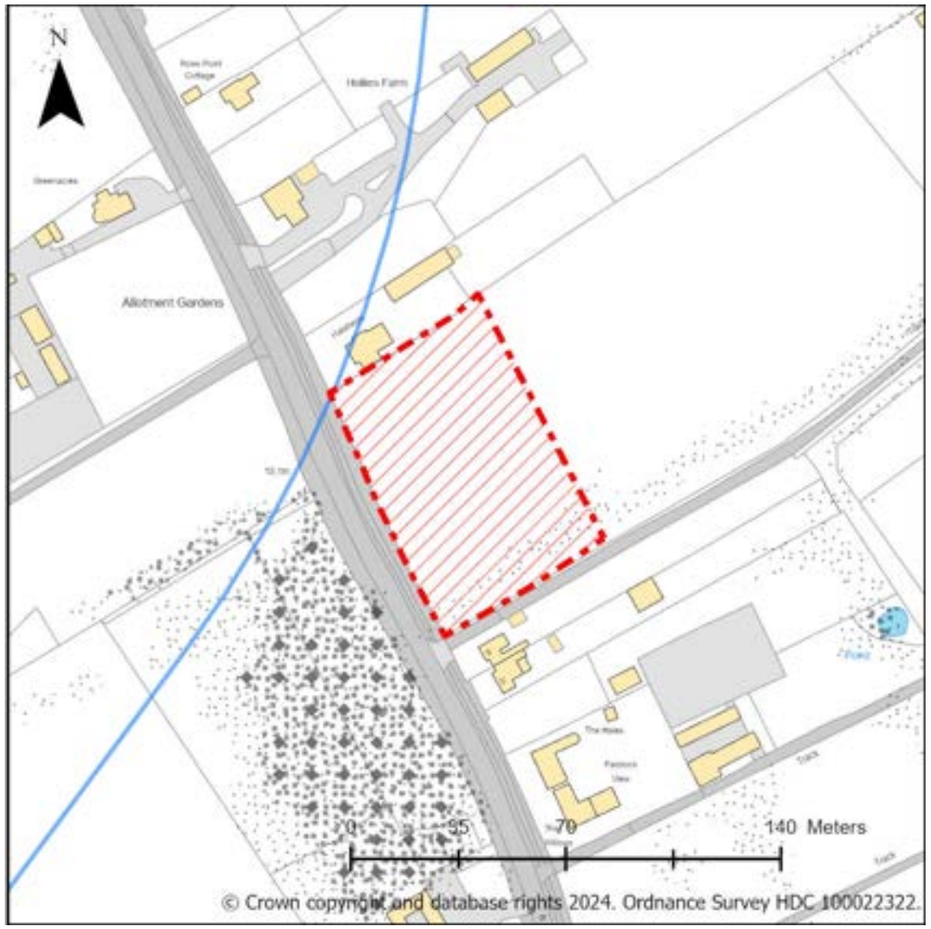
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self build housing	5 plots	Available 2024 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:238
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	The site is wholly classified as grade 1 agricultural land	Fail
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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is is wholly classified as grade 1 agricultural land	N/A	N/A

Updates after the Initial Assessment

Colne 6: Land West of the B1050, Earith Road, Colne

Site reference	Colne 6
Site name	Land West of the B1050, Earith Road, Colne

Site address	Parish(es)	Site area (ha)
Land West of the B1050, Earith Road, Colne	Colne	4.75

Promoter's Intentions

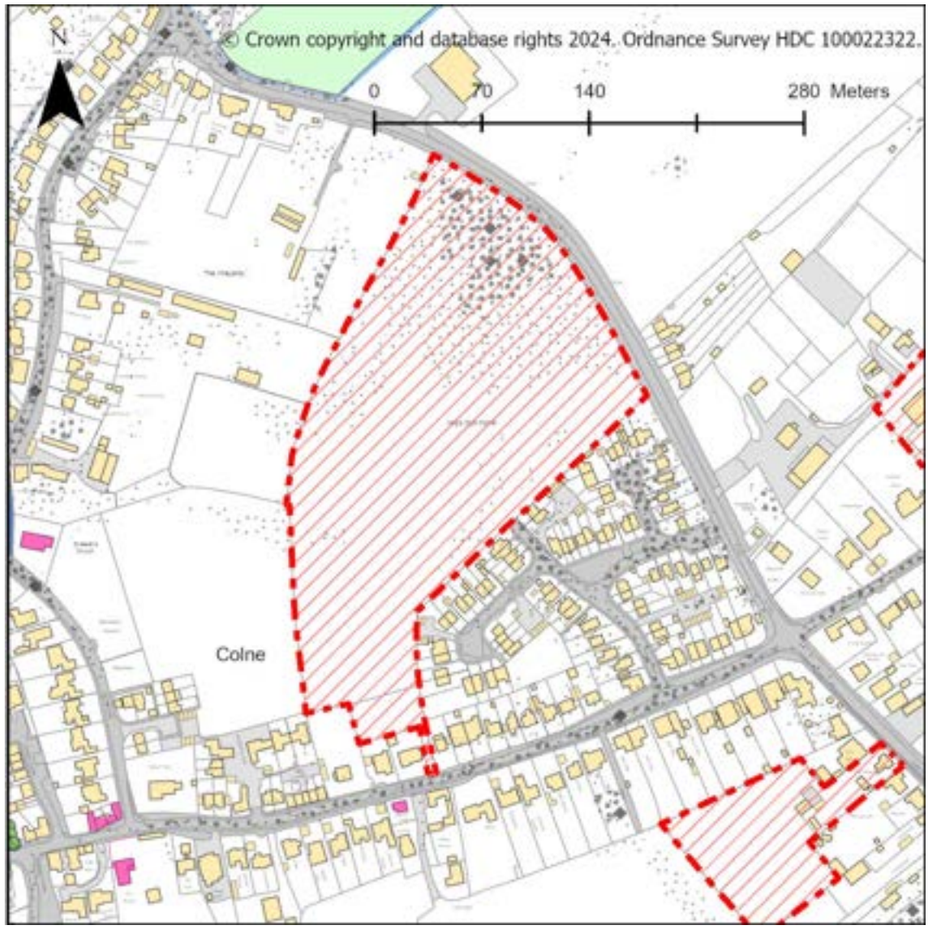
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self-build housing Open space uses: • Natural, green or open space	75 homes Number of specialist homes and custom and self build plots to be determined 2.39ha of natural, green or open space	Available 2024 - 2028 Build out over approximately 18 months

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:316
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Vision Document (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, the southern part of the site is at very low risk of surface water flooding but the northern part of the site is at higher risk. The submitted vision document indicates that built development will be concentrated in the southern half with the northern half of the site being used for open space. The site is wholly classified as grade 2 agricultural land. The site is greenfield, its topography is relatively level, it does slope very gently southwards meaning the most elevated part being at the south west corner of the site along Earith Road. Trees and hedgerows bound the western side of the site, with existing residential properties located along the southern boundary. Views into the site are very open, especially from Earith Road (the B1050), as well as from homes located immediately south of the site accessed via Dunholt Way, Osier Holt and Elizabeth Way. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage assets within the site. Access to the site can be achieved from Earith Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is in single ownership, the owner of the site supports its development. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take 18 months to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary. There are structures on site to clear and the site is broadly level. The surface water flood risk on site is a constraint as is the potential landscape impact of the development. Both will require mitigation through sustainable drainage and a well considered landscape plan. The site can be accessed from Earith Road.	~
Deliverability / developability	~
The site has no structures to clear. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it doesn't appear that an allocation status is sought. The site will be available between 2024 and 2028, as no planning application has yet been submitted, 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:

- Is greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 and has some risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Could adversely impact the setting of St Helens Church
- Provides a sense of openness in this part of the village and its development would therefore result in a large infill and erode this sense of openness.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should use the northern part of the site for landscaping and sustainable drainage to overcome the higher risk of surface water flood risk in this part of the site meaning that residential development will be focused in the southern half of the site where it would adjoin existing residential development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.75ha	Residential - market and/or affordable homes	Post 2028 subject to allocation

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
50% net developable area allowed to provide landscaping and sustainable drainage focusing development in the southern half of the site adjoining existing development. 4.75 ha x standard proportion of 50% = **2.375 ha**	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 2.375 ha x 25 dph = **59 homes**	Build out over approximately 18 months

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a vision document in support of their site. While this is helpful to further illustrate the proposal, this does not overcome the concerns set out above regarding this site. Additionally, sequentially more preferable sites have been selected.

Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)

Site reference	Colne 7
Site name	Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)

Site address	Parish(es)	Site area (ha)
Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)	Colne and Earith	165

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Commercial leisure uses Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	Mixed development of lakeside properties and lodges for use as holiday homes over 30.41ha 59.53ha of accessible woodland and fishing lakes/ open water 74.36ha of biodiversity net gain opportunities	Available 2024 - 2028 Restoration works to be complete in 5 years

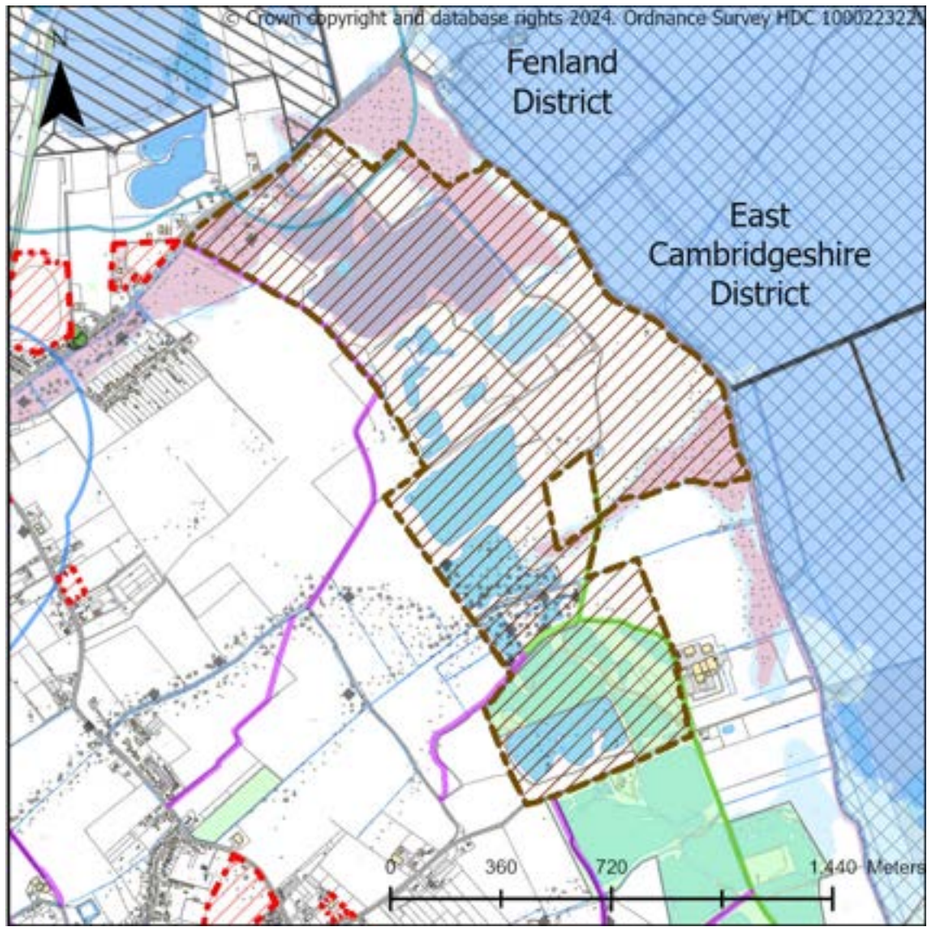
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:22
Relevant planning history	• CCC Ref. No: H/05001/13/CW Restoration of land at Colne Fen using imported inert waste to create conservation habitats. Application Permitted 28/06/2013 • CCC Ref. No: H/05001/13/CW/C1 Restoration of land at Colne Fen using imported inert waste to create conservation habitats Condition 7: Hard & Soft Landscaping Works Condition 9: Ecological & Landscape Management Plan Condition 10: Ecological & Landscape Management Plan. Application Permitted 26/01/2016 • CCC Ref. No: H/05001/13/CW/C2 Restoration of land at Colne Fen using imported inert waste to create conservation habitats Condition 20: Inert infill method statements for silt pond and front lake. Application Permitted 26/01/2016 • CCC Ref. No: FMW/020/20 Importation of inert waste to stabilise land for bridleway. Application Permitted 05/10/2020 • CCC Ref. No: FMW/025/19 Section 73 planning application to develop land without complying with condition 1 of planning permission H/05001/13/CW (Restoration of land at Colne Fen using imported inert waste to create conservation habitats) to allow the development to continue for a further 5 years until 31 December 2024. Pending Consideration
Land type	Classified as greenfield land as whilst quarrying is a form of development where this use is subject to planning conditions that require the land to be restored to its natural state when the quarrying use is completed a former quarry is deemed to be greenfield for planning purposes.
Current use of the site	Minerals extraction restoring to agriculture, conservation and fishing
Supporting information	• Photos of site and surroundings (May 2023) • Indicative Masterplan (drawing number: CF001) (May 2022) • Letter from Searls to landowner introducing the proposal (October 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

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	**~**

This is a large site that falls within Colne and Earith parishes but is mostly located within Colne. Its eastern edge adjoins the boundary with East Cambridgeshire and Fenland districts. It consists of some 165ha of land used for quarrying of sand and gravel since the 1940s but by 2013 the bulk excavation of minerals had ceased and restoration works commenced.

The majority of the site is classified as grade 3 agricultural land, there is some land classified as grade 2 on the northern edge and southern edge of the site which corresponds with the Earith Gravel Pits County Wildlife Site designation. About 70% of the site is within flood zone 1, some 24% of the site is within flood zone 3b. There is some surface water flood risk across the site. The Cranbrook Drain flows adjacent to the northern and eastern site boundaries. The drain rises on locally high ground near Woodhurst, some 6.5 kms to the west of the site. Some 2 kms southeast of the site the Cranbrook Drain joins the Old Bedford River. There are a number of other smaller drains in the vicinity of the site, all of which generally flow north-eastwards to the Cranbrook Drain. There are numerous waterbodies associated with areas of former mineral extraction in the vicinity of the site, some of which have or will be infilled as part of the restoration works ongoing on site. The topography of the site is generally very flat with most of the site being only a few metres above sea level. The site is generally higher on its western edge and lower towards its eastern edge. There are several rights of way across the site as well as tracks across the site. A public right of way links from Chaterris Road to Holme Drove along the site's western edge.

There is no known contamination or pollution on site but this may require further investigation considering the historic use of the site and following the ongoing restoration works on site. There are no gas or oil pipelines running through the site. The Earith Gravel Pits County Wildlife Site falls within the southernmost part of the site. There are no heritage assets within the site. Access to the site can be achieved from the B1050 (Chatteris Road) along the northern boundary of the site and along the south eastern most corner of the site there is an existing access along Holme Fen Drove.

The site is classified as greenfield, so its development would not contribute to reuse of previously developed land but there are opportunities for further land regeneration. Two lakes within the site are already used for fishing. The site is also undergoing restoration works bringing a former gravel pits for nature conservation, fishing and other leisure uses. It is situated in an extensive mineral safeguarding area for sand and gravel although the site specific deposits have been worked out but engagement with Cambridgeshire County Council would be required given their involvement in retoration plans. The majority of the site is beyond 400m from a water recycling site apart from the northern corner of the site which falls within the 400m buffer zone.

Availability

The site is in single ownership, the owner supports its development. There are known legal restrictions impacting the site relating to a Right of Way Agreement on the western boundary which links Holme Fen Road to Chatteris Road. It is intended to secure an allocation status

+

and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and will take 5 years for the restoration works to be completed. The site promoter states that this 5 years is from September 2023, indicating completion to be towards the end of 2028. Restoration works are ongoing and now at a stage where the applicant is looking to diversify the land uses on site from nature and recreation to include commercial leisure uses as outlined on the indicative masterplan.	
Achievability The site promoter has identified that mains water supply and electricity supply are available within the site; with the public highway and digital and telecommunications infrastructure being accessible from the site boundary; and finally gas supply being not immediately accessible. The flood risk on site as well as impact of built development on the landscape are constraints, both of which would require mitigation and recognition in the scale and location of development proposed. The site can be accessed from the B1050 (Chatteris Road) and also Holme Fen Drove.	~
Deliverability / developability Restoration works are underway and an indicative masterplan for commercial leisure uses has been prepared, although there is no further more detailed information and technical studies relating to the commercial leisure uses. The restoration works are due to complete in 2028 after which it is assumed that built development may be pursued and planning sought. As such the site is considered to be 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:

- Is 165ha formerly used for former gravel extraction and quarry works
- It is currently undergoing restoration and is in use as a fishery
- There are nature conservation designations within the site and also nearby including the Ouse Washes
- Majority of the site is classified as grade 3 agricultural land, with some grade 2
- About 70% of the site is within flood zone 1 and some 24% in flood zone 3b
- Has the potential to boost local tourism and also nature conservation projects by providing holiday lodges and a place for water based and nature conservation tourism
- Has the potential to provide a modest amount of employment
- Not constrained by heritage designations
- Limited accessibility via public transport so future users would likely access the site via private vehicles and other less sustainable modes of transport
- Has the potential to link into the public rights of way network

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for a leisure based development which could assist in the longer term management and enjoyment of the site following its restoration after gravel extraction.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 165ha	Commercial leisure uses and open space uses including natural, green or open spaces and biodiversity net gain opportunities subject to engagement with site promoters to ascertain an appropriate mix of of uses and capacities.	Post 2028 subject to allocation status being secured and completion of restoration works

Updates after the Initial Assessment

Colne 8: Pound Ground, Colne High Street, Somersham Road, Colne

Site reference	Colne 8
Site name	Pound Ground, Colne High Street, Somersham Road, Colne

Site address	Parish(es)	Site area (ha)
Pound Ground, Colne High Street, Somersham Road, Colne	Colne	0.82

Promoter's Intentions

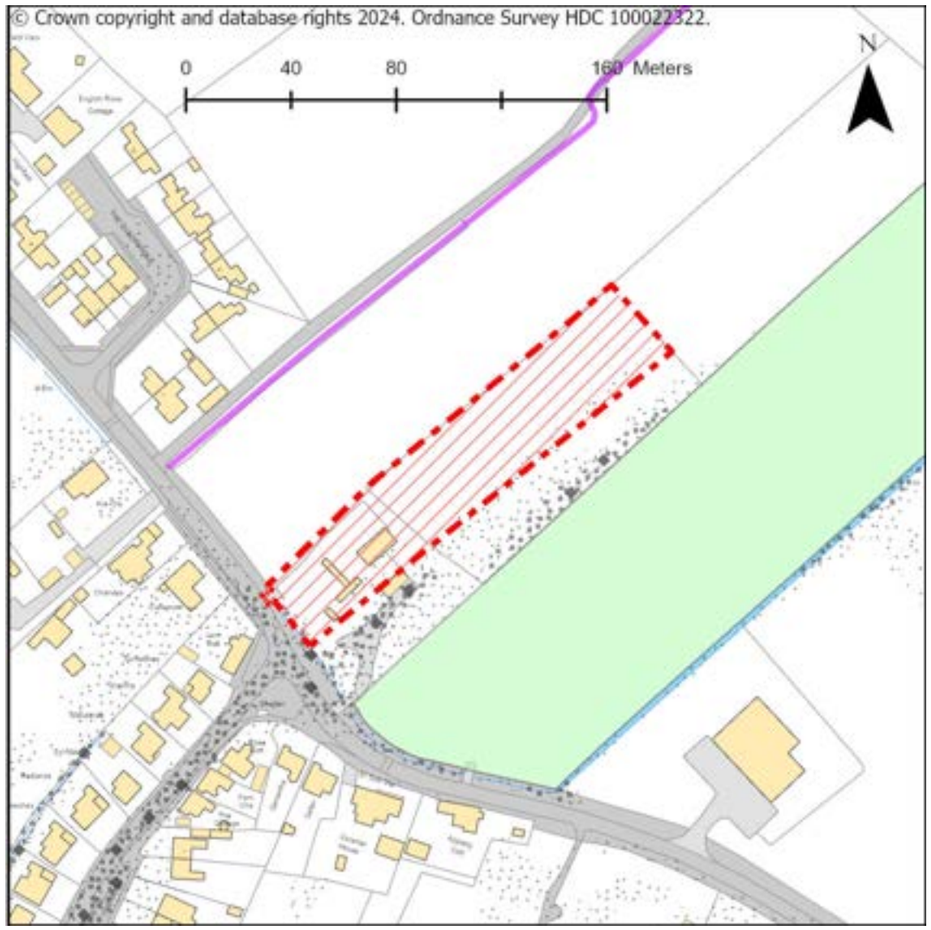
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Self and custom build housing	8 market and/or affordable homes 6 self and custom plots	Available 2024 - 2028 Build out over 1 to 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24149
Relevant planning history	• 1301904FUL - Placement of 7 storage units and 1 portacabin on agricultural land for agricultural purposes. This was approved in January 2014. • 19/00689/OUT - outline planning permission for one 3 bedroom 2 storey dwelling. This was refused in September 2019. • 20/02177/AGDET - for an agricultural machinery storage barn. This was determined in December 2020.
Land type	Greenfield land
Current use of the site	Agricultural land
Supporting information	• Ecology Assessment (May 2019)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with some surface water flood risk. It is wholly classified as being grade 2 agricultural land. The site is in agricultural use that is occupied by a number of metal storage containers and a porta-cabin type building. The topography of the site is broadly level. The front and side boundaries of the site are defined by mixed deciduous and evergreen trees, and the remainder of the site is covered by dense vegetation. There is a public right of way to the north of the site but views into the site are largely obscured due to the dense vegetation along its boundaries. Agricultural fields/ paddock land separate the site from nearby residential development along Somersham Road (B1050). Open countryside is located to the north, east and west.	~

There is no known contamination or pollution on site but this may require further investigation. There are no gas or oil pipelines running through the site. Telegraph poles run along the site's frontage with the B1050. There are no nature conservation designations on site, however it is within 25m of Pound Lane Orchard County Wildlife Site. There is the possibility of ecology within the site including those also supported within the CWS. An ecology assessment has been submitted to support the submission which was prepared in 2019 to support a previous planning application on the site. This require reviewing and updating as necessary to reflect the current proposals on site. There are no heritage assets within the site. There is an existing access from Somersham Road (B1050). The site is technically greenfield but there are agricultural structures on site to clear, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by the landowner. It is available between 2024 and 2028 and could take between 1 and 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site's boundary. There are some structures on site to clear, the site is broadly level but there are numerous trees and vegetation to also clear which may also have ecological value particularly as the site is in close proximity to the CWS. Development on the site will need to mitigate the landscape impact of built development in this rural location and also impact form the public right of way to the north west. There are electricity poles located along the site's frontage with Somersham Road. There is an existing access to the site from Somersham Road.	~
Deliverability / developability There are some structures on site to clear. The loss of vegetation on the site is a constraint which could result in harm to ecology and also to the landscape. The site promoter seeks to deliver the site directly via the landowner, it does not appear to that an allocation status is sought. The promoter has put it forward for market and or self and custom build housing, as it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Also, the site promoter states the site will be available between 2024 and 2028. The site is therefore 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:

- Is wholly greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 with some surface water flood risk
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Within 25m of Pound Lane Orchard CWS
- The site is in a sensitive location with the open countryside to the north and east, development across the whole of the site would not reflect local character however a smaller development focused toward Somersham Road may do but will be subject to masterplanning and landscaping.
- Is less than 1 ha in size

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community if development were focused on half of the site closest to Somersham Road in order to better reflect local character.
- Should retain established boundary trees and vegetation as far as possible and fully assess the ecology value of the site due to the vegetation on site and the proximity to the CWS.

Updates after the Initial Assessment

HDC's Delivery Calculations

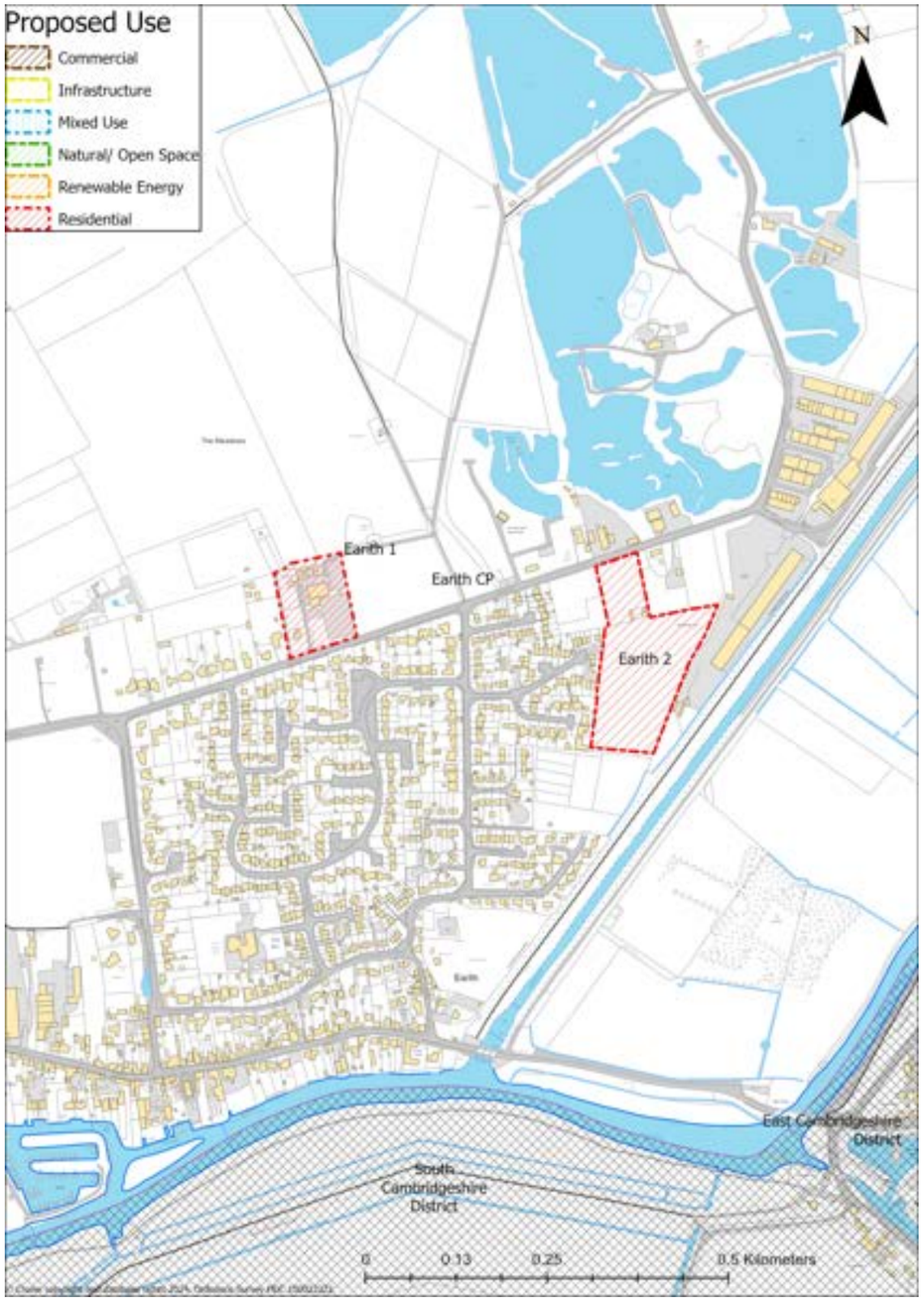
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.8ha 40% net developable area allowed to enable a development (either linear or shallow in depth development) to reflect local character and reduce the removal of trees across the whole of the site. 0.8 ha x 40% = **0.32 ha**	Residential - market and/or affordable homes or self and/or custom build houses Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.4ha x 25 dph = **8 homes**	Available post 2028 subject to allocation Build out over 1 year

Earith

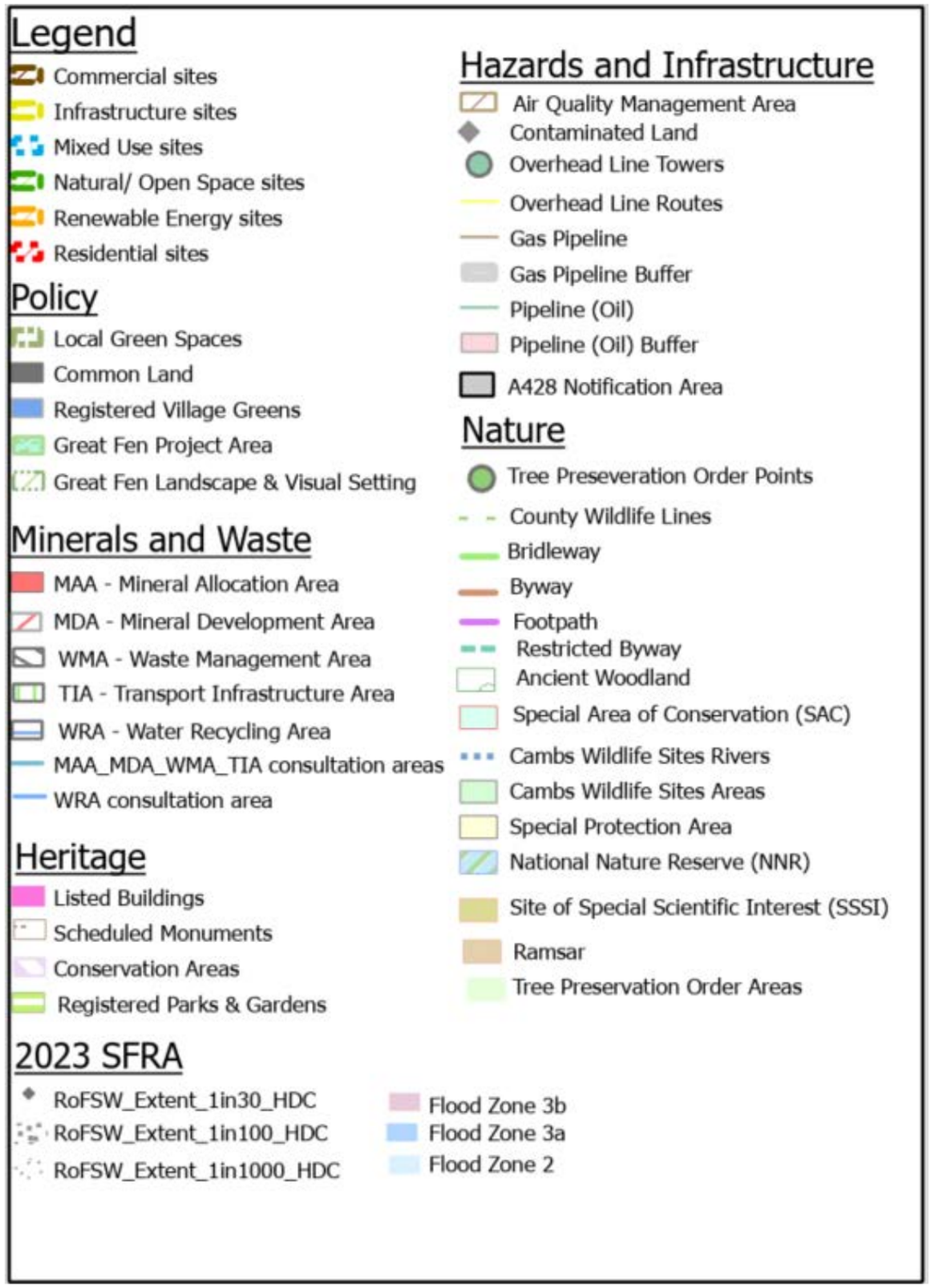
8.6 Two sites have been identified/ put forward through the desktop review or Call for Sites process. This is:

- Earith 1: New Farm, Meadow Lane, Earith
- Earith 2: Land On The South Side Of Meadow Drove, Earith

8.7 Please note that 'Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)' also partially falls within Earith parish, but it has been included under Colne as most of the site lies within that parish area.



8.8 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Earith 1: New Farm, Meadow Lane, Earith

Site reference	Earith 1
Site name	New Farm, Meadow Lane, Earith

Site address	Parish(es)	Site area (ha)
New Farm, Meadow Lane, Earith	Earith	1.16

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2029 - 2034 Build out over 1 -2 years

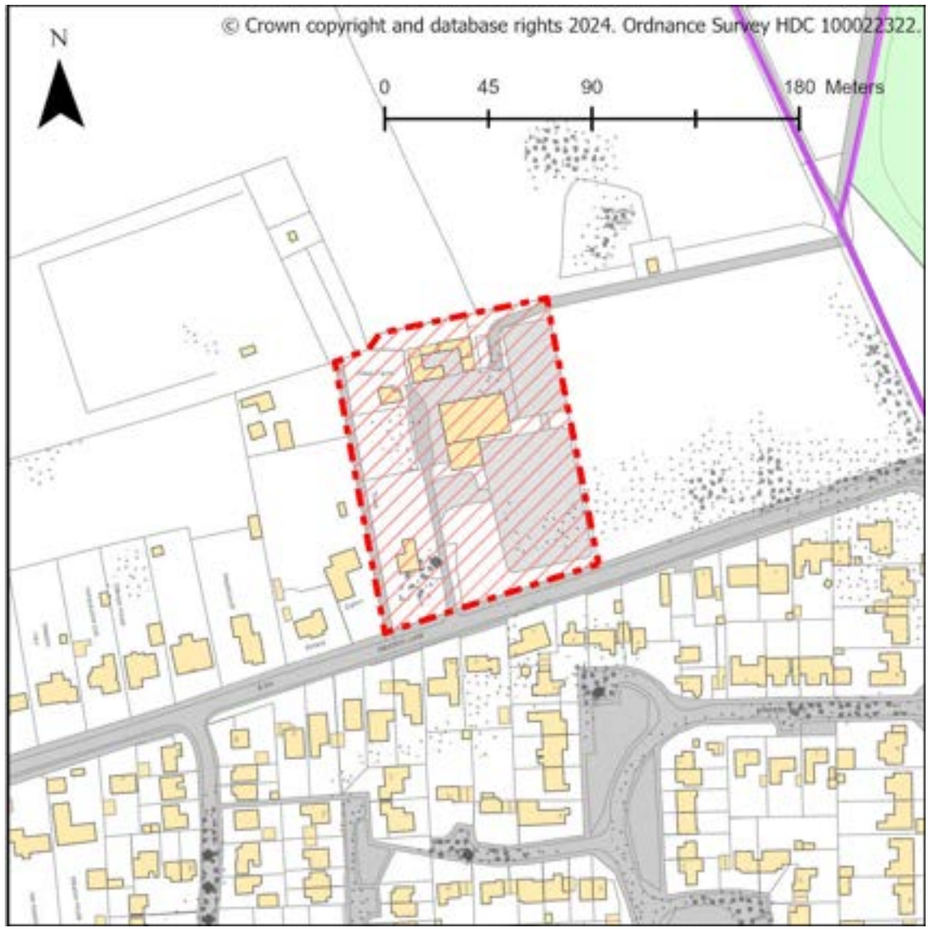
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:345
Relevant planning history	Application number: 17/00241/FUL Proposed development: Installation of horse riding arena (manege) Outcome: Permission
Land type	Partly previously developed and partly greenfield
Current use of the site	Mixed residential, commercial and agricultural uses
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

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 wholly within flood zone 1, there is some recorded risk from surface water across the site. The site is wholly classified as grade 2 agricultural land. The site is generally flat and is fairly well contained with its boundaries being clearly marked out by trees and vegetation. The site is partly previously developed with existing structures on site relating to its current use as an equestrian centre with residential accommodation. To the west and the south are residential properties, to the north and east is the countryside. There is no known contamination or pollution on site but this may require further investigation considering the current use of the site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site is within 200m of the Earith Gravel Pits County Wildlife Site, is within 1km of Berry Fen SSSI and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI site. Access is possible via Meadow Lane. The site is partly previously developed and partly greenfield, so its development will contribute to the reuse of previously developed land and regeneration. The majority of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is owned by a single organisation and let out to a tenant. The landowner supports the development of the site. There are no known legal restrictions impacting the site. The site will be available between 2029 and 2034 as the existing equestrian centre tenancy on the site expires at 2032, it is unlikely to become available prior to this. It is intended to acquire planning permission and then sell the site to a third party for development. The landowner suggests the redevelopment of the site could take between 1 and 2 years to complete.	~
Achievability The site promoter has identified that all mains access and supplies are accessible from the site boundary apart from gas supply which is unknown. The current occupancy on the site is expected to end in 2032. There are buildings on site to clear and may require some decontamination. The site is fairly level, it is however constrained by some surface water flood risk. The site could be accessed from Meadow Lane.	~
Deliverability / developability There are existing structures to clear and potentially some decontamination to undertake relating to the sites current use. Additionally, the location of the site on the northern edge of the village means that any future development will need to be sensitive to its location and context. It will also need to incorporate sustainable drainage solutions to address surface water flood risk. The landowner does not expect the site to be available before 2032 as this is when the existing equestrian centre tenancy expires. 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

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is classified as being grade 2 agricultural land but contains several structures and hardstanding relating to its current equestrian use
- Is within flood zone 1 but there is some risk from surface water flooding
- Limited accessibility to public transport options
- Reasonable accessibility to local services, primary education and employment opportunities
- Remote from natural green space
- Within 1km of Berry Fen SSSI, 200m of the Earith Gravel Pits CWS and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI
- Located on the northern edge of the village and is in current use as an equestrian site so redevelopment could be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development on the countryside to the north and east

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.16ha 80% net developable area allowed to enable SuDs and landscaping and provide a soft development edge to the site.	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location.	Available 2029 - 2034 Build out over 1 -2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
1.16 ha x standard proportion of 80% = **0.93 ha**	Very low density of 25 dph = 0.93 ha x 25 dph = **23 homes**	

Updates after the Initial Assessment

Earith 2: Land On The South Side Of Meadow Drove, Earith

Site reference	Earith 2
Site name	Land On The South Side Of Meadow Drove, Earith

Site address	Parish(es)	Site area (ha)
Land On The South Side Of Meadow Drove, Earith	Earith	2.67

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 years

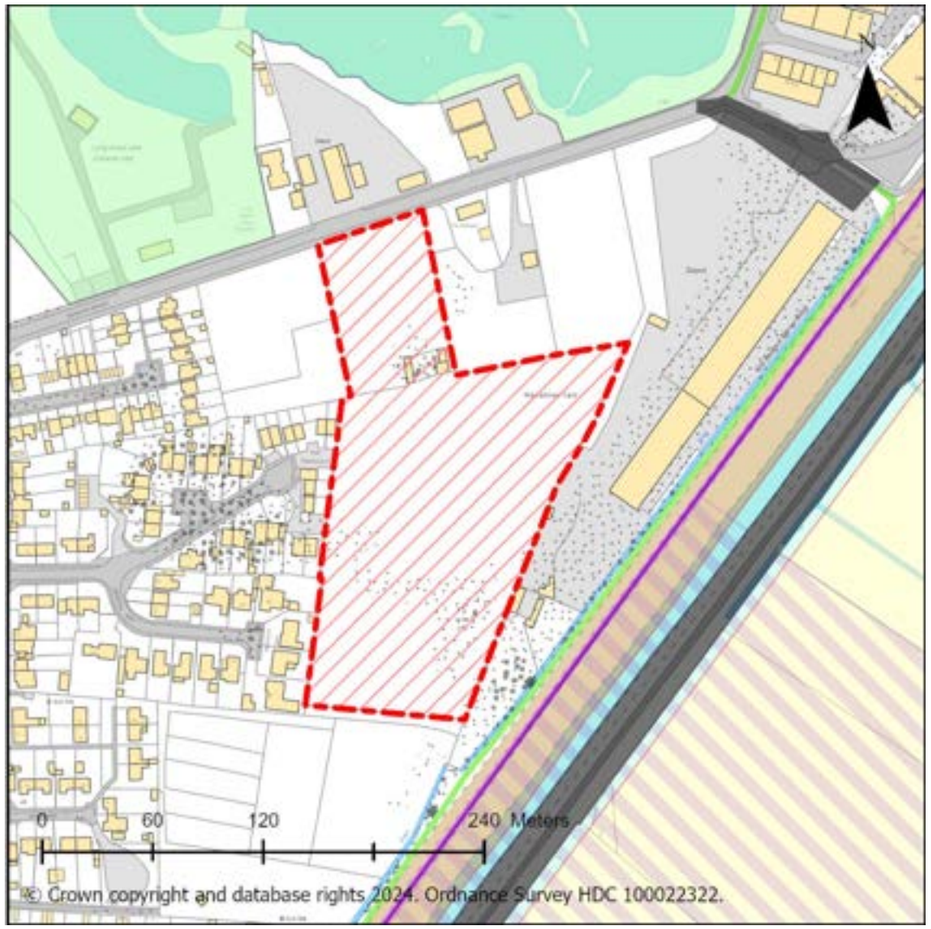
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2410
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	~

The site is wholly located within flood zone 1 with some surface water flood risk through the centre of the site. It is wholly classified as grade 3 agricultural land with a few agricultural structures on site. The site is broadly level, there is vegetation along its frontage along Meadow Drove with some gaps providing views into the site. There are intermittent trees and bushes along its eastern edge providing some screening form the Business Park but vegetation is much lower and less substantial along its western edge. To the west of the site are residential properties, to the east is the Earith Business Park, north of the site is the Earith Gravel Pits County Wildlife Site and to the south are further paddock land and the river Delph and the Ouse Washes. 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 or heritage designations on site. The site is within 50m of the Earith Gravel Pits County Wildlife Site and also about 50m from the Ouse Washes Ramsar/SPA/SSSI site and some 50m from a conservation area. Access is possible via Meadow Drove. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single individual/ company who supports its development. The site promoter identifies that there is housebuilder interest with the site but there is no legal agreement in place. There are no known legal restrictions impacting the site. The site promoter identifies that it is intended to acquire planning permission and then sell the site to a third party for development. They state that the site will be available between 2024 and 2028 and take two years to build out.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. The site is located on the eastern edge of Earith in a sensitive location being in close proximity to several designated nature conservation sites including the Ouse Washes which could be impacted by the proposed development. There are no topographical challenges in developing the site as it is very flat. Sustainable drainage and landscaping would be required to overcome surface water and landscaping constraints present on the site.	~
Deliverability / developability The site is greenfield so there are no existing structures to clear. There are no topographical challenges to overcome but there are some constraints to mitigate. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. They state that there is housebuilder involved with the site and that the site will be available between 2024 and 2028. Considering this and that no planning application has been submitted, the site is categorised as being 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:

- Is greenfield land classified as being grade 3 agricultural land
- Is within flood zone 1 but there is some risk from surface water flooding
- Limited accessibility to public transport options
- Limited accessibility to local services and primary education but good accessibility to employment opportunities
- Very good accessibility to natural green space
- Within 50m of the Earith Gravel Pits CWS and is within 50m of the Ouse Washes Ramsar/SPA/SSSI and about 1km from Berry Fen SSSI
- Located on the eastern edge of the village with no existing footpath connections, additionally, development would face the rear gardens of existing developments making integration further challenigng
- Development would erode the rural eastern edge of the village and extend the built form further towards the Ouse Washes

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be inappropriate for built development considering the challenges in successfully integrating the site with the existing place and community.

HDC's Delivery Calculations

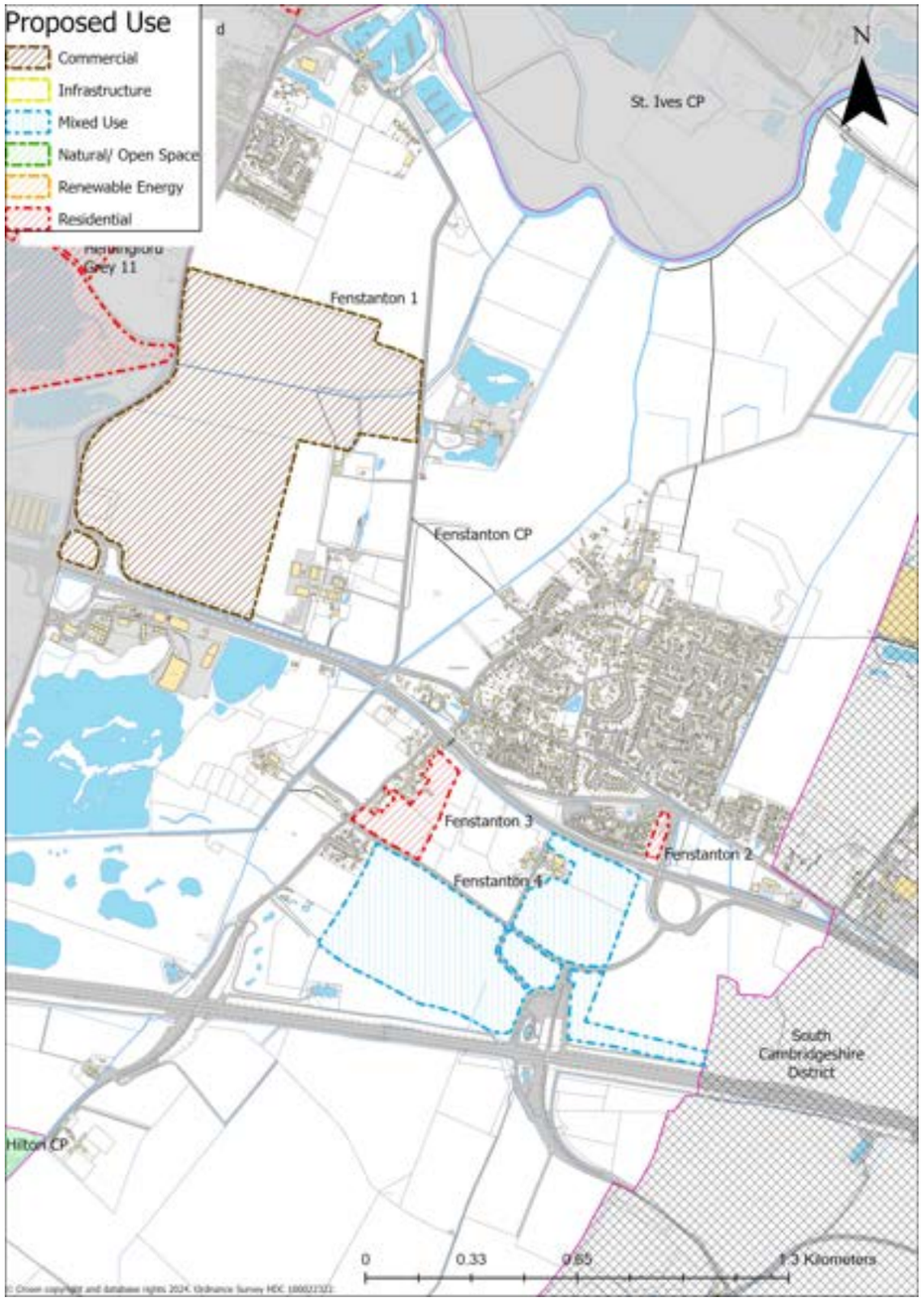
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

Updates after the Initial Assessment

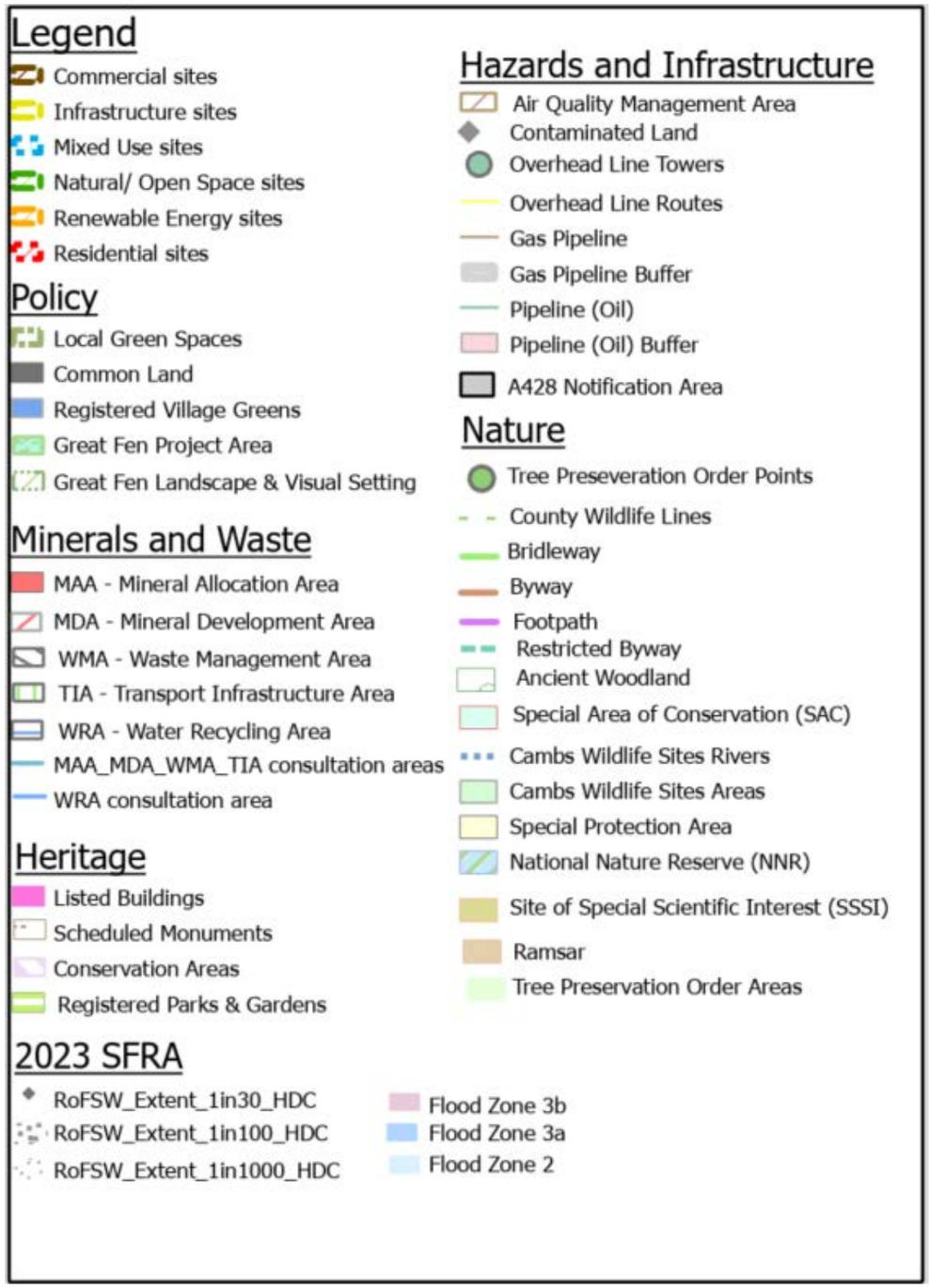
Fenstanton

8.9 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Fenstanton 1: Galley Hill, Fenstanton
- Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton
- Fenstanton 3: Land East of Hilton Road, Fenstanton
- Fenstanton 4: Land of Conington Road, Fenstanton



8.10 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Fenstanton 1: Galley Hill, Fenstanton

Site reference	Fenstanton 1
Site name	Galley Hill, Fenstanton

Site address	Parish(es)	Site area (ha)
Galley Hill, Fenstanton	Fenstanton	Total site is 61ha but the site promoter only seeks development on 25ha of the site

Promoter's Intentions

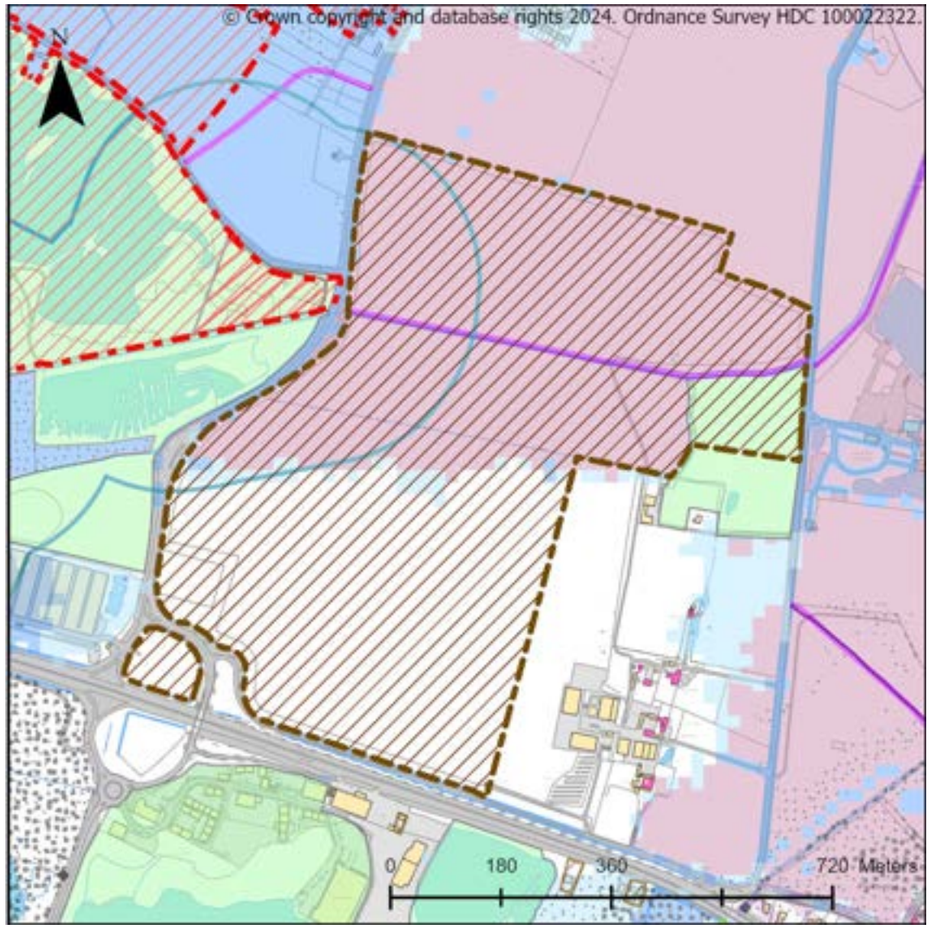
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Logistics, distribution	Approximately 109,000 sqm of B2 and B8 floorspace. The supporting document to the site submission provides a potential break down as follows for the site: • 50,771 sqm B8 (warehousing) floorspace • 50,771 sqm B2 (industrial) floorspace • 7,246 sqm ancillary office floorspace	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:46
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Consultation response document (June 2023) which includes the following information: • Parameters Plan (drawing number: HUN-PHP-02-XX-DR-A-4619-006 Revision P02) (March 2023) • Masterplan (drawing number: HUN-PHP-02-XX-DR-A-4619-001 Revision P03) (April 2022) • Constraints Plan (drawing number: HUN-PHP-02-XX-DR-A-4619-004 Revision P02) (April 2023) • Transport Strategy with indicative access strategy (June 2023) • Economic Benefits Assessment (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 50% of the site is within flood zone 3b leaving more than 0.25ha of land.	Pass
Designated local green space	None	Pass
Nature conservation designation	The Low Road Meadows (West) County Wildlife Site partially falls within the site.	Pass
Within mineral development area or water recycling area	Part of the western edge of the site is within the buffer zone for a mineral development area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is physically detached from Fenstanton village and is located on the opposite side of the A1307 from the Lakes Business Park. About 40% of the site is within flood zone 1, with 56% of the site being in flood zone 3b (this consists of the northern half of the site) and the rest in flood zone 2. This is largely attributed to watercourses running through the site such as Lake Brook. There is minimal surface water flood risk in some areas of the site. The site promoter states in their submission that all built development can be accommodated on land classified as being in flood zone 1. This is demonstrated later in Appendix B to their supporting statement through a masterplan of the site. Over a third of the site is classified as grade 2 agricultural land, another third is classified as grade 3 and the south western edge of the site is classified as non-agricultural land. The site is broadly flat with land levels not varying greatly. A public right of way runs across the northern half of the site, this runs alongside Lake Brook. The site is fairly open and via field boundaries split into three distinct land parcels with trees and vegetation clearly defining these and the outer edges of the site which assists in obscuring the site from view. The site is bound by Huntingdon Road to the south, London Road to the west, farm buildings to the east and open land to the north. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. The site is north of parcels of land included within the A14 Fenstanton Air Quality Management Area. The Low Road Meadows (West) County Wildlife Site partially falls within the site. There are no heritage designations on site but there is a cluster of listed farmhouses and barns to the east of the site including Hall Green Farm and Manor Farm. The land parcel is currently accessed from Low Road via an existing informal priority tee junction arrangement, currently serving a farm. The supporting statement states that a Transport Strategy has been undertaken to support this submission and can be found in Appendix E. It is proposed that the London Road junction with St Ives Road is improved to a roundabout junction as part of the development proposals, with an arm designed to serve the site as part of the indicative access strategy. The site promoter also states than initial traffic impact assessment work has been carried out and it is concluded that the local highway network will not incur material changes in operational efficiency as a result of the development. Further detailed work is still required and engagement with Cambridgeshire County Council and other relevant authorities will be required to assess this. The site is greenfield, so its development 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 but part of its western edge is within the buffer zone of a mineral development area.	~
Availability The site is in single ownership, the landowner supports the development of the site. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and take about 2 years to complete.	+
Achievability The site promoter has identified that all mains access and supplies are accessible from the site boundary. There are no buildings on site to clear. The site is fairly level, the northern half of the is however constrained by fluvial flood risk. Incorporating the northern land allows for the holistic planning of the site and incorporation of appropriate landscaping and	~

sustainable drainage. This part of the site also includes the County Wildlife Site which could be sensitively incorporated into proposals, however the impact of commercial development on the protected site will require further assessment. There is an existing farm access to the site from Low Road but it is proposed to improve the London Road junction with St Ives Road is improved to a roundabout junction as part of the development proposals. The achievability of this will need to be assessed further with Cambridgeshire County Council. The public right of way will also need to be considered and incorporated as part of any landscaping or sustainable drainage scheme.	
Deliverability / developability There are no existing structures to clear and masterplanning and some technical studies have already been undertaken to development site proposals. Fluvial flood risk is a significant constraint on the northern half of the site, it is proposed to place built development on the southern parcel which is classified as flood zone 1. The site promoter states that the site has been optioned and that it should be available between 2024 and 2028. They anticipate it being delivered directly by the landowner. The site is located on the opposite side of the A1307 from the Lakes Business Park. The access and transport improvements need to be scoped out further. 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:

- Is wholly greenfield land with about a third of the site being classified as grade 2 agricultural land
- Over half of the site is within flood zone 3b
- Detached from a main settlement but located adjacent to an existing business park
- Well connected to the strategic transport network if an access can be provided on it but poorly located for public transport options
- Remote from natural green space
- Located within the Great Ouse Valley Green Infrastructure Priority Area
- The Low Road Meadows (West) County Wildlife Site partially falls within the site and the Marsh Lane Gravel Pits CWS and Fenstanton Pits (West End Pits) CWS are within 200m of the site.
- Potential for some impact on heritage assets
- Opportunity to provide a significant amount of land for employment development

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could compliment nearby uses
- Should provide landscaping to minimise the visual impact of development on the countryside to the north
- Provide an appropriate access from the A1307 and or A1096
- Development should be focused within the southern half of the site to avoid land that it is at risk of flooding and constrained by nature conservation designations

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 61ha (including 0.92ha for the island land parcel where a new roundabout is proposed) but built development is only proposed on 25ha of the site as this is not within flood zone 3b. As such the site area has been reduced to 25ha. 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 The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity: 0.40 plot ratio x 25 ha = 10 ha of land for employment uses equating to **100,000 sqm**.	Available post 2028 subject to allocation Build out over 2 years

Updates after the Initial Assessment

Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton

Site reference	Fenstanton 2
Site name	Land West of Huntingdon Road slip road from A1307, Fenstanton

Site address	Parish(es)	Site area (ha)
Land west of Huntingdon Road slip road from A1307, Fenstanton	Fenstanton	0.45

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 homes	Available 2023 Build out over 1 year

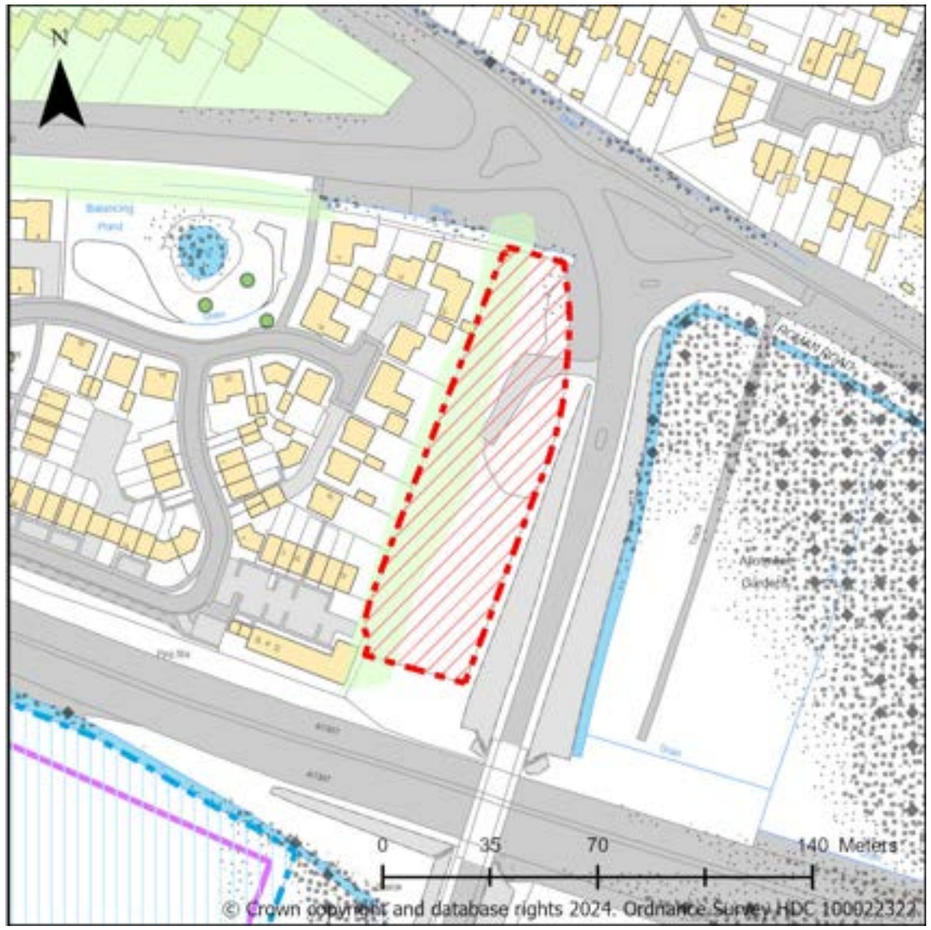
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:116
Relevant planning history	On land adjoining the site to the west: Application number: 16/00582/FUL Proposed development: Full application for erection of 86 houses with garaging and parking, open space, new access, roads and associated infrastructure. Outcome: Permission This site was allocated as part of a larger site in the Local Plan to 2036 under: HLP206 site allocation: Cambrige Road West, Cambridge (FS2)
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 wholly within flood zone 1 with some surface water flood risk on its northern edge where the site adjoins Cambridge Road. Northern half of the site is classified as grade 3 agricultural land, the southern half is classified as grade 2. It is a narrow site extensively covered by trees. The site fairly flat and is well contained by extensive trees and vegetation. The site appears to have been used for some storage. The entirety of the western edge of the side is covered by a Tree Preservation Order area and along its eastern edge is a line of trees largely screening the site from view. To the north and west are residential properties, to the south is the A1307 and to the east is Huntingdon Road which forms a flyover to the A1307. There is no known contamination on site but this may require further investigation as this site and the adjoining site which has now been redeveloped, have potential of contamination arising from the previous use of the land including historic road construction works. There are no oil pipelines running through the site, but the site promoter has identified that a gas main runs through part of the site. The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. There are no nature conservation designations or heritage designations on site. Access is possible via Cambridge Road/ Huntingdon Road where there is an existing access into the site but this is at a point where several roads meets and joins with the flyover to the A1307, therefore consultation with Cambridgeshire County Council will be required to ascertain if this is an appropriate point of access. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration although there appears to be some storage units on site which will need to be removed. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take one year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear but some storage units will be have to be removed. The site is fairly level, it is however constrained by protected trees and its proximity to the A1307. The site promoter identifies that a gas main runs through part of the site but considers that development can still be accommodated with the required offset. Access is possible via Cambridge Road/ Huntingdon Road where there is an existing access into the site but this will need to be assessed to ascertain if this would be appropriate. Additionally, taking into consideration the narrowness of the site and the presence of extensive TPO protected trees, the A1307 and gas mains, means it is highly constrained	~

in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village.	
Deliverability / developability There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will be impact on protected trees. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now but taking into account the constraints to development and that no planning application has been submitted yet, the site is therefore 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 been used for storage but is classified as being grade 2 and 3 agricultural land
- Is within flood zone 1 but there is some risk from surface water flooding
- Good accessibility to public transport options, local services, primary education and employment opportunities
- Remote from natural green space
- May be impacted from increased levels of pollution due to its proximity to the A1307
- Whilst it adjoins existing residential development on its western edge there is no connectivity through to it from the site making integration more challenging with the existing place and community and would therefore not support sustainable place making
- TPO protected trees on site

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development as it would be extremely challenging to successfully integrate development due to its access constraints
- Is constrained by TPO protected trees, its proximity to the A1307 and narrowness which cumulatively would be challenging to design a scheme that could address these and still provide a high quality living environment

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

Fenstanton 3: Land East of Hilton Road, Fenstanton

Site reference	Fenstanton 3
Site name	Land East of Hilton Road, Fenstanton

Site address	Parish(es)	Site area (ha)
Land east of Hilton Road, Fenstanton	Fenstanton	4.19

Promoter's Intentions

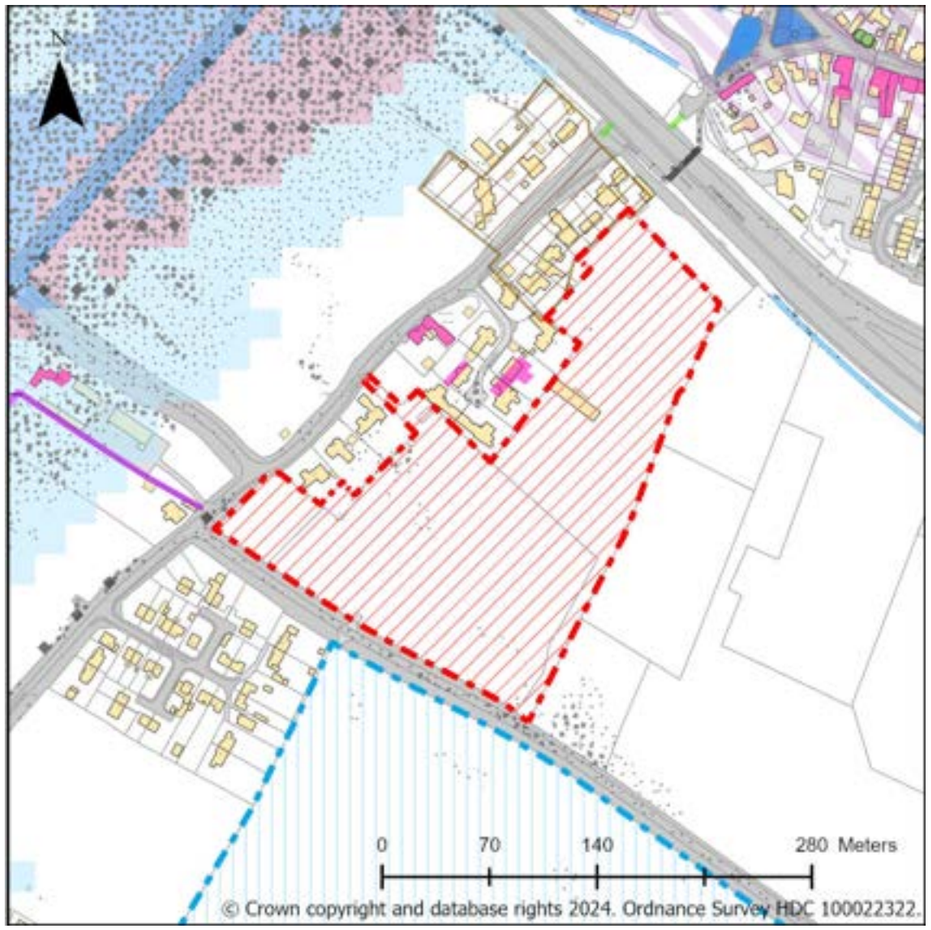
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 - 130 homes	Available 2024 - 2028 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:231
Relevant planning history	None relevant HELAA (December 2017): East of Hilton Road, Fenstanton (075)
Land type	Greenfield land
Current use of the site	Agricultural land
Supporting information	• Site layout plan (drawing number: 21/29/201/01) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The vast majority of the site is within flood zone 1 but a very small area of the land abutting Hilton Road is classed as flood zone 3a. Across the site there are pockets of land at risk from surface water flooding. The land is wholly classified as grade 3 agricultural land. The site is located to the south of the A1307 and is adjacent to development at Hilton Road. It is currently used for arable farmland, as such it is detached from the main settlement of Fenstanton. The site is broadly level with some trees and vegetation along its boundaries, however these are not continuous so there are longer range views into and out of the site. Development in this location at scale is likely to alter the mainly rural character of this location and give rise to significant landscape impact. There are some residential properties along its western edge and to the south west with the open countryside to the south and east as well as the A1307 to the north with a small parcel of private land separating the site from the A1307. There is no known contamination on site. There are no oil or gas pipelines running through the site, but electricity lines run along the site's frontage along Hilton Road. The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. The northern most part of the site adjoins an Air Quality Management Area associated with the former A14 (now A1307) works. There are no nature conservation designations or heritage designations on site. However, the site is adjacent to several listed buildings: The Gables (Grade II Listed), the Barn to the east/south-east of The Gables Farmhouse (Grade II Listed) and the Barn to the south east of The Gables Farmhouse (Grade II Listed). Given the current undeveloped nature of the site and the proximity of the adjacent listed buildings, development of the site could have a detrimental impact upon the settings of heritage assets. Access is possible via Hilton Road, the scale of the proposed development in this location means that engagement with Cambridgeshire County Council will be required to ascertain if this is an appropriate point of access. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a multiple owners, the site promoter identifies that the site is in multiple control with a legal agreement in place and that development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 3 years to complete.	+

Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear and is fairly level, it is however constrained by heritage assets and its potential landscape impact as well as its proximity to the A1307. Access is possible via Hilton Road but it will need to be assessed whether this is an appropriate point of access. Additionally, the site is physically detached from Fenstanton connected via a pedestrian footpath running under the A1307, as such integrating it with the existing settlement will be challenging It would also densify the largely rural character of the area where residential development is minimal and loose knit.	~
Deliverability / developability There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will the impact on heritage assets and the landscape. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024and 2028 and taking into account the constraints to development and that no planning application has been submitted yet, 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:

- Is wholly greenfield land largely within flood zone 1 apart form a small amount of the site being in flood zone 3a along Hilton Road
- Is physically detached from the main built form of Fenstanton separated by the A1307
- Potential for increased levels of pollution arising from its proximity to the A1307
- Has very limited access to public transport options
- Access to services and facilities, primary education and employment opportunities
- Remote from natural green space
- Located within the Great Ouse Valley Green Infrastructure Priority Area
- Potential for adverse impacts on heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the adverse impacts on the landscape and on heritage assets disrupting the character of the area. Also, the site's detached nature from Fenstanton would not support sustainable place making.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

Fenstanton 4: Land off Conington Road, Fenstanton

Site reference	Fenstanton 4
Site name	Land off Conington Road, Fenstanton

Site address	Parish(es)	Site area (ha)
Land off Conington Road, Fenstanton	Fenstanton	33.80

Promoter's Intentions

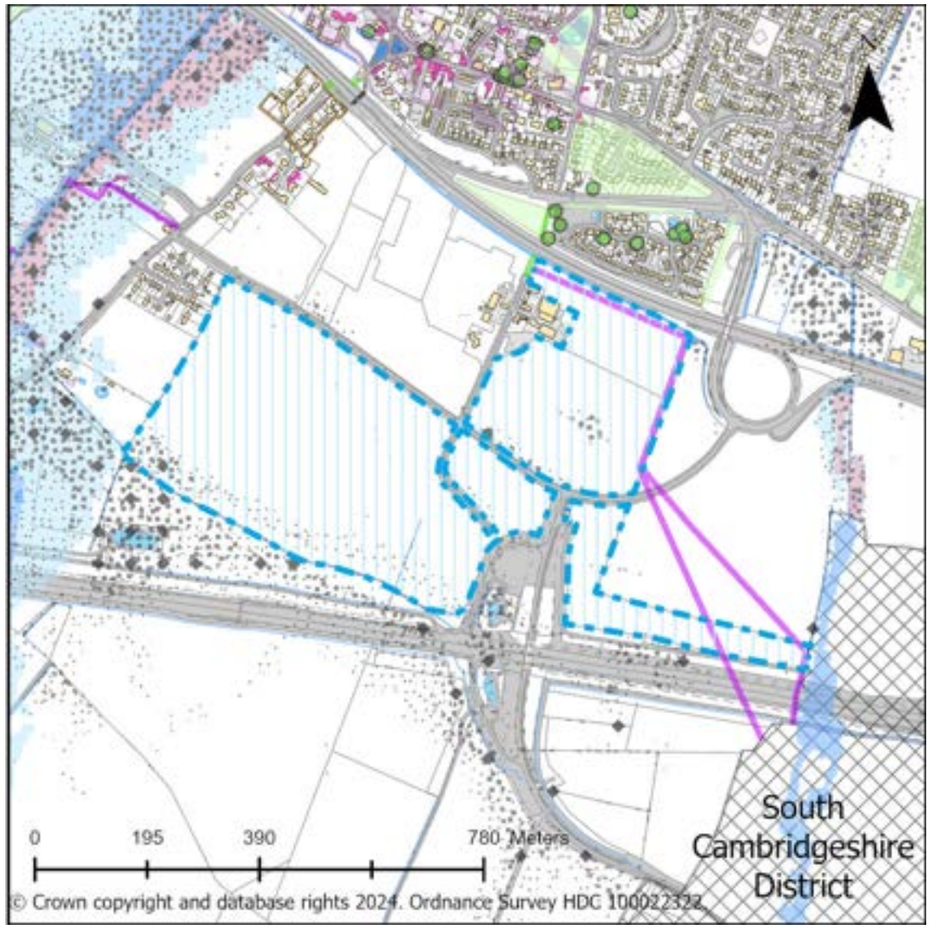
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self build housing Commercial: • Employment Infrastructure: • Supporting infrastructure Open space uses: • Natural green or open spaces • Biodiversity net gain opportunities	Up to 500 homes (market and affordable and self and custom build plots) 5.5ha of employment land Small local centre 11.7ha of green infrastructure 0.5ha of biodiversity net gain	Available 2024- 2028 Build out over 8 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:265
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Vision Document (June 2023) • Transport Technical Note (June 2023)
	• Technical Delivery Note (June 2023) • Civils Technical Note (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site has four distinct land parcels currently used for agricultural purposes. The Transport Technical Note submitted as part of this call for sites submission have identified them as parcels A-D (for ease, these will be used in this site assessment): • Parcel A lies on land to the south of the A1307 (Cambridge Road) and north of Conington Road. • Parcels B-D are all on land to the south of Conington Road. Parcels B (the most westerly of the parcels south of Conington Road) and C (the central of the parcels south of Conington Road) are bisected by an existing agricultural access road, the former Conington Road routeing. Parcels C and D (the most easterly of the parcels south of Conington Road) are bisected by the southerly spur of the realigned Conington Road. The site is within flood zone 1, however a very small portion of the south western corner of parcel B is at a higher risk of flooding. This is associated with existing watercourses located beyond the site boundaries to the west and east of the site. There is recorded risk form surface water flooding along the south-west boundary and within the central parts of the site. Parcel A is wholly classified as grade 2 agricultural land, parcel B is mainly grade 3 with only a small portion of its north eastern corner being grade 2, parcel C is half grade 2 and half grade 3, and parcel D is mainly grade 3 agricultural land with only some of its northern edge being grade 2 agricultural land. The site generally flat with some vegetation and trees along its site boundaries. The site is very open and with minimal vegetation to enclose the site visually, development is likely to have significant landscape impacts and require substantial levels of landscaping and green infrastructure to mitigate this impact. There is no known contamination on site, however the site promoter has stated that an assessment of contamination will need to be undertaken as there may be contamination relating to the current and historic agricultural use of the site. There are no oil pipelines running through the site but there is an existing water main cutting across the central part of the site and an intermediate pressure gas main running along the southern site boundary. The site is located to the south of the A1307 (formerly the A14), as such there are likely to be increased levels of air, noise and visual forms of pollution which will require mitigation. There are no nature conservation designations or heritage assets within the site. However, there are three grade II listed buildings (The Gables, Barn and Former Barn) Hilton Road & along Hilton Road located to the north of Parcel B whose setting could be impacted by development. There are public rights of way running along the northern and eastern edges of Parcel A which extend out into the open countryside and also run through the eastern half of Parcel D. The Transport Technical Note identifies that vehicular access to the development parcels comprising the site can be achieved via Conington Road with with suitable junction arrangements. The exact location and form of the junctions, priority T-junctions or roundabouts, will be discussed and agreed with Cambridgeshire County Council. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability	+

The site is in single family ownership with a promotion agreement in place. The site promoter has identified that the development is supported by the landowners and that there are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 8 years to complete.	
Achievability The Civils Technical Note that supports the call for site submission identifies that asset plans have identified existing potable water, electric and gas infrastructure located within the proposed site boundaries. There is an existing water main cutting across the central part of the site, an intermediate pressure gas main running along the southern site boundary, and a small section of existing electrical apparatus located within the north-west part of the site which serves the existing Model Farm. The public highway and digital and telecommunications infrastructure are accessible from the site boundary. There are no buildings on site to clear and the site is fairly level. There are likely to be substantial landscape impacts arising the from the development which will require mitigation as will impact due to the site's proximity to the A1307. Access is possible via Conington Road but it will need to be assessed whether this road can accommodate the proposed scale of development and the necessary transport infrastructure works. Additionally, the site is physically detached from Fenstanton, while the scale of the proposed development is proposed to be a somewhat self sustaining community with a small local centre and some employment opportunities, there will still be the need to access services and education within Fenstanton. Therefore, integrating it with the existing settlement will be challenging. It would also densify the largely rural character of the area.	~
Deliverability / developability There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will the impact on the landscape and the rural nature of the area. The presence of a gas mains will also need to be considered in future design proposals. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028. Taking into account the scale of potential development and the constraints to development and that no planning application has been submitted yet, 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:

- Is wholly greenfield land largely within flood zone 1 apart form a small amount of the site being at a higher risk of flooding
- Is physically detached from the main built form of Fenstanton separated by the A1307
- Potential for increased levels of pollution arising from its proximity to the A1307
- Has very limited access to public transport options
- Limited accessibility to services and facilities, primary education and employment opportunities as there is no footpath connecting the site.
- A pedestrian route is available via an underpass, however this may present safety concerns which would require assessment.
- Remote from natural green space
- Located within the Great Ouse Valley Green Infrastructure Priority Area
- Potential for adverse impacts on heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement (Fenstanton) which is located on the other side of the A1307.
- Would not support sustainable place making.
- Presents safety concerns due to potential increased usage of underpass to access Fenstanton.
- Is inappropriate for built development due to the adverse impacts on the landscape and on heritage assets.
- Would significantly disrupt the rural character of the area due to the scale of the proposal

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted several documents in support of their proposal:

- Landscape Representations (November 2024)

- Existing visibility plan (drawing no.: 2079.48 / 02A, November 2024)
- Landscape analysis plan (drawing no.: 2079.48 / 03A, November 2024)
- Framework plan (rev. D)
- Transport Strategy (November 2024)
- Built Heritage technical note

These additional supporting documents are helpful in reviewing the site. Upon review, the site is still considered to be inappropriate for development based on the reasons set out in the LAA above.

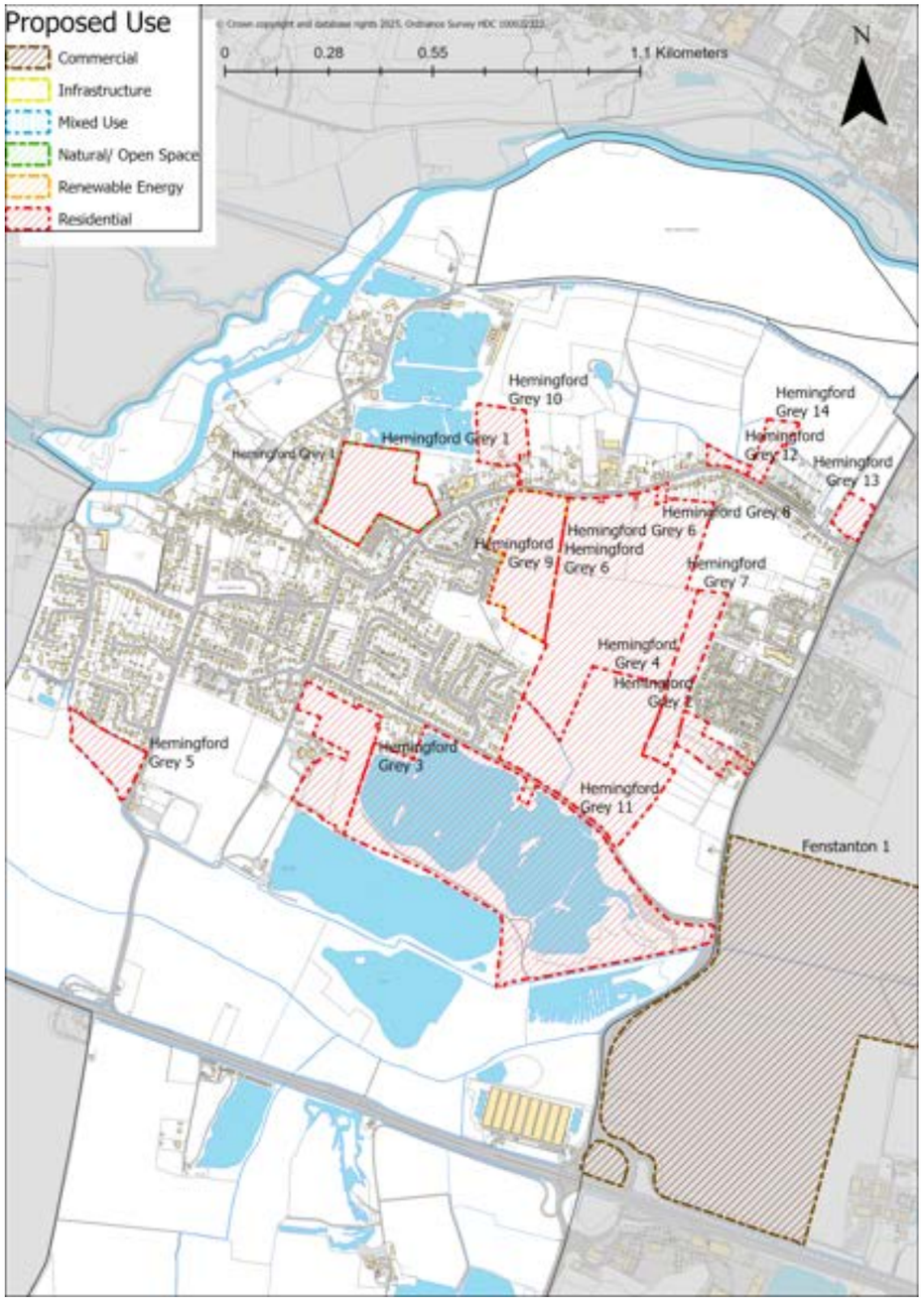
During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome concerns.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

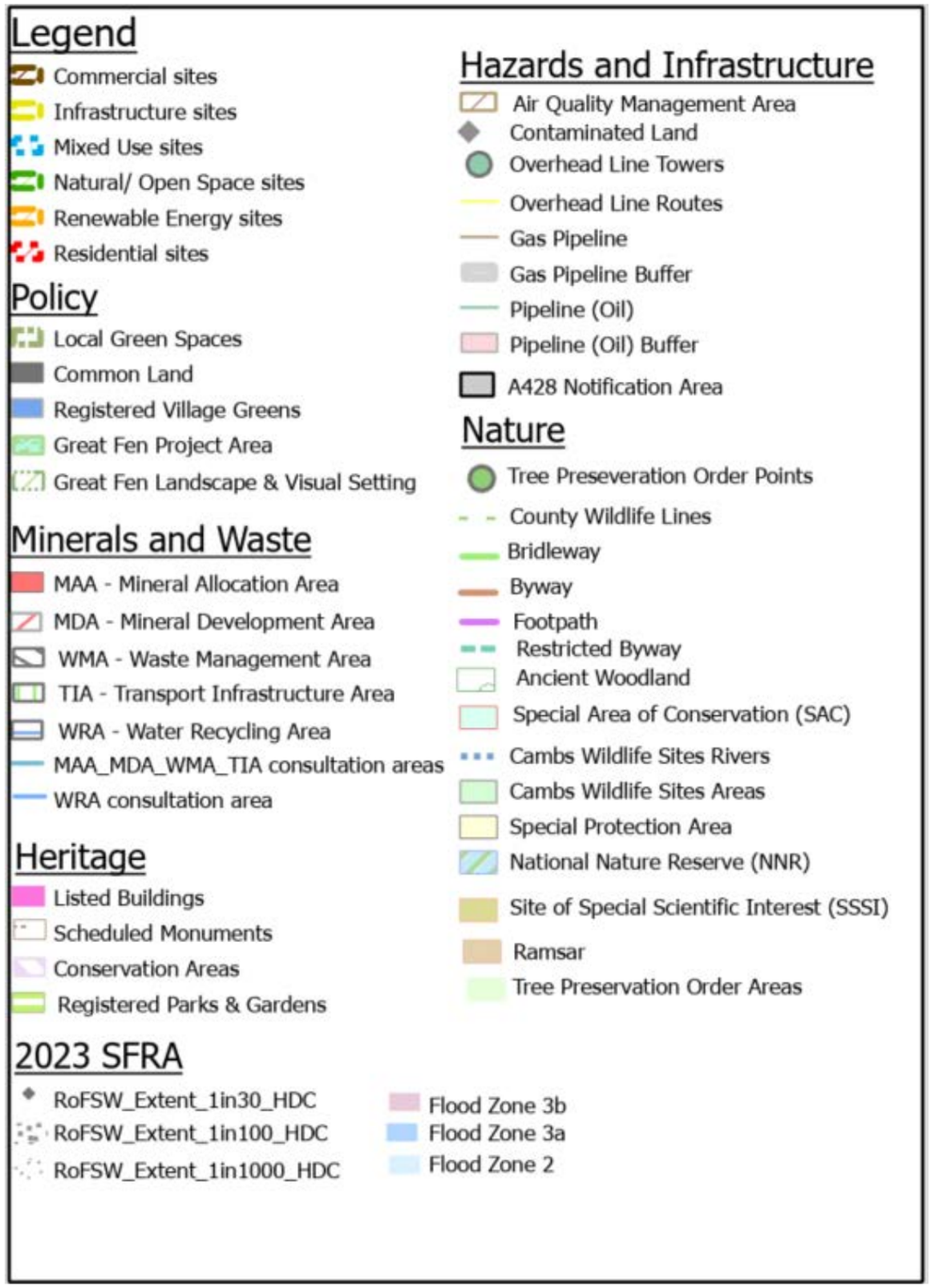
Hemingford Grey

8.11 A total of 14 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Grey 1: Mill Lane Field, Hemingford Grey
- Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey
- Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey
- Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey
- Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey
- Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey
- Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, Hemingford Grey
- Hemingford Grey 8: Garden at 1 Hemingford Road, St Ives (Hemingford Grey)
- Hemingford Grey 9: Land South of Hemingford road, Hemingford Grey
- Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey
- Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey
- Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey
- Hemingford Grey 13: Land West of London Road, Hemingford Grey
- Hemingford Grey 14: Land West of 38 Hemingford Road, Hemingford Grey



8.12 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Hemingford Grey 1: Mill Lane Field, Hemingford Grey

Note: This site has been submitted twice, once by the landowners (Cambridgeshire County Council) and by Hemingford Grey Paris Council for differing uses:

- CfS:29 for open space uses (natural, green or open space uses, and biodiversity net gain opportunities) and land for a cemetery. This was submitted by Hemingford Grey Parish Council.
- CfS:336 for residential development by Cambridgeshire County Council (the landowners).

Each permutation has been assessed within this site assessment to avoid duplication.

Site reference	Hemingford Grey 1
Site name	Mill Lane field, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Mill Lane field, Hemingford Grey	Hemingford Grey	5.45

Promoter's Intentions

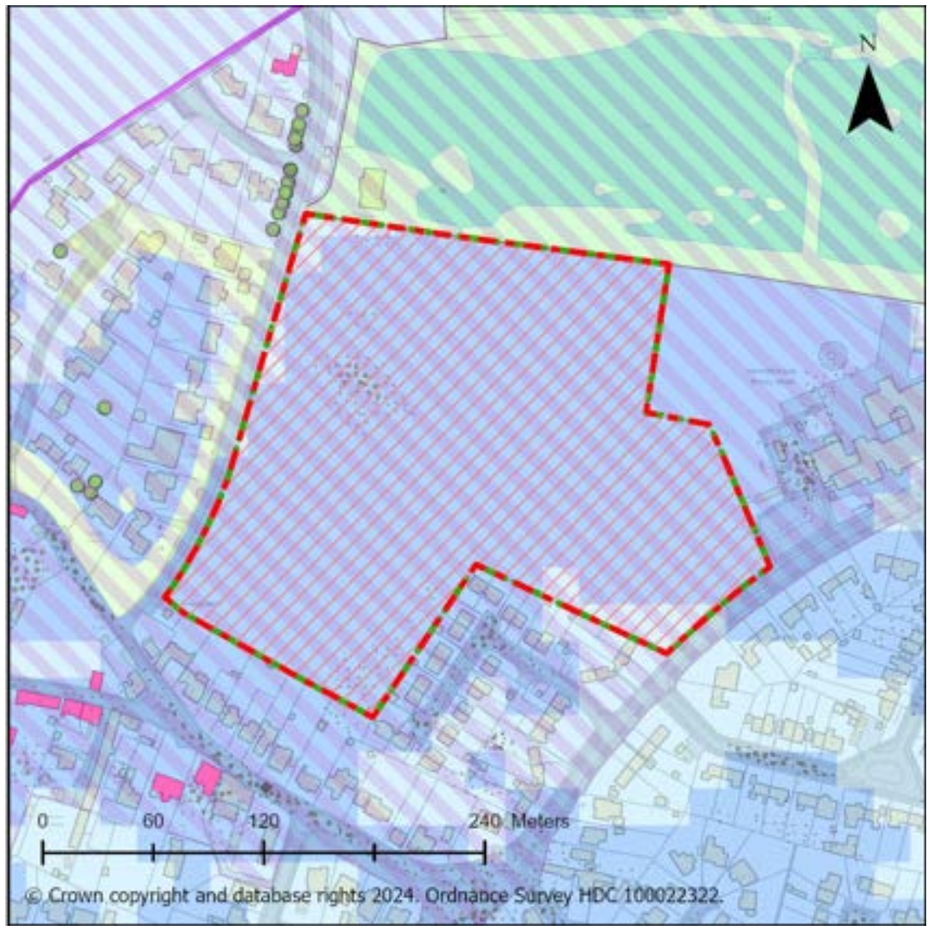
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted by landowner under CfS:336: Residential: Market and/or affordable housing	70+ homes	Available 2024 - 2028 Build out over 3 - 4 years
Proposed use submitted by Hemingford Grey Parish Council under CfS:29 Open space uses: Natural, green or open spaces Biodiversity net gain opportunities Other: Cemetery	2.22ha for open spaces 2.23ha for biodiversity net gain 1ha for cemetery	Available 2024 - 2028 Complete over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:29 by Hemingford Grey Parish Council 2. site reference CfS:336 by Cambridgeshire County Council (the landowners)
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	90% of the site is within flood zone 3a but not in flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Call for Sites Reference Number:	**336**	**29**
Context, constraints and potential suitability Approximately 90% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2, this makes the proposed residential uses submitted under CfS:336 unsuitable as there is not sufficient amount of land left in a lower flood zone (or any in flood zone 1) that could accommodate residential development. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. However, the site could potentially be used for open space and biodiversity net gain as submitted under CfS:29. It may not be suitable for a cemetery as submitted under CfS:29 due to the level of flood risk on the site which could result in greater risk of contamination. This would require guidance and engagement with the Environment Agency. The site also has some surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the northern quarter being classified as grade 4. The site is broadly flat with planting along its boundaries, most densely along its western edge along Mill Lane and also along its northern edge where the site adjoins the Hemingford Grey Gravel Pits County Wildlife Site. The site's boundaries are more open on its eastern edge. To the south and west are residential properties, to the north the County Wildlife Site and to the east Hemingford Grey Primary School. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the north. The site is wholly located within a conservation area and there there is a grade II listed building (Oak Cottage) abutting the southwestern edge of the site. Access is possible via St Ives Road. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	-	+
Availability The site is owned and controlled by a single organisation. The landowner supports the development of the site for residential uses. There are no known legal restrictions impacting the site. The site promoter working on behalf of the landowners state that it is their intention to acquire planning permission and then sell to a third party for development. They state that the site could be available between 2024 and 2028 and take 3 to 4 years to complete. A third party also submitted this site for consideration, in their submission they state that they wish buy or lease the land from the landowner and would then apply for the necessary planning permissions for cemetery and other natural, green or open space use. The availability of the site to this third party is therefore dependent upon agreement with the landowner.	+	~
Achievability Hemingford Parish Council in their submission state that all mains access and supplies are accessible from the site boundary. The site promoter working on behalf of the landowner state that the public highway and digital and telecommunications infrastructure are accessible from the site boundary but gas supply, mains water supply and electricity supply are unknown. There are no buildings on site to clear. The site is fairly level, it is however heavily constrained by fluvial flood risk, as such residential uses are considered to be unsuitable but open space and biodiversity uses could be pursued on site. The potential cemetery is also uncertain without further engagement with the Environment Agency.	-	~

Additionally, the Parish Council identify that grants and/or loans would be required for them to develop the cemetery and open space and biodiversity with tree planting and footpaths. The Parish Council have stated that they wish to buy or lease the land from the landowner for such uses. The site could be accessed from St Ives Road. The potentially suitable open space and biodiversity net gain uses have not been submitted by the landowners and also conflict with the aspirations of the landowner, as such the achievability of delivering these land uses is uncertain.		
Deliverability / developability There are no existing structures to clear, delivering open space and biodiversity net gain opportunities on the site are likely to be more achievable on the site with little need for mitigation. Residential uses are unsuitable on this site as flooding is a key development constraint and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site. The landowner has differing aspirations for the site which may impact the delivery of the site for open space and biodiversity net gain. As such, the site is categorised as developable.	-	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site will progress to the sustainability appraisal stage but it will only be appraised for open space uses and biodiversity net gain opportunities. The risk of flooding on site makes the site unsuitable for residential uses and as a cemetery.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is significantly constrained by fluvial flooding with 90% of the site within flood zone 3a
- Is within the Great Ouse Valley Green Infrastructure Priority Area
- Is located within a conservation area and adjacent a listed building
- Very limited accessibility via public transport options but accessible on foot or cycle
- Located within the main built form of Hemingford Grey adjoining residential development and primary school so can 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 open space uses and biodiversity net gain opportunities providing linkages to the CWS and within the Green Infrastructure Priority Area. Although the flood risk on the site will shape the type of open space and the types of habitats that could be supported and maintained on the site.
- It may not be suitable for a cemetery as submitted under CfS:29 due to the level of flood risk on the site which could result in greater risk of contamination
- This is also subject to the agreement of the landowners who have differing aspirations for the site and also if funding can be secured to deliver the open space uses and biodiversity net gain projects.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 5.45 ha	Open space uses and biodiversity net gain opportunities 5.45ha of land for such uses	Available 2024 - 2028 Complete over 2 - 3 years - subject to grant funding and agreement of the landowners

Updates after the Initial Assessment

Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey

Site reference	Hemingford Grey 2
Site name	Land West of Cullum Farm, London Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land West of Cullum Farm, London Road, Hemingford Grey	Hemingford Grey	1.4

Promoter's Intentions

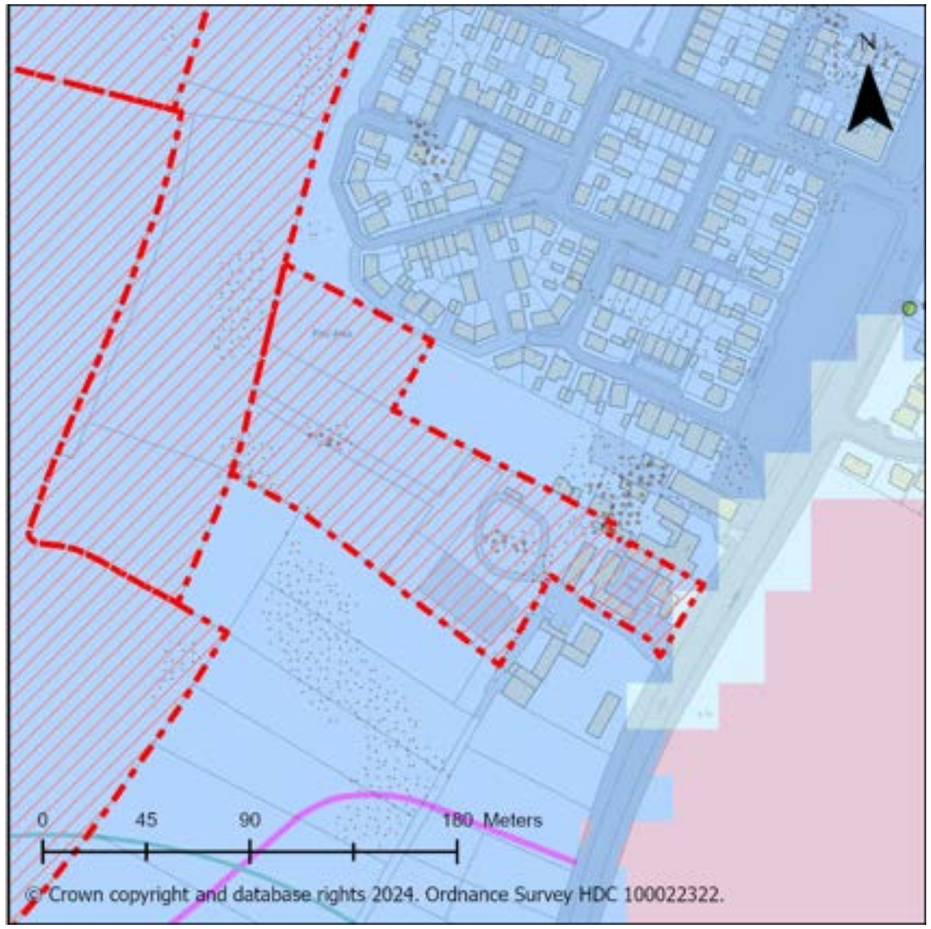
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self build housing	30 - 40 homes	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:91
Relevant planning history	None relevant HELAA (December 2017): West of Cullum Farm
Land type	Part greenfield and part previously developed
Current use of the site	Agricultural land and residential
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	The whole of the site is located within flood zone 3a but none in flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. There is some surface water flood risk towards the centre of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly flat and includes a farm house and associated buildings on the eastern part, with the larger western part comprised of rough grassland, used for grazing ponies. To the north of the eastern part of the site are more farm buildings and a paddock; beyond this and adjacent to the western part of the site is recent residential development; to the south and west, separated by hedgerows, is open countryside.	-
There is no known contamination or pollution on site but this may require further investigation considering the current agricultural use of the site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access can be achieved from London Road. The site is mostly greenfield with some previously developed land where the farmhouse is, so its development will somewhat 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. 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 in multiple ownership but the site promoter states that it is within individual control. They state that all landowners support the development of the site. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and take between 2 and 3 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site can be accessed from London Road where there is an existing access to the site.	-
Deliverability / developability There are some existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to deliver the site directly by a housebuilder. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	-

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 and the proposed residential uses being classed as a more vulnerable use.

Impact of the Sustainability Appraisal on the assessment

Not applicable as the site does not progress to the Sustainability Appraisal stage.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

Updates after the Initial Assessment

Hemingford Grey 3: Land South of Marsh Lane and east of Long Lane, Hemingford Grey

Site reference	Hemingford Grey 3
Site name	Land South of Marsh Lane and East of Long Lane, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land South of Marsh Lane and East of Long Lane, Hemingford Grey	Hemingford Grey	3.4

Promoter's Intentions

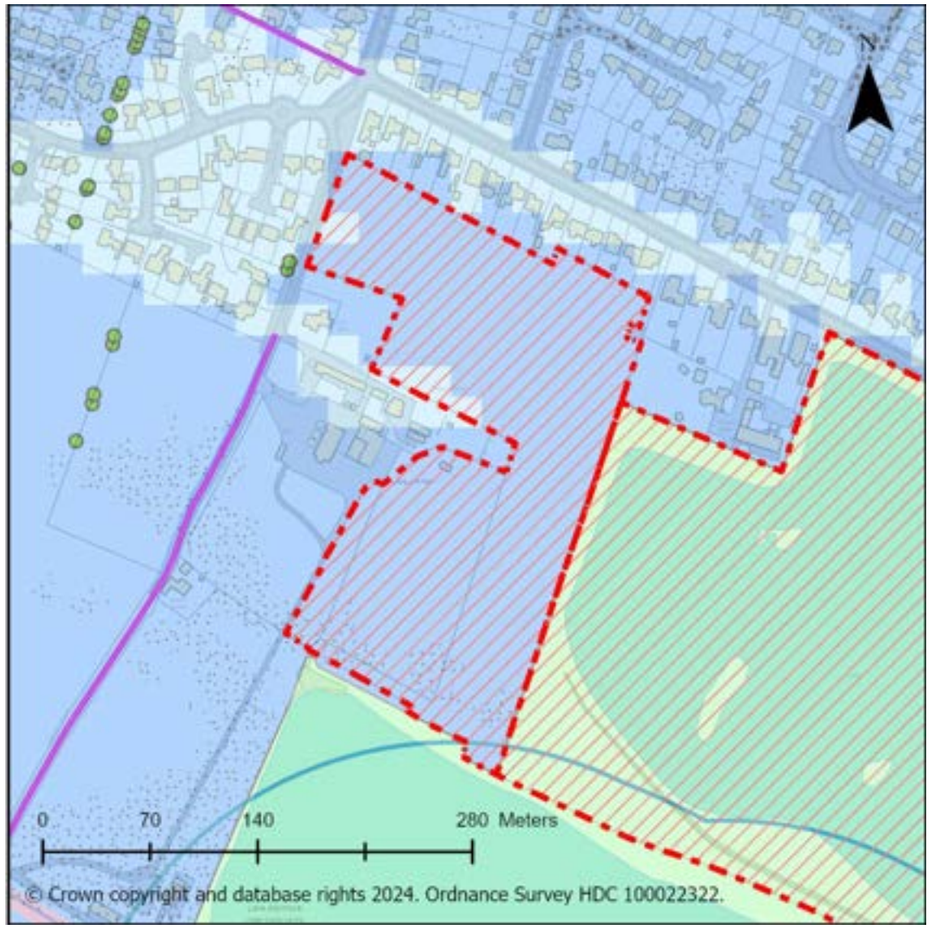
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self build housing Nursing and care homes	25 market and/or affordable homes 14 self and custom build plots 50 bedrooms	Available 2024 - 2028 Build out over 1 to 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:49
Relevant planning history	None relevant HELAA (December 2017): East of Long Lane, South of Marsh Lane, Hemingford Grey (103)
Land type	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	The site is almost completely within flood zone 3a but not 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is almost wholly located within flood zone 3a with a small patch of the site north of Long Lane House and Farm which is within flood zone 2. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is wholly classified as grade 3 agricultural land. The site broadly level with trees and hedgerows along most of the site's boundaries apart form the western edge where it adjoins London Road where it is completely open providing views into and across the site. Trees and vegetation are most dense along the site's eastern boundary where it adjoins the Marsh Lane Gravel Pits County Wildlife Site. To the north	-
of the site and along a section of the eastern and western site boundaries is residential development. Abutting the remaining sides is open countryside. The Marsh Lane Gravel Pits County Wildlife Site is situated immediately east and south of the site. There is no known contamination or pollution on site. Telegraph poles run along the site's frontage along Long Lane. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it adjoins a County Wildlife Site. There are no heritage designations on site. The site can be accessed from Long Lane. The site is greenfield, so its development 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. 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 in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and take between 1 to 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from electricity supply which is available within the site. Telegraph poles run along the site's frontage. Additionally, the site adjoins a County Wildlife Site which may be impacted by the proposed development. There are no buildings on site to clear apart from outbuilding and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site can be accessed from Long Lane.	-
Deliverability / developability There are no existing structures to clear apart form an outbuilding on site but 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. The site promoter seeks to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and then development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to the vast majority of the site being located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.

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

Hemingford Grey 4: Land North of Marsh Lane and east of Dendys, Hemingford Grey

Site reference	Hemingford Grey 4
Site name	Land North of Marsh Lane and East of Dendys, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land North of Marsh Lane and East of Dendys, Hemingford Grey	Hemingford Grey	11.6

Promoter's Intentions

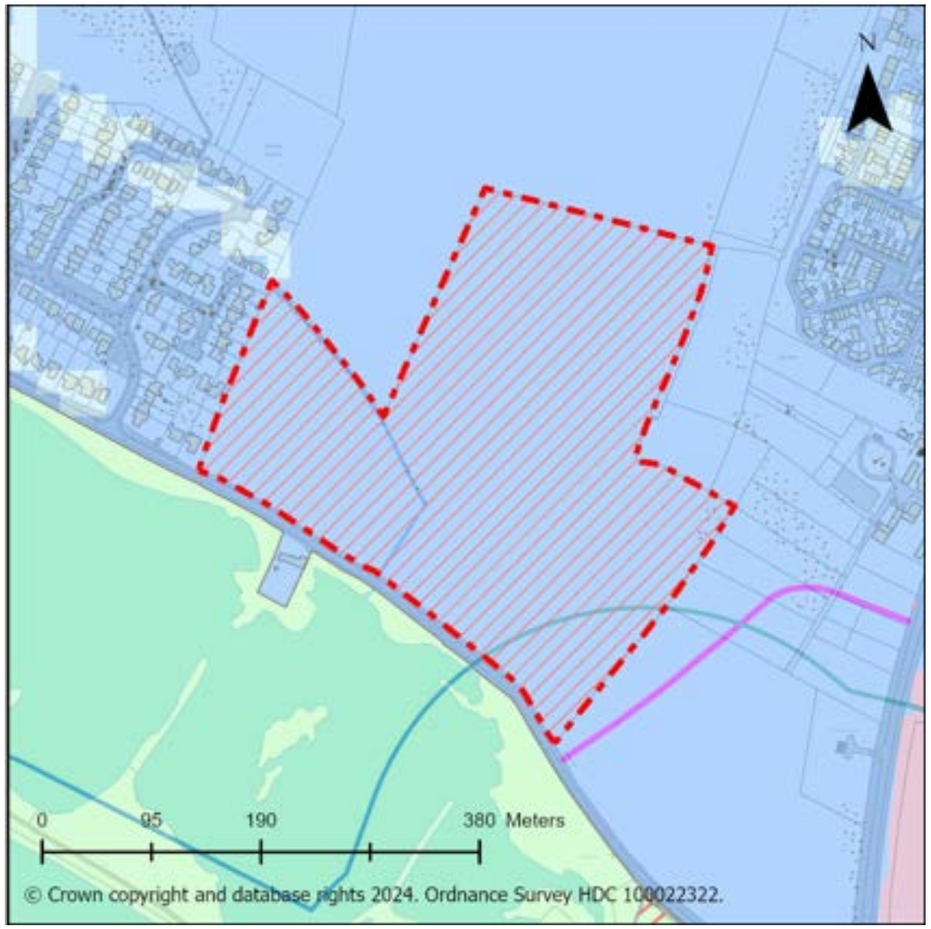
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:89
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	The site is almost completely within flood zone 3a but not 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Part of the south eastern corner of the site is within the buffer zone of a Mineral Development Area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some surface water flood risk along the drain that is present through the site. The site is wholly classified as grade 3 agricultural land. The land within the site is fairly level. There is a hedgerow along the site's eastern edge and along the drain. The site is very open on its northern and southern edges meaning there are longer range views into and across the site. To the south is the Marsh Lane Grave Pits County Wildlife Site, to the west is residential development and countryside to the north and east. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it is adjacent to the a County Wildlife Site. There are no heritage designations on site. The site can be accessed from Marsh Lane. The site is greenfield, so its development 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 but the south eastern corner of the site falls within the buffer zone of a mineral development area. 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 in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site is adjacent to a County Wildlife Site, the impact of potential development will need to be assessed. Also, development is likely to result in significant landscape impact arising form the open nature of the site. The site can be accessed from Marsh Lane.	-
Deliverability / developability	-
There are no existing structures to clear but 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. The site promoter seeks to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and then development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	

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 and the proposed residential uses being classed as a more vulnerable use.

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

Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey

Site reference	Hemingford Grey 5
Site name	Land off Gore Tree Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land off Gore Tree Road, Hemingford Grey	Hemingford Grey	2.13

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:48
Relevant planning history	None relevant HELAA (December 2017): West of Gore Tree Road, South of Haley Close. Hemingford Grey (176)
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	Completely within flood zone 3a but not 3b.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. About half of the site on its southern and western edges is at risk from surface water flood risk. This is attributed to a drain which defines the southern and western boundaries of the site. The site is wholly classified as grade 3 agricultural land. The land is flat and very open with no substantial vegetation on the southern and eastern boundaries. A public right of way runs along the northern boundary of the site providing further views of the site form public vantage points. North of the site is residential development, whilst to the east, south and west is predominantly open countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area to the north west of the site. The site could potentially be accessed from Gore Tree Road but the feasibility and achievability of access will require engagement with Cambridgeshire County Council. The site is greenfield, so its development 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. 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 in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk and surface water flood risk with all of the site being within flood zone 3a. The development is likely to result in significant landscape impacts considering the current openness of the site. Additionally, the public right of way will need to be retained within any masterplanning of the site. The achievability of the access from Gore Tree Road also requires further scoping.	-
Deliverability / developability	-
There are no existing structures to clear but there is very significant risk from flooding on the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	

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 and the proposed residential uses being classed as a more vulnerable use.

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

Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey

Note: This site has been submitted twice, once by the landowner and by Hemingford Grey Paris Council for differing uses:

- CfS:105 for residential development by an agent working on behalf of the landowner
- CfS:170 for infrastructure (transport/parking), open space uses (natural, green or open space, and biodiversity net gain opportunities) and a cemetery by Hemingford Grey Parish Council.

Each site submission has been assessed within this site assessment to avoid duplication.

Site reference	Hemingford Grey 6
Site name	Land East of Daintree Way, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land East of Daintree Way, Hemingford Grey	Hemingford Grey	5.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted by landowner under CfS:105: Residential: Market and/or affordable housing	170 homes (102 market and 68 affordable homes at 30dph)	Available 2024 - 2028 Build out over 4 years
Proposed use submitted by Hemingford Grey Parish Council under CfS:170 Infrastructure: • Transport and parking Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	0.15ha for parking 2.3ha for natural or open space 2.3ha for biodiversity net gain 1ha for cemetery	Available 2024 - 2028 Complete over 2 - 3 years
Other: • Cemetery		

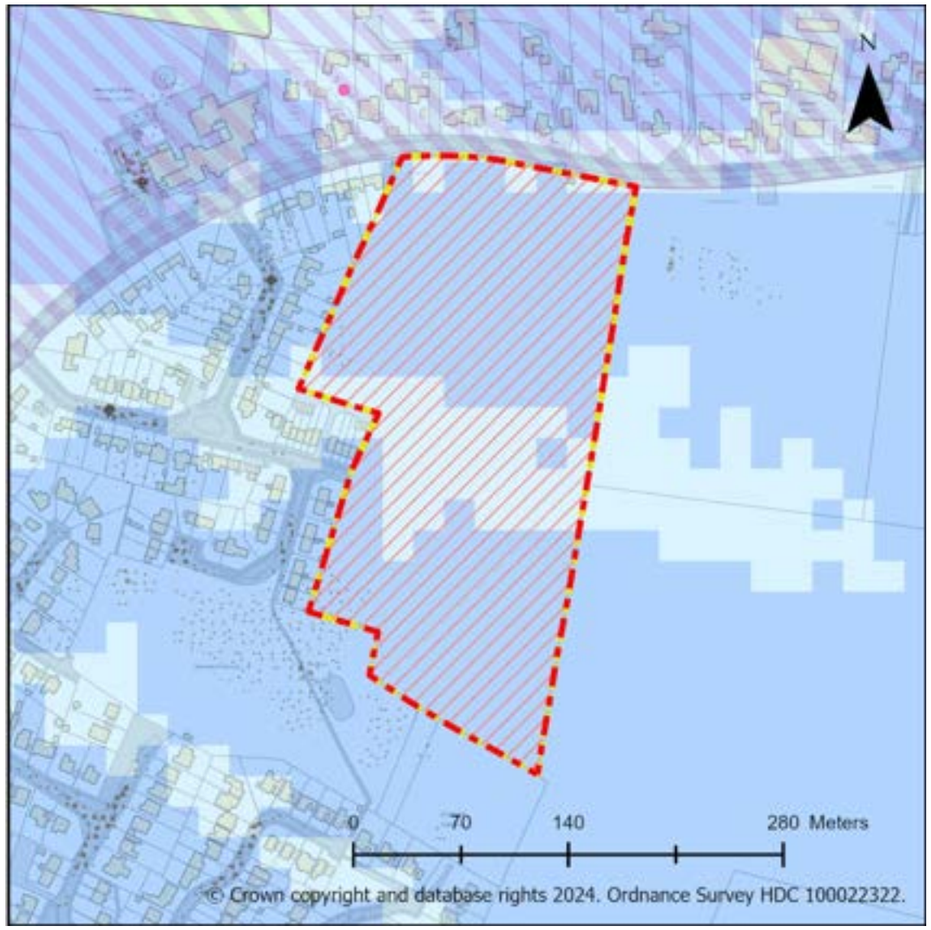
Core information

How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:105 by the landowner 2. site reference CfS:170 by Hemingford Grey Parish Council
Relevant planning history	None relevant HELAA (December 2017): South of St Ives Road, East of Old Pount Close, Hemingford Grey (121)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	The following have been submitted under CfS105: • Access and Transport Statement (April 2023) • Flood Risk and Drainage Site Appraisal (November 2022)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 75% of the site falls within flood zone 3a and 25% in flood zone 2. None in 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

Call for Sites Reference Number:	105	170
Context, constraints and potential suitability	-	+

Approximately 75% of the site falls within flood zone 3a and 25% in flood zone 2, this makes the proposed residential uses submitted under CfS:105 unsuitable as there is not sufficient amount of land left in a lower flood zone (or any in flood zone 1) that could accommodate residential development. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site promoter working on behalf of the landowner has submitted a Flood Risk and Drainage Assessment which concludes that whilst the site is within flood zone 3, it benefits from defences making it safe from flooding. The updated SFRA has shown that the site is still within flood zone 3a. Rather than housing, the site could potentially be used for open space and biodiversity net gain as submitted under CfS:170. It may not be suitable for a cemetery or for parking as submitted under CfS:170 due to the level of flood risk on the site which could result in greater risk of contamination and surface water runoff. This would require guidance and engagement with the Environment Agency and Cambridgeshire County Council as the Local Lead Flood Authority and as the Highways Authority. The site has minimal risk from surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the northern edge being classified as grade 4. The site broadly flat and is bordered by trees and hedgerows which provide some screening, but there are long distance views across and beyond the site from the north western corner of the site on Hemingford Road towards the south east. To the south of the site are allotments and a play area, situated within the playing fields. To the opposite side of St Ives Road and to the west of the site is residential development. To the east of the site is open countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. Electricity lines run along the site's frontage along St Ives Road/ Hemingford Road. There are no nature conservation designations on site. There are no heritage designations on site either but the site is immediately adjacent to a conservation area and the grade II listed The Windmill is nearby, approximately 60m, to the north-west of the site. Access to the site is currently available via an existing gated agricultural access from St Ives Road/ Hemingford Road to the north east of the site. Submission CfS:105 have submitted an Access and Transport Statement which sets out the proposed access to serve residential development. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.		
Availability The site is within the ownership of a family with multiple owners. The landowners support the development of the site for residential uses. There are no known legal restrictions impacting the site. The site promoter working on behalf of the landowners state that it is their intention to deliver the site via a housebuilder. They state that the site could be available between 2024 and 2028 and take up to 4 years to complete.	+	~

A third party has also submitted this site for assessment, in their submission they state that they wish buy or lease the land and would then apply for the necessary planning permissions for cemetery and other natural, green or open space use. The availability of the site to the third party is therefore dependent upon agreement with the landowner.		
Achievability Hemingford Parish Council in their submission state that all mains access and supplies are accessible from the site boundary. The site promoter working on behalf of the landowner state that all are accessible from the site boundary apart from mains water supply which is available within the site. There are no buildings on site to clear. The site is fairly level, it is however heavily constrained by fluvial flood risk, as such residential uses are considered to be unsuitable but open space and biodiversity uses could be pursued on site. The potential cemetery is also uncertain without further engagement with the Environment Agency. Also, the potential parking uses on site which could lead to increased surface water runoff and it needs to be access if the traffic movements this would generate can be accommodate here. Additionally, the Parish Council identify that grants and/or loans would be required for them to develop the cemetery and open space and biodiversity with tree planting and footpaths. They also identify that Cambridgeshire County Council Highways would need to be consulted and would be responsible for delivering possible mixed use cycle path(s).The Parish Council have stated that they wish to buy or lease the land from the landowner for such uses. The site could be accessed from St Ives Road/ Hemingford Road. The potentially suitable open space and biodiversity net gain uses have not been submitted by the landowners and also conflict with the aspirations of the landowner, as such the achievability of delivering these land uses is uncertain.	-	~
Deliverability / developability There are no existing structures to clear, delivering open space and biodiversity net gain opportunities on the site are likely to be more achievable on the site with little need for mitigation. Residential uses are unsuitable on this site as flooding is a key development constraint and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site. The landowner has differing aspirations for the site which may impact the delivery of the site for open space and biodiversity net gain. As such, the site is categorised as developable.	-	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site will progress to the sustainability appraisal stage but it will only be appraised for open space uses and biodiversity net gain opportunities. The risk of flooding on site makes the site unsuitable for residential uses and as a cemetery or parking.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is significantly constrained by fluvial flooding with 90% of the site within flood zone 3a
- Is within the Great Ouse Valley Green Infrastructure Priority Area
- Is located within a conservation area and adjacent a listed building
- Very limited accessibility via public transport options but accessible on foot or cycle
- Located within the main built form of Hemingford Grey adjoining residential, allotment and play space uses so can 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 open space uses and biodiversity net gain opportunities providing linkages to the CWS and within the Green Infrastructure Priority Area. Although the flood risk on the site will shape the type of open space and the types of habitats that could be supported and maintained on the site.
- May not be suitable for a cemetery or for parking as submitted under CfS:170 due to the level of flood risk on the site which could result in greater risk of contamination and surface water runoff.
- This is also subject to the agreement of the landowners who have differing aspirations for the site and also if funding can be secured to deliver the open space uses and biodiversity net gain projects.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 5.8ha	Open space uses and biodiversity net gain opportunities **5.8ha** of land for such uses	Available 2024 - 2028 Complete over 2 - 3 years - subject to grant funding and agreement of the landowners

Updates after the Initial Assessment

Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)

Site reference	Hemingford Grey 7
Site name	Land west of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)

Site address	Parish(es)	Site area (ha)
Land west of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)	Hemingford Grey	3.27

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 - 70 homes	Available 2024 - 2028 Build out over 3 - 4 years

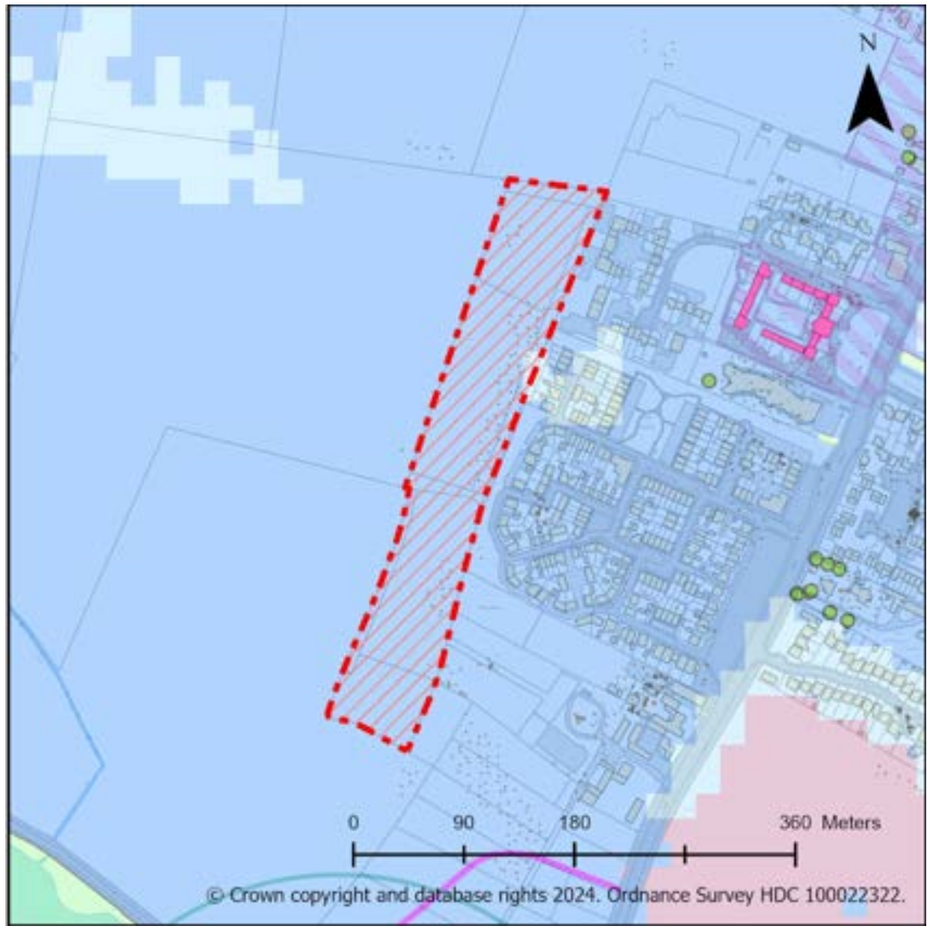
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:180
Relevant planning history	None relevant HELAA (December 2017): West of Cullum Farm and Yes! Estate, St Ives (028)
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	Completely within flood zone 3a but not 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 located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is surface water flood risk along the eastern edge of the site. The site is wholly classified as grade 3 agricultural land. The land within the site is broadly level with along its boundaries. There is residential development immediately to the east of the site and countryside to the north, south and west. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site. The site has no access of its own and could only be delivered together with or following development at West of Cullum Farm (see CfS:91 - Hemingford Grey 2). The site is greenfield, so its development 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. 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 in multiple ownership but with individual control. Development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and take between 3 and 4 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from the public highway which is not immediately accessible. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The achievability of the access also requires further scoping as there is no highways access to the site currently with it only being potentially achievable in conjunction with any development of Cullum Farm which adjoins the south east corer of the site.	-
Deliverability / developability There are no existing structures to clear but 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. Access is also a key constraint in developing the site. The site which could assist in the deliver of an access route (CfS:91 - Hemingford Grey 2) has been assessed as being unsuitable for development. The site promoter seeks to deliver the site directly by a housebuilder. The	-

site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	

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 and the proposed residential uses being classed as a more vulnerable use.

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

Hemingford Grey 8: Garden at 71 Hemingford Road, St Ives (Hemingford Grey)

Site reference	Hemingford Grey 8
Site name	Garden at 71 Hemingford Road, St Ives (Hemingford Grey)

Site address	Parish(es)	Site area (ha)
Garden at 71 Hemingford Road, St Ives (Hemingford Grey)	Hemingford Grey	0.13

Promoter's Intentions

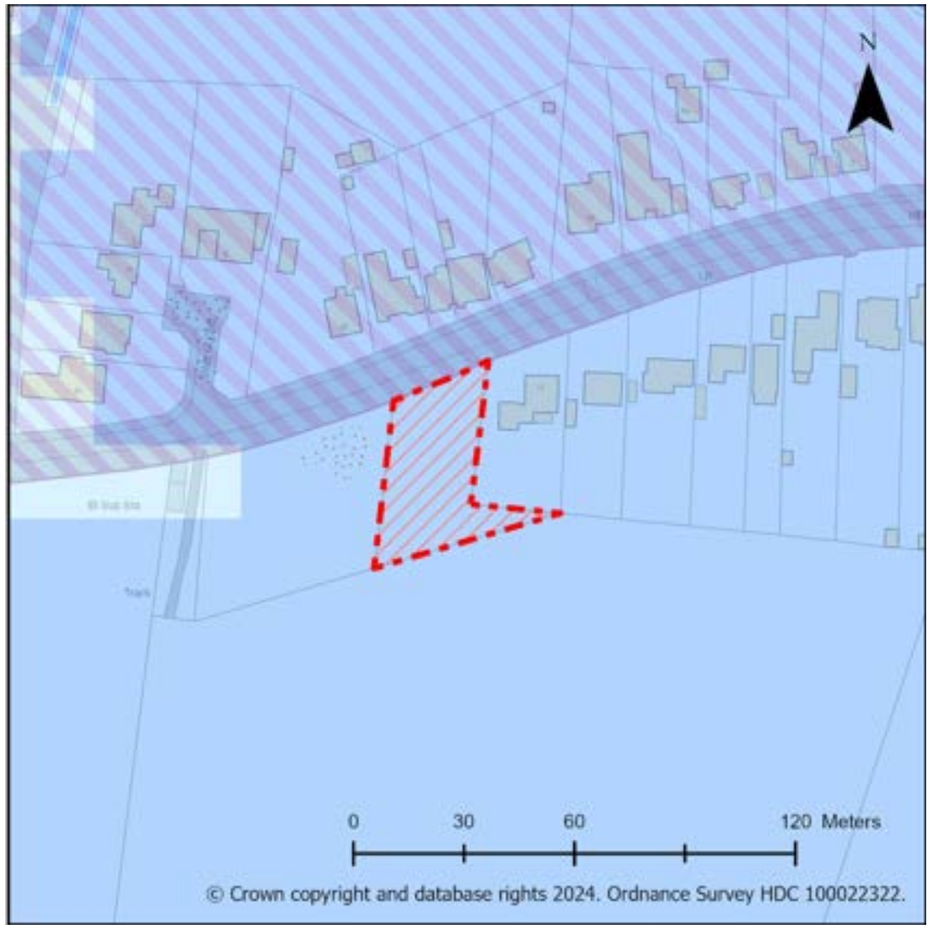
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	1 home	Available 2024 - 2028 Build out over 1 and 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:282
Relevant planning history	23/01156/CLED for the lawful development certificate to confirm that the lawful use of the land as residential garden forming part of the curtilage of 71 Hemingford Road. Only the land immediately south of the existing boundary line of 71 Hemingford Road was certified as being residential land, the remaining land was not certified. This was decided in June 2023.
Land type	Wholly greenfield land
Current use of the site	Part agricultural land/ part garden land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Completely within flood zone 3a but not 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	The site is before the size threshold at 0.13ha and cannot accommodate more than 5 homes.	Fail



HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site falls below the 0.25ha size threshold and can not accommodate 5 or more homes.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

Hemingford Grey 9: Land South of Hemingford Road, Hemingford Grey

Site reference	Hemingford Grey 9
Site name	Land south of Hemingford Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land south of Hemingford Road, Hemingford Grey	Hemingford Grey	19.00

Promoter's Intentions

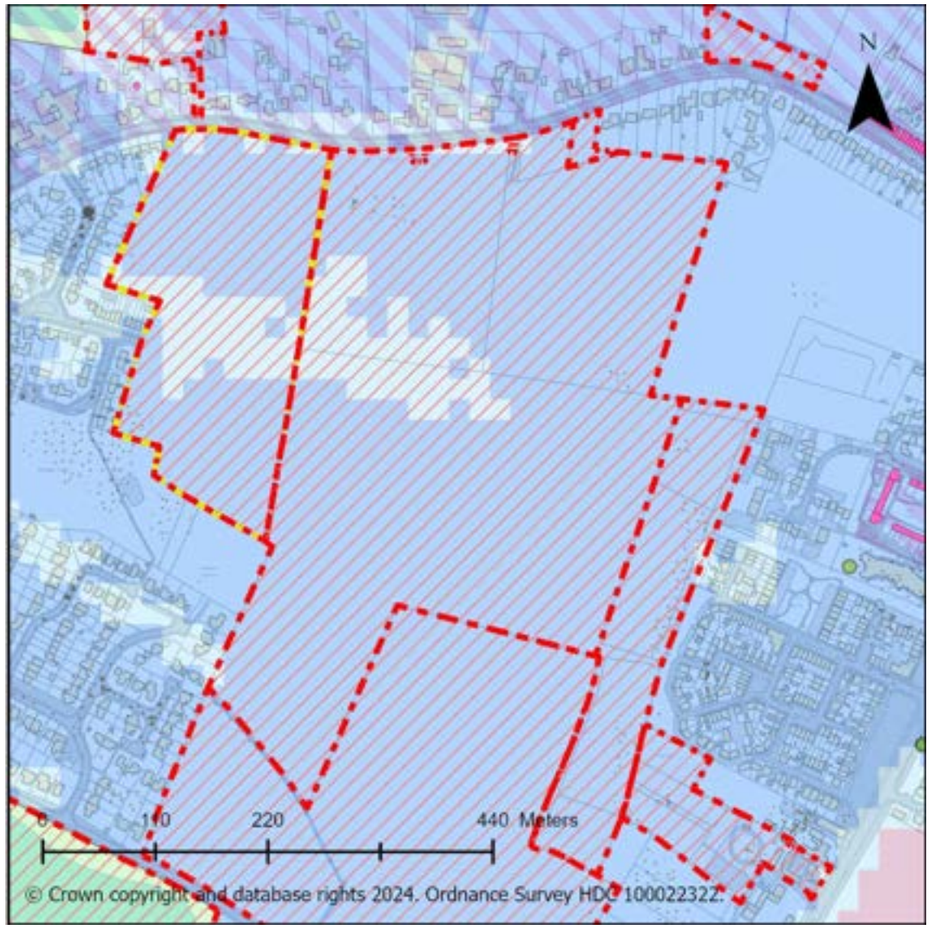
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2024 Build out rate to be confirmed

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:332
Relevant planning history	None relevant HELAA (December 2017): South of Hemingford Road to East of Sadlers Way, Hemingford Grey (170) The site was assessed in the HELAA 2017 (South of Hemingford Road to East of Sadler Way, Hemingford Grey, site reference 170) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost completely within flood zone 3a, with a small portion of the northern edge of the site being in flood zone 2. None in flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is almost completely located within flood zone 3a, with a small portion of the northern edge and centre of the site being in flood zone 2. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some surface water flood risk across the site. The vast majority of the site is classified as grade 3 agricultural land with its northern edge being grade 4. The site consists of several agricultural fields. The land is flat and the landscape is generally open with limited substantial vegetation apart from hedgerows on some field boundaries. The site forms a green wedge between residential development. Parts of the	-
site along the northern and western site boundaries abut residential development, with fields extending to the south of the site. Part of the western site boundary abuts allotments beyond which are playing fields. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are telegraph poles running across the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area on its northern boundary. The site could be accessed from Hemingford Road. The site is greenfield, so its development 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. Considering the very high flooding risk within the site and none of it being located within a lower risk zone, the site is considered unsuitable for development.	
Availability The site is in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with almost all of the site being within flood zone 3a. The site could be accessed from Hemingford Road. The site forms a green wedge within the village which would be eroded if developed and impact the landscape and townscape character of the village. The presence of telegraph poles across the site is also a constraint.	-
Deliverability / developability There are no existing structures to clear but there is very significant risk from flooding on almost all of the site meaning that development cannot be located in a part of the site at lower flood risk. The site promoter identifies that a detailed assessment of the flood risk including site specific mitigation measures will be required. The site promoter seeks to acquire an allocation status for the site and then sell it to a third party for obtaining planning	-

permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the site being almost completely located within flood zone 3a, with a small portion of the northern edge of the site being in flood zone 2 and the proposed residential uses being classed as a more vulnerable use.

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.	N/A	N/A

Updates after the Initial Assessment

Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey

Site reference	Hemingford Grey 10
Site name	Dockesy's Farm, north of St Ives Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Dockesy's Farm, north of St Ives Road, Hemingford Grey	Hemingford Grey	1.95

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 - 30 homes	Available 2024 - 2028 Build out over 1 year

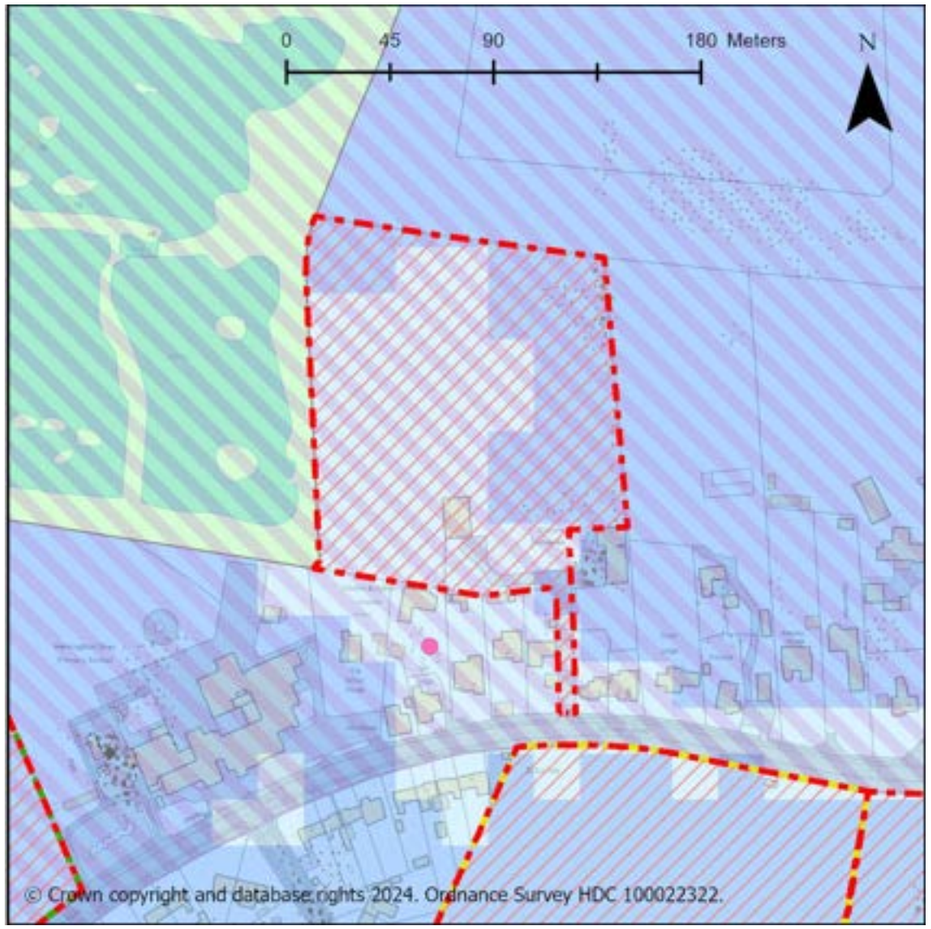
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:337
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	Mostly flood zone 2 and 3a, no flood zone 3b.	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	~

The entire site is constrained by fluvial flooding with all of the site being within flood zone 2 with about a third of the site being within flood zone 3a on its northern and eastern edges. There is some risk from surface water flooding along its eastern edge. Residential uses are classified as being a more vulnerable use as per the NPPF. The site is wholly classified as grade 4 agricultural land. The site is broadly level with extensive trees and vegetation along all of its boundaries enclosing the site. There are several agricultural structures along the southern edge of the site. The site adjoins residential development on its southern boundary and open countryside to the north, south and east. The Hemingford Grey Gravel Pits County Wildlife Site adjoins the site on its western edge. There is no known contamination on site and there are no oil pipelines running through the site. There are no nature conservation designations within the site but is does adjoin the Hemingford Grey Gravel Pits County Wildlife Site to the west. The site is wholly located within a conservation area and there is the grade II listed The Windmill to the south of the site. There is an existing gated access to the site from St Ives Road/ Hemingford Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south western corner of the site falls within 400m of a waste management area. 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 organisation who support the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell it to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
Achievability The site promoter has identified that all access and services are unknown apart from access to a public highway which is accessible from the site boundary. There are several structures on site to clear and it is heavily constrained by fluvial flood risk. The site promoter identifies that a series of technical studies will be required including a heritage statement, ecological assessment and a flood risk assessment to accompany any future planning application. The potential impact on the County Wildlife Site and on designated heritage assets are key development constraints. Additionally, the development of the site would introduce in depth development which is less characteristic of the area and could give rise to impacts on residential amenity, a thorough consideration of these constraints will be required in future masterplanning. The site has an existing access from St Ives Road/ Hemingford Road.	~
Deliverability / developability There are several existing structures to clear but flooding and the impact of development on heritage, nature conservation sites and the wider countryside are key barriers to overcome which may impact the deliverability and developability of the site. The site promoter states that they anticipate that the site will be available between 2024 and 2028, 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:

- Is wholly greenfield land
- Is significantly constrained by fluvial flooding with 75% of the site within flood zone 2 and the remaining 25% being flood zone 3a
- Is within the Great Ouse Valley Green Infrastructure Priority Area and adjoins the Hemingford Grey Gravel Pits CWS to the west
- Is located within a conservation area and adjacent a listed building
- Very limited accessibility via public transport options but accessible on foot or cycle
- Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives
- Located adjoining the main built form of Hemingford Grey so could be integrated into the existing place and community but would extend the form of the village into the countryside which could adversely impact the landscape character of the area

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the significant risk of flooding across the whole of the site, its potential landscape impact as well as its potential adverse impact on nature conservation and heritage designations

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

Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey

Site reference	Hemingford Grey 11
Site name	Hemingford Grey Lake, south of Marsh Lane, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Hemingford Grey Lake, south of Marsh Lane, Hemingford Grey	Hemingford Grey	29.6

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Moorings	68 berths	Available 2024 - 2028 Complete over 2 years

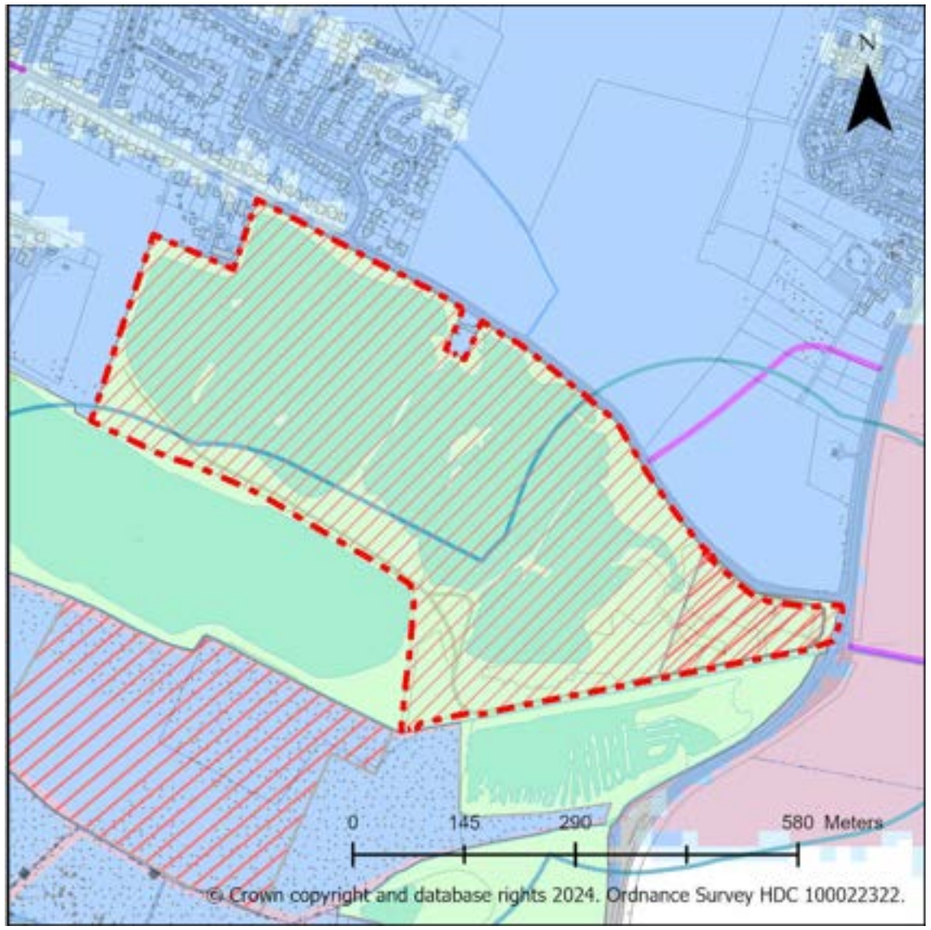
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:216
Relevant planning history	Cambridgeshire County Council applications relating to mineral extraction on the site: • H/0655/95/CM to enable the quarry to be reopened and for mineral extraction to recommence. • H/0655/95/CM/N1) was approved in August 2019 which allowed changes to the working, restoration and landscaping schemes affecting conditions 8, 10, 11, 13 and 25 of H/0655/95/CM. These changes were necessary as a consequence of the archaeological mitigation strategy which includes retaining a mid-Iron Age farmstead complex at the southwest of the site in situ. No mineral working activities including movement of vehicles or storing of soils will be permitted in this area which will be fenced off to protect it. • CCC/20/064/NMA was approved in October 2020 which allowed further changes to the phasing and working and restoration affecting condition 10.
Land type	Greenfield land
Current use of the site	Lake
Supporting information	• Covering letter (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	The site is completely classified as being within flood zone 3a, not 3b. The proposed development of moorings is a water compatible development.	Pass
Designated local green space	None	Pass
Nature conservation designation	The site is completely located within the Marsh Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	The south eastern corner of the site includes a Mineral Development Area and approximately half of the site falls within the buffer zone of this MDA as well as another MDA located to the south west of the site. The covering letter does not assess the impact of the proposed development on the MDAs.	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 comprises a large lake to the southeast of Hemingford Grey, situated south of Marsh Lane, also known as Hemingford Grey Lake. The site is completely located within flood zone 3a, while proposed for residential uses it is proposed to deliver moorings which are a form of water compatible development. Although engagement with the Environment	~

Agency will still be required to ensure that any berths are adequately installed and boats securely in place. Most of the site is classified as non-agricultural land but nearly half of the site is classified as grade 3 agricultural land. The site is broadly level and is bounded by mature trees and the eastern end of the site comprises overgrown land. The north-western edge of the site adjoins residential development on Marsh Lane. To the north and east of the site are agricultural fields. To the south is a lake used for outdoor recreational sport activities with associated facilities. There is no known contamination on site but this may require further investigation as some of the site is within a mineral development area. There are no oil pipelines running through the site. The site completely falls within the Marsh Lane Gravel Pits County Wildlife Site. The Inland Waterways Association identify that moorings are required to have a hard edge and an adequate depth of water which could impact the CWS. Impact of location berths within the County Wildlife Site will be required. There are no heritage designations on site. The site promoter identifies that there is a private track road that runs around the perimeter of the lake but this is only accessible to permit holders. The lake is not connected to the river so houseboats would have to be delivered to the site via the road network and Marsh Lane. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south eastern corner of the site includes a Mineral Development Area and approximately half of the site falls within the buffer zone of this MDA as well as another MDA located to the south west of the site. The covering letter does not assess the impact of the proposed development on the MDAs. It is understood that the gravel extraction within the south eastern corner of the site has been completed and works to restore the land are underway. Engagement with Cambridgeshire County Council will be required.	
Availability The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The promoter suggests the land will be available between 2024 and 2028 and take two years to complete.	+
Achievability The site promoter has identified that the public highway is accessible from the site's boundary and that all other services are unknown. In their submission, the site promoter has identified that several technical studies will be required including an arboricultural assessment, landscape and visual impact assessment and an ecological conservation management plan. The site is within flood zone 3a but the proposed berths fall within water compatible development. The site promoter states that 'the design of the floating structure would be adequately secured in the event of a flood in the proposed location, considering the risk if the proposed development becomes mobile in the event of a flood (for example if the structure because mobile it could cause a blockage or increase flood risk elsewhere)'. Further engagement with the Environment Agency would be required. The lake is not connected to the river so houseboats would have to be delivered to the site via the road network and Marsh Lane. The potential achievability of the development will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this. Additionally, it needs to be understood the progress made on mineral extraction on site and whether works have now completed on site enabling the site to be further restored and reused for other uses. No site plan has been submitted to date, an extract of a potential layout showing the potential spacing between berths have been provided in the site promoter's covering letter in support of the submission. Also, impact on the County Wildlife Site will need to be assessed.	
Deliverability / developability The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present. The site is also an active mineral extraction site. The site promoter intends to deliver the site via a master developer delivering up to 68 berths across the site. They identify that the site will be available between 2024 and 2028, it is unclear at this stage the location of these potential berths in relation to the mineral extraction activities on site and whether works are nearing completion on site. Considering this and the constraints on site, 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:

- The site is wholly within flood zone 3a
- Is within the Great Ouse Valley Green Infrastructure Priority Area
- The site is within the Marsh Lane Gravel Pits CWS
- Very limited accessibility via public transport options but accessible on foot or cycle

- Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives
- Located near to the main built form of Hemingford Grey so could be integrated into the existing place and community as well as establishing a micro community of house boats but would consideration would be needed on the types of moorings to be provided (leisure and or residential)

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for provision of moorings (leisure and/or residential), consideration would be needed on the scale of the potential moorings on the CWS and wider landscape impact.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of any moorings.	Moorings (leisure and/or residential)	Post 2028 Build out over 1-2 years

Updates after the Initial Assessment

During the Autumn 20204 consultation, the site promoter submitted a Vision document for the site outlining their proposals for approximately 50 house boats.

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted several documents in support of their proposal, identifying that development could be up to 56 moorings:

- Flood Note (parts 1, 2 and 3)
- Transport and Access Appraisal
- Ecological Statement

Upon review of these documents, there are still fundamental concerns regarding the ecological impact of moorings and the potential disturbance to wildlife on the County Wildlife Site as well as the delivery and installation of houseboats into the site.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey

Site reference	Hemingford Grey 12
Site name	Land north of Hemingford Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land north of Hemingford Road, Hemingford Grey	Hemingford Grey	0.4

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2024 Build out rate to be confirmed

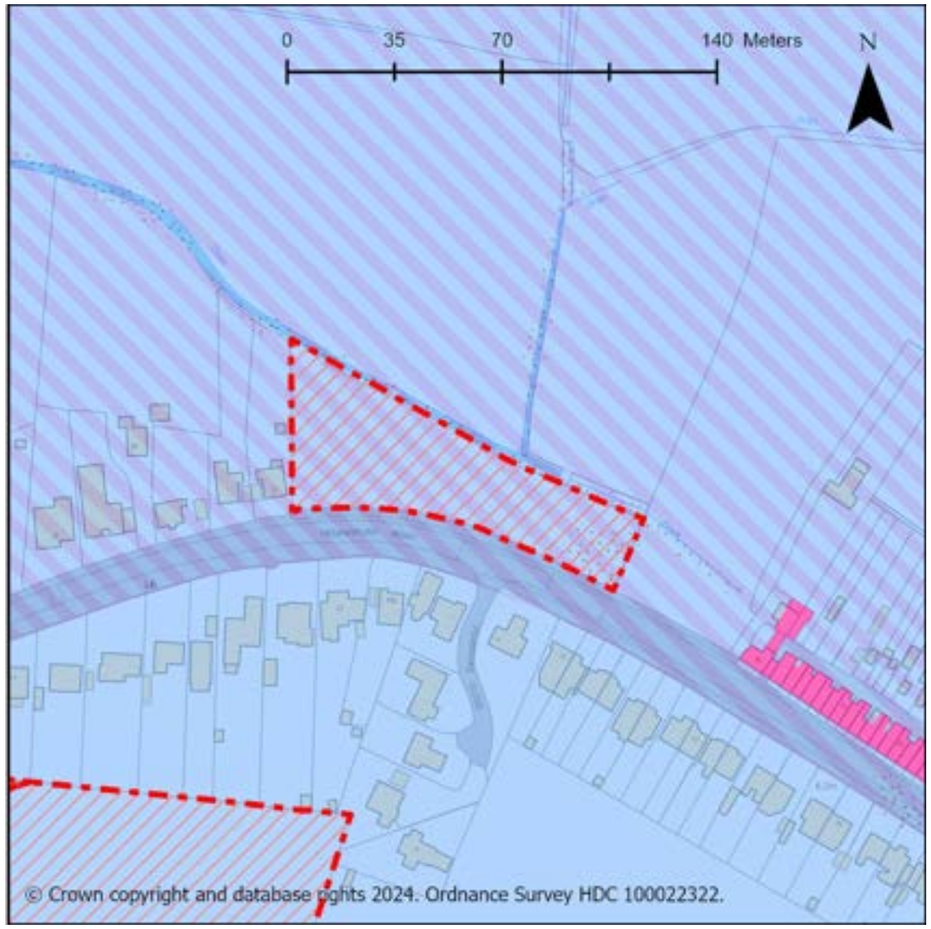
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:333
Relevant planning history	None relevant HELAA (December 2017): Opposite Pembroke Close, Hemingford Road, Hemingford Grey (169)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Wholly within flood zone 3a, not flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	None	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is a risk from surface water flooding along its northern edge arising from a drain which runs along the site's boundary. The site is wholly classified as grade 4 agricultural land. The land is flat and is bordered by trees and hedgerows which provide some screening, but which allow some views through to fields to the north. The site adjoins residential development on its western edge, to the south is Hemingford Road and further residential development. To the east is a field separating the site from further residential development and to the north is open countryside.	-
There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area and is adjacent to a series of grade II listed Victoria Terraces to the east along Hemingford Road. The site could be accessed from Hemingford Road. The site is greenfield, so its development 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. 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 in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site promoter identifies that a mitigation assessment could be undertaken as the 'village is protected by a flood bank and a pumping station elsewhere on the client's land'. The site could be accessed from Hemingford Road.	-
Deliverability / developability There are no existing structures to clear but 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. The site promoter seeks to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	-

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 and the proposed residential uses being classed as a more vulnerable use.

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.	N/A	N/A

Updates after the Initial Assessment

Hemingford Grey 13: Land West of London Road, Hemingford Grey

Site reference	Hemingford Grey 13
Site name	Land west of London Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land west of London Road, Hemingford Grey	Hemingford Grey	0.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2023 Built out rate to be confirmed

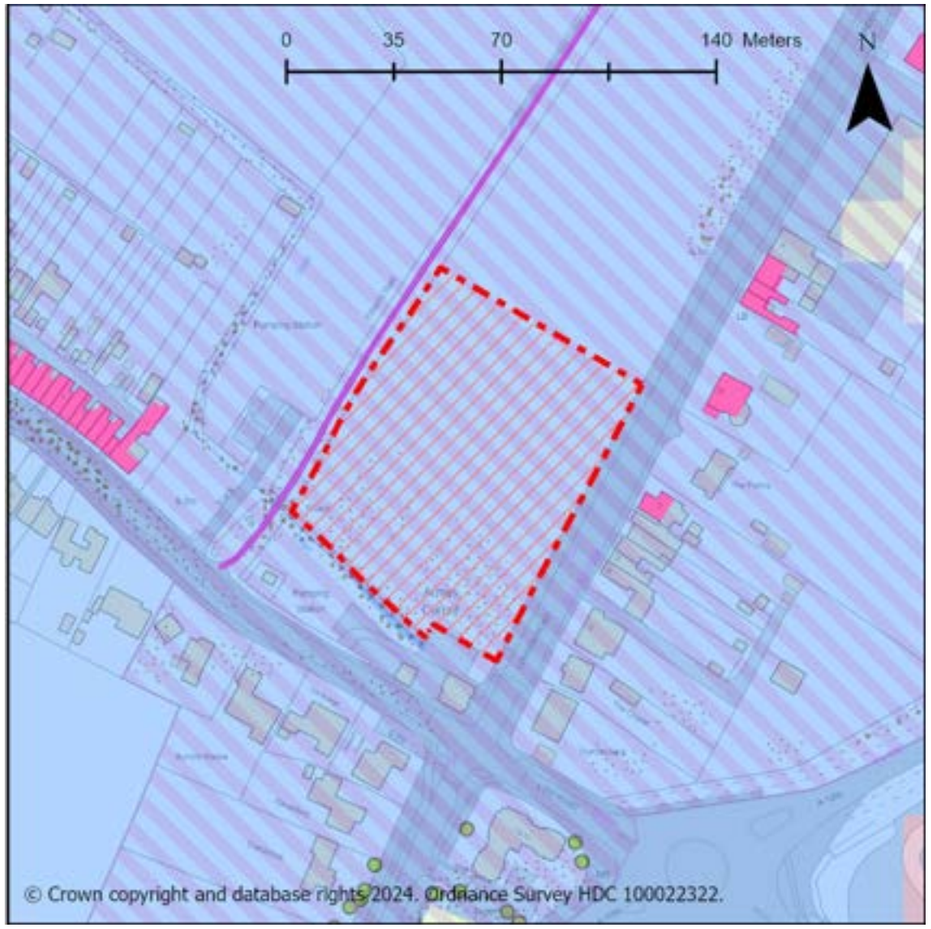
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:334
Relevant planning history	None relevant HELAA (December 2017): London Road, north of Ames Corner, Hemingford Grey (168).
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	Completely within flood zone 3a, not flood zone 3b	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The southern half of the site is also at risk form surface water flooding arising from the presence of a drain and sluice which is associated with a pumping station located immediately south of the site. Almost all of the land is classified as grade 4 agricultural land, with the exception of a small area on the southern edge of the site being grade 3. The site broadly flat and is well screened by trees and hedgerows on the western boundary of the site with some more modest planting along its eastern boundary along London Road. The site is completely open on its northern edge with no planting, as such, there are views across the site towards St Ives medieval town bridge and Hemingford Meadow. There is a public right of way adjacent to the site's western boundary. London Road forms an eastern edge to the site. There is a pumping station and residential property immediately south of the site. Across the road from the site is further residential development. The site is located at a junction between London Road, Hemingford Road and Low Road. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site but this may require further investigation considering the proximity to a pumping station. There are no nature conservation designations on site. The site is wholly located within a conservation area and adjacent to the grade II listed Victoria Terrace, 18, 19, 20 and 21 London Road. The site could be accessed from London Road but this would require further scoping and engagement with Cambridgeshire County Council. The site is greenfield, so its development 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. 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 in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.	+
Achievability	-
The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site promoter identifies that a mitigation assessment could be undertaken as the 'village is protected by a flood bank and a pumping station elsewhere on the client's land'. Additionally, impact on heritage assets and the conservation area are significant constraints on development. The site could be accessed from London Road.	
Deliverability / developability There are no existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	-

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 and the proposed residential uses being classed as a more vulnerable use.

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.	N/A	N/A

Updates after the Initial Assessment

Hemingford Grey 14: Land West of 38 Hemingford Road, Hemingford Grey

Site reference	Hemingford Grey 14
Site name	Land West of 38 Hemingford Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land West of 38 Hemingford Road, Hemingford Grey	Hemingford Grey	1.09

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 1 year

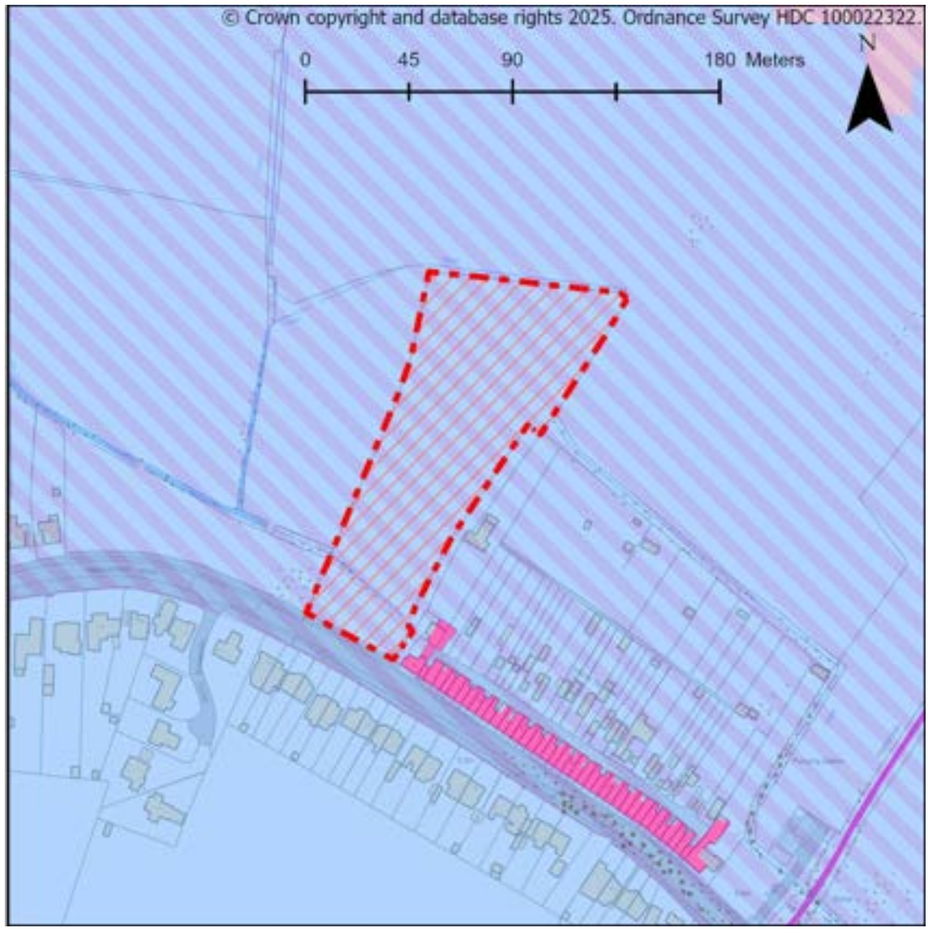
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24249
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Planning Statement (December 2024) • Supporting Flood Risk Statement (December 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but all 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 at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-

The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some risk from surface water flooding within the site too. The site promoter has undertaken an initial flood risk statement and engagement with the Environment Agency. The site is wholly classified as grade 4 agricultural land. The land is flat and is bordered by trees and hedgerows which provide some screening, this is mort dense on its northern edge. The site extends northwards form the built from the ,linear built form of Hemingford Grey. The site adjoins residential development on its eastern edge, to the south is Hemingford Road and further residential development. To the west is a field separating the site from further linear residential development (it is noted this site has also been promoted for residential development) and to the north is open countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area and is adjacent to a series of grade II listed Victoria Terraces to the east along Hemingford Road. The site could be accessed from Hemingford Road. The site is greenfield, so its development 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. 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 in the control of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to secure a planning permission for the site and then sell it to a third party for development. The promoter suggests the land is available now and will take about one year to complete.	+
Achievability The site promoter states that all infrastructure and services are accessible from the site boundary apart from mains water supply which is available within the site. Heritage is a constraint to development and will shape the nature of proposals on the site. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site promoter has undertaken an initial flood risk statement and engagement with the Environment Agency. It identifies that there is a low risk of flooding on the site arising from sea, surface water and sewers and that development of some 30 homes 'would not lead to the displacement of water whilst also providing safe egress in and out of site at times when water levels may be high'. It identifies additional requirements such as SuDs, raised finished floor levels etc would be required within the design of a scheme to mitigate flooding. Details of which would be required to accompany nay future application.	~
Deliverability / developability The site is greenfield with no structures to clear. The site promoter is intending to secure a planning permission for the site and then sell it to a third party for development. The site is categorised as being developable subject to the flood risk being overcome and the details within the submitted flood risk statement being further reviewed by the Environment Agency and LLFA.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes as a flood risk assessment has been provided.

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 and not the best or most versatile agricultural land
- Is significantly constrained by fluvial flooding with all of the site being within flood zone 3a
- Is within the Great Ouse Valley Green Infrastructure Priority Area and 200m of the Hemingford Grey Meadow CWS to the north west
- Is located within a conservation area and adjacent a series of listed buildings
- Very limited accessibility via public transport options but accessible on foot or cycle
- Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives
- Located adjoining the main built form of Hemingford Grey so could be integrated into the existing place and community but would extend the form of the village into the countryside which could adversely impact the landscape character of the area. If flood risk can be overcome, development should be limited to the frontage in keeping with the surrounding area

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the significant risk of flooding across the whole of the site, its potential landscape impact as well as its potential adverse impact on nature conservation and heritage designations

HDC's Delivery Calculations

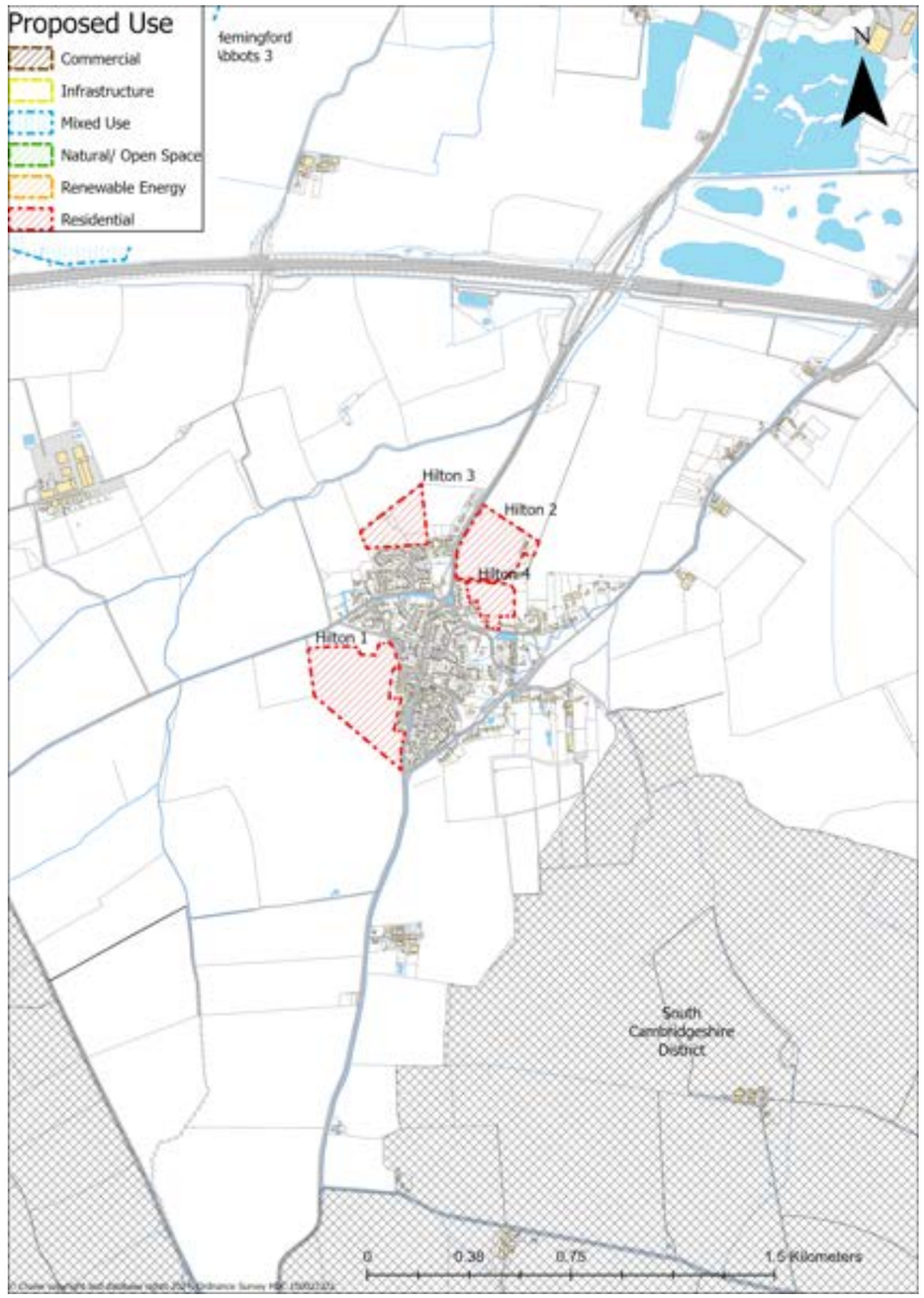
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

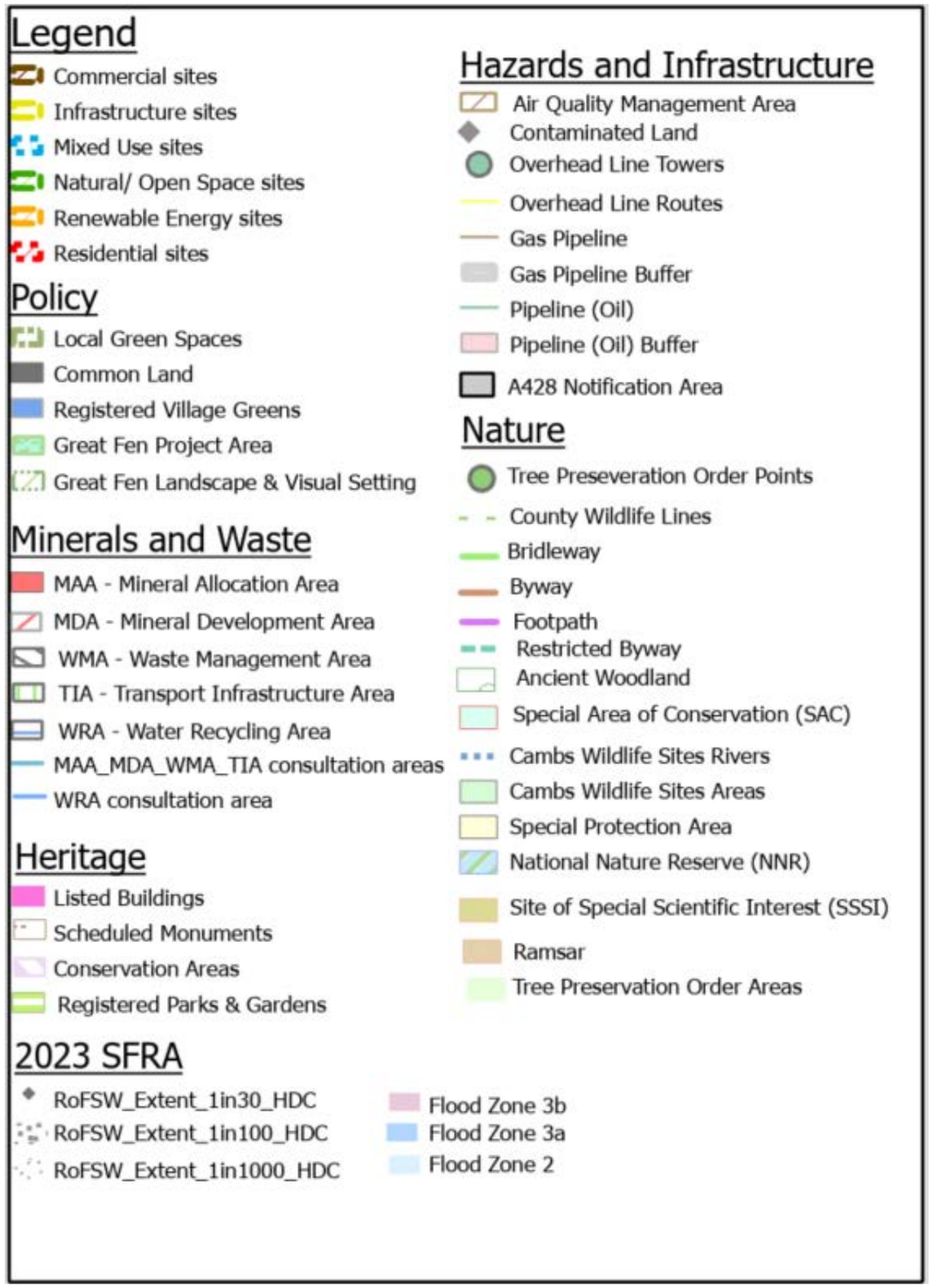
Hilton

8.13 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hilton 1: Land West of Potton Road, Hilton
- Hilton 2: Land East of The Paddocks, Hilton
- Hilton 3: Land North of New England, Hilton
- Hilton 4: Land North of High Street, Hilton



8.14 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Hilton 1: Land West of Potton Road, Hilton

Site reference	Hilton 1
Site name	Land West of Potton Road, Hilton

Site address	Parish(es)	Site area (ha)
Land west of Potton Road, Hilton	Hilton	9.24ha

Promoter's Intentions

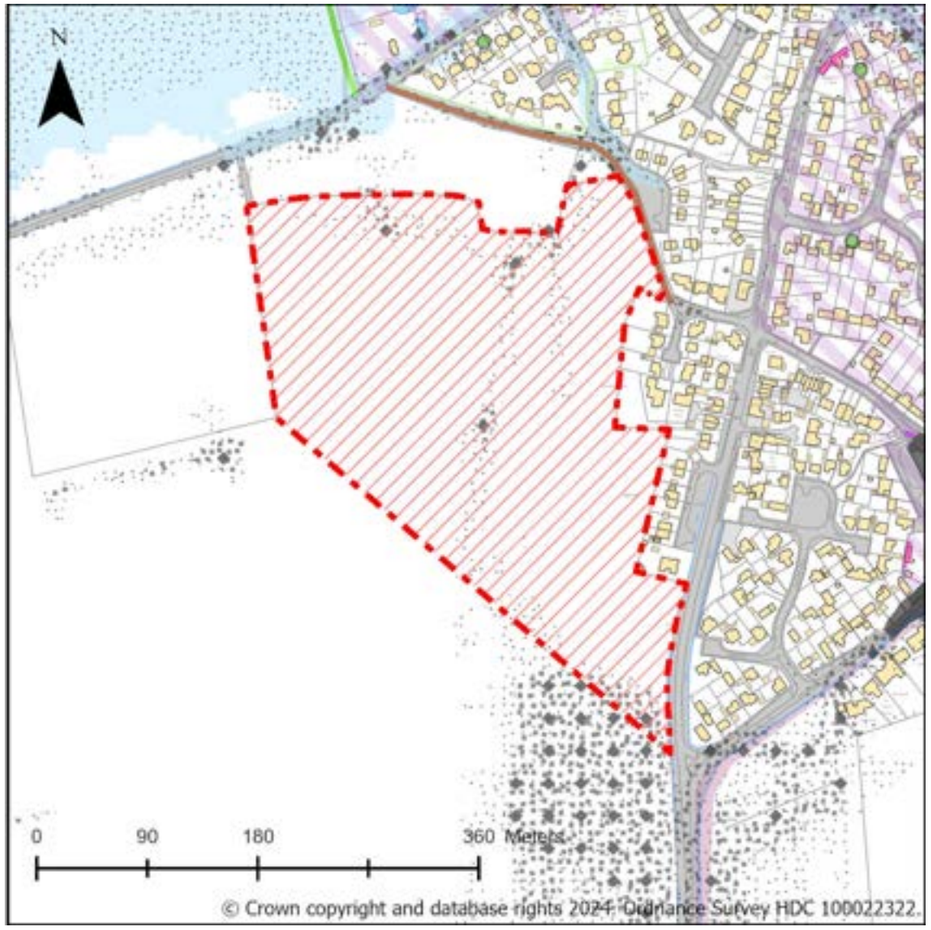
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces Natural green or open spaces Biodiversity net gain	135 - 150 homes Open spaces and biodiversity net gain to be confirmed	Available 2023 Build out over 3-7 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:42
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 wholly within flood zone 1, there is some recorded risk from surface water across the site with most recorded along the western half of the site running north to south. The site is wholly classified as grade 2 agricultural land. The site is generally flat but does gently rise to the west. The site is clearly marked out by trees and vegetation but there are gaps within these allowing for views into the site. This in combination with the generally flat landscape means that development will likely have a more prominent landscape impact. The site while located on the edge of Hilton, extends significantly into the countryside. To the east of the site are residential properties, to the north, western and south is open countryside. 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 or heritage designations on site. Access is possible via Potton Road at the southern most corner of the site. The site is greenfield, so its development 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 controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take between 3 and 7 years to complete.	+
Achievability The site promoter notes that access to gas, mains water and electricity supply alongside digital and communications infrastructure is unknown. 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 or heritage designations on site. The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however constrained by some flood risk and landscape impacts could be significant. The site could be accessed from Potton Road.	~
Deliverability / developability	~

There are no existing structures to clear, location of the site on the western edge of the village means that landscape impact will require mitigation. Flood mitigation would be required. The proposal would require confirmation of access to gas, mains water and electricity supply alongside digital and communications infrastructure. The site promoter states the site is available now, as it is not proposed as a rural exceptions scheme the proposed development is contrary to current adopted planning policy so allocation status would be required. 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

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 classified as being grade 2 agricultural land
- Is within flood zone 1 but there is some risk from surface water flooding
- Limited accessibility to public transport options, local services, primary education and employment opportunities
- Accessible to natural green space
- The site is opposite existing residential development presenting the opportunity to mirror the built form to the east.
- It is well located to the existing settlement on the western edge of the village but the size of the site and potential scale of development would alter the character of the village and surrounding countryside

In combination the outcomes of the LAA and SA indicate that the site:

- Is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community.
- Due to its scale and location would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside and require landscape mitigation.
- Would require a reduction in developable area to provide development proportionate to the existing village context.
- Would require confirmation of access to gas, mains water and electricity supply alongside digital and communications infrastructure.
- Requires flood mitigation

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 9.24ha Reduction of gross site area by 50% to provide proportionate development in keeping with the existing settlement. 9.24ha x 50% = 4.62ha gross site area 70% net developable area to allow for strategic landscaping. 4.62ha x 70% = **2.772ha**	Net developable area of 2.722 ha Very low density of 25dph to reflect site's location within a smaller village and the lower density context of the surrounding housing. Capacity = 2.722ha x 25dph = **67 homes**	Available post 2028 to allow for allocation Build out 2 to 5 years

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted commentary on flood risk and the suitability of the site for development. No technical evidence to overcome constraints have been provided and more sequentially preferable sites have been selected.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

Hilton 2: Land East of The Paddocks, Hilton

Site reference	Hilton 2
Site name	Land East of The Paddocks, Hilton

Site address	Parish(es)	Site area (ha)
Land east of The Paddocks, Hilton	Hilton	5.29

Promoter's Intentions

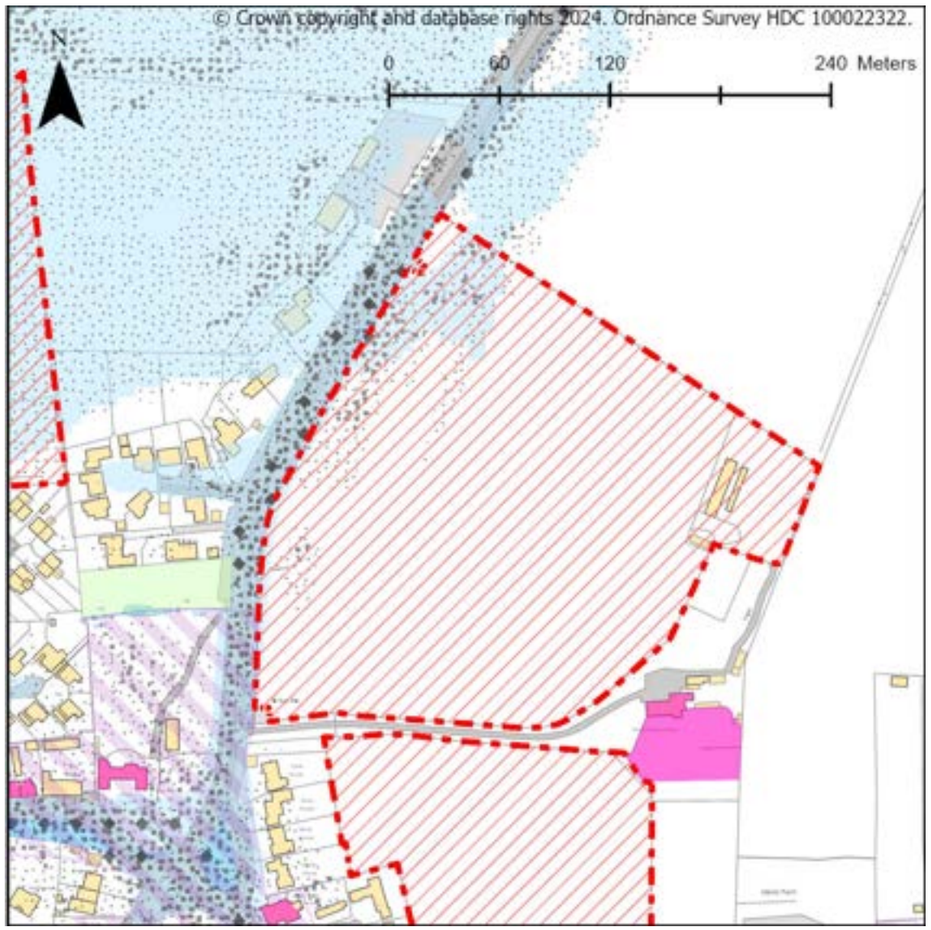
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 - 70 homes	Available 2023 Build out over 3-6 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:41
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 largely within flood zone 1, with small portion of the northern most corner of the site falling with flood zone 2. The site is also constrained by surface water flood risk along its western edge. The site is wholly classified as grade 2 agricultural land. The site is generally flat but land levels gently undulate across the site. The site is well contained with trees and vegetation clearly marking out its southern and western boundaries. Its western edge adjoins St Ives Road where there is very minimal vegetation making the site very open on this side. There is some vegetation along its northern edge but there are several gaps meaning with the generally flat landscape of the site and the surrounding area, development could have a more significant impact on longer range views across the countryside. The site is surrounded by residential properties and agricultural buildings and grazing land on its southern, eastern and western edges, to the north is the open countryside. 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 or heritage designations on site. The site does adjoin the conservation area at its south western corner and to the south east of the site is the grade II listed King's Willow House. Access is possible via St Ives Road (the B1040) where there is an existing access for farm vehicles. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only a portion of the southern part of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take between 3 and 6 years to complete.	+
Achievability Achievability The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however constrained by some flood risk and there also some heritage constraints to consider. Development can be located within flood zone 1. The site has an existing access from St Ives Road.	+
Deliverability / developability	~

There are no existing structures to clear but the location of the site on the northern edge of the village means that any future development will need to be very sensitive to its location and context particularly in relation to landscape and heritage assets. It will also need to incorporate sustainable drainage solutions to address flood risk issues. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now, as it is not proposed as a rural exceptions scheme, it is likely that the success development of the site will 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

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 classified as being grade 2 agricultural land
- Is mostly within flood zone 1 but a portion of the northern corner is in flood zone 2 and there is some risk from surface water flooding
- Limited accessibility to public transport options, local services, primary education and employment opportunities
- Accessible to natural green space
- Located on the north eastern edge of village and of a scale that could be integrated with the existing place and community
- May impact the setting of designated heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development
- Development will be required to be located in flood zone 1 incorporating landscaping and sustainable drainage to mitigate the flood risk on site and to provide a soft development edge to minimise its impact on the countryside and on heritage assets

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 5.29ha 65% net developable area allowed to enable the northern third of the site to be used for landscaping and sustainable drainage to mitigate against flooding risk and landscape impact. 5.29 ha x standard proportion of 65% = **3.43 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 = 3.43 ha x 25 dph = **86 homes**	Available 2024 - 2028 Build out over 3-6 years

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal:

- Framework Plan (drawing no.: 109-04, October 2024)
- Access Plan (drawing no.: ZF601-PL-SK-201, November 2024)
- Landscape and Visual Impact Assessment (November 2024)

The site promoter proposes a different capacity to this assessment, they consider 51 dwellings can be delivered with a net developable area of 36%.

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted commentary on flood risk and the suitability of the site for development. More sequentially preferable sites have been selected.

Hilton 3: Land North of New England, Hilton

Site reference	Hilton 3
Site name	Land North of New England, Hilton

Site address	Parish(es)	Site area (ha)
Land north of New England, Hilton	Hilton	3.41

Promoter's Intentions

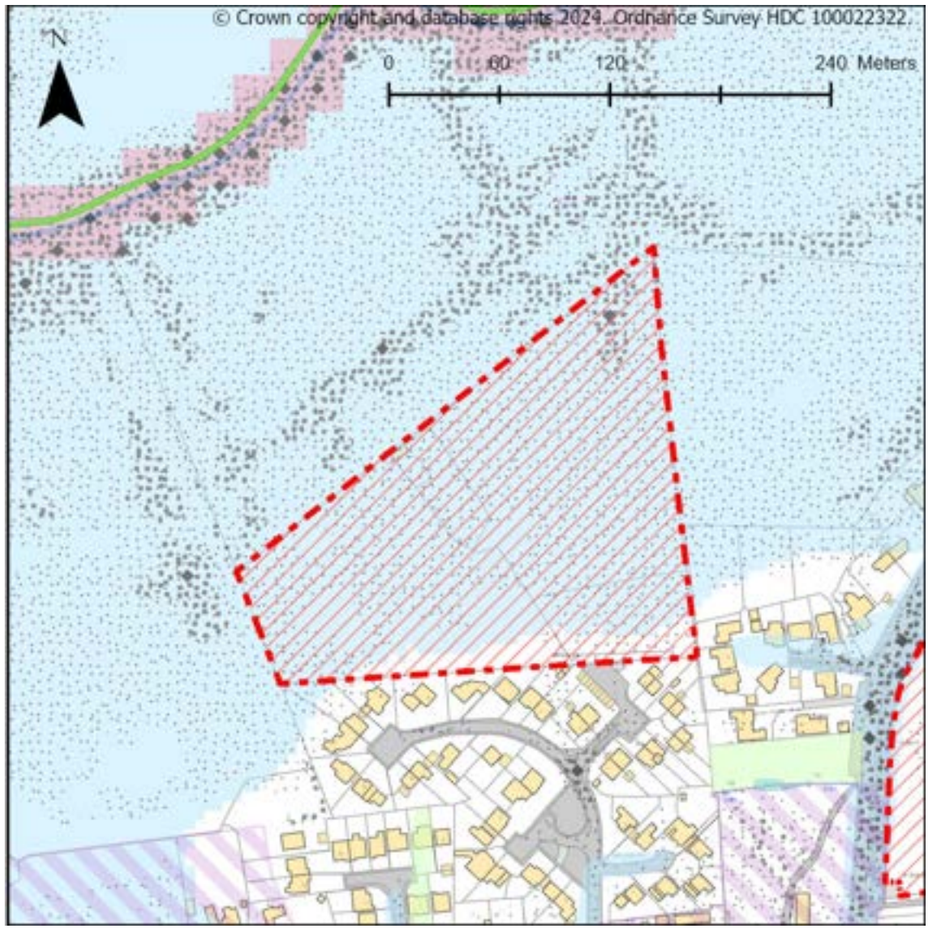
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 - 60 homes	Available 2023 Build out over 3-5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:40
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 of the site is within flood zone 3b but almost all of the site is within FZ3a apart form a thin strip along the southern edge of the site.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately 90% of the site is located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is almost entirely at risk form surface water flooding. The site is wholly classified as grade 2 agricultural land. The site is generally flat and open with trees and hedgerows running along the boundaries of the site. To the south and south east the site adjoins residential development. To the north and west is open countryside. 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 or heritage designations on site. There is no direct highway access to the site, however it may be possible to provide an access off from New England where there is an existing access to the site. Engagement would be required with Cambridgeshire County Council as to the feasibility of this and whether this would be an appropriate access for the additional traffic movements. The site is greenfield, so its development 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. Considering the very high flooding risk within the site and the very small proportion of the site that is located within a lower at risk zone, the site is considered unsuitable for development.	-
Availability The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development with the owners aiming to work on a promotion agreement basis with a third party to achieve planning and sale. The promoter suggests the land is available now and take between 3 and 5 years to complete.	+
Achievability The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however heavily constrained by fluvial and surface water flood risk and landscape impacts could be significant. Less than 10% of the site is within a lower flood zone than 3a, and almost all of the site is at risk from surface water flood risk.	-
The site promoter identifies that a flood risk assessment and a sustainable drainage strategy will need to be prepared. The site could be accessed from New England where there is an existing access to the site.	
Deliverability / developability There are no existing structures to clear but very significant risk from flooding 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. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at thi time.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to vast majority of the site being located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Hilton 4: Land North of High Street, Hilton

Site reference	Hilton 4
Site name	Land North of High Street, Hilton

Site address	Parish(es)	Site area (ha)
Land north of High Street, Hilton	Hilton	2.1

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 47 homes	Available 2024-2028 Build out between 1 and 5 years

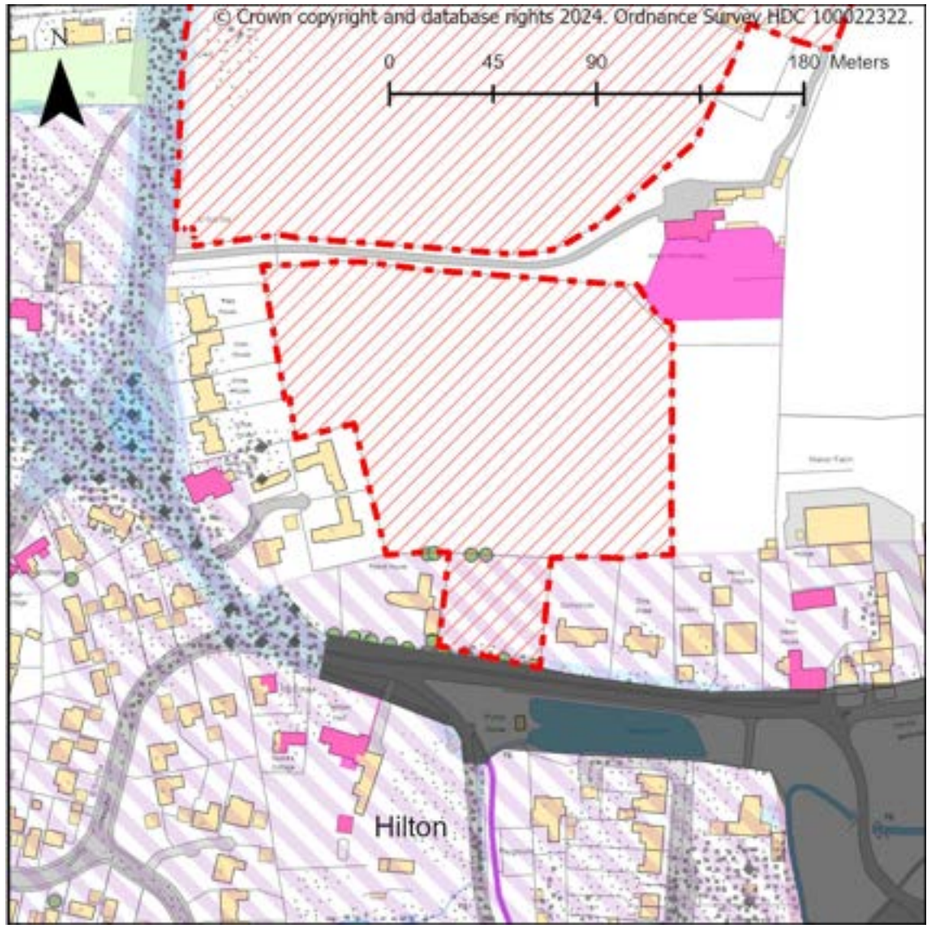
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:235
Relevant planning history	Application number: 9801552 and 0602793S73 Proposed development: Outline planning permission for the erection of a single dwelling and garage Outcome: Granted A subsequent reserved matters was submitted in in 2008: Application number: 0701300REM Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of a dwelling. Outcome: Granted
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	• Covering letter (June 2023) with an appendix detailing the illustrative Visions submitted by potential development partners:
	
	  • Vision Document RIBA Stage 1 by Campbell Buchanan George (Document Reference: 4119-PEN-XX-XX-SA-A-8000-S0-P6)
	  • Vision Document by Stonebond (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1, with only a very small portion of the site's frontage onto the High Street being within Flood zone 2. The site is only constrained by surface water flood risk where it adjoins the High Street. The site is mostly classified as grade 3 agricultural land with some of the northern half of the site being grade 2. The site is generally flat and is currently used for grazing. The site is well contained with trees and vegetation clearly marking out its boundaries. The site is surrounded by residential properties and large residential gardens on its eastern, western and southern edges, to the north is the open countryside.	~

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 but there several trees protected by Tree Preservation Orders along the site's frontage and within the site. To the north east of the site is the grade II listed King's Willow House and part of the site which fronts onto the High Street falls within the conservation area. Access is possible via the High Street frontage which would require clearing existing vegetation and potentially TPO trees, and there is also an existing access in the north western corner of the site via Cross Farm Close. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in single individual ownership and controlled by an investor who supports its development. There are understood to be some restrictive covenants on the titles to the parcels of land. These relate primarily to the plot with frontage onto High Street and include a restriction to limit its development to no more than a single dwelling. At present the land is let to an agricultural tenant. Permission was granted for residential development in 1998 which was renewed in 2003 on the site's frontage and reserved matters granted in 2008 but this has not been taken forward. The site remains in the same ownership since this time. The site promoter states that the landowner is working closely with planning agent to market the site to potential development partners. Following the selection of a development partner, a comprehensive masterplan would be prepared for the site. Alongside the Call for Sites submission, two illustrative visions have been developed. The promoter suggests the land will be available between 2024 and 2028 and take up to 5 years to complete.	~
Achievability The site promoter has identified that all access and servicing are accessible form the site's boundary. There are no buildings on site to clear but there are several trees, some of which are protected by TPOs. The site is fairly flat and constrained by some minimal flood risk, there are also heritage constraints to consider. The site has an existing access but an additional access could be achieved from the High Street but an assessment on the impact to protected trees will be required.	~
Deliverability / developability	~

There are no existing structures to clear but the presence of protected trees and the location means that any future development will need to be very sensitive to its location and context particularly in relation to heritage assets. The site promoter does not appear to seek an allocation status for the site. The landowner is working with a planning agent to market the site to potential development partners and two draft vision documents setting out potential schemes for the site have been prepared. The site promoter anticipates the site to be available between 2024 and 2028, 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

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, mostly classified as being grade 3 agricultural land but with some of the northern half being grade 2
- Is mostly within flood zone 1 but a portion of the frontage is in flood zone 2 and there is some risk from surface water flooding
- Limited accessibility to public transport options, local services, primary education and employment opportunities
- Accessible to natural green space
- Relates well to the settlement being accessed from the High Street and of a scale that could be integrated with the existing place and community
- The site's frontage is located within a conservation area, development may also impact the setting of the grade II listed King's Willow House to the north
- TPO protected trees along the site's frontage

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development
- Development will be required to be located in flood zone 1, incorporating landscaping and sustainable drainage to mitigate the flood risk on site and to provide a soft development edge to minimise its impact on the countryside and on heritage assets
- Will need to assess the impact on TPO protected trees and what vegetation will need to be removed in order to enable an access into the site

HDC's Delivery Calculations

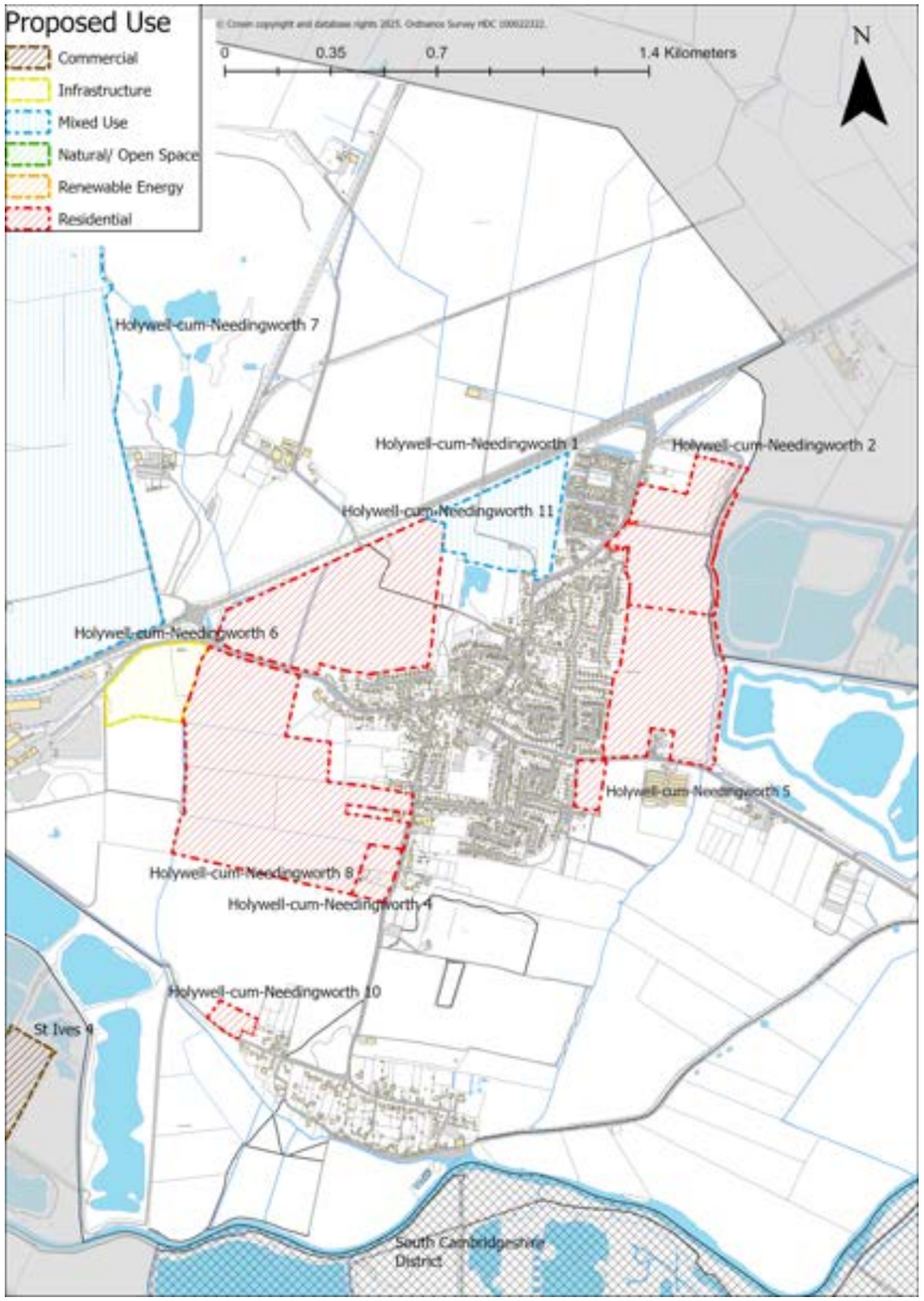
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2ha 70% net developable area allowed to enable the northern third of the site to be used for landscaping and sustainable drainage to mitigate against flooding risk and landscape impact. 2 ha x standard proportion of 70% = **1.4 ha**	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the village location. Very low density of 25 dph = 1.4 ha x 25 dph = **35 homes**	Available 2024-2028 Build out between 1 and 5 years

Updates after the Initial Assessment

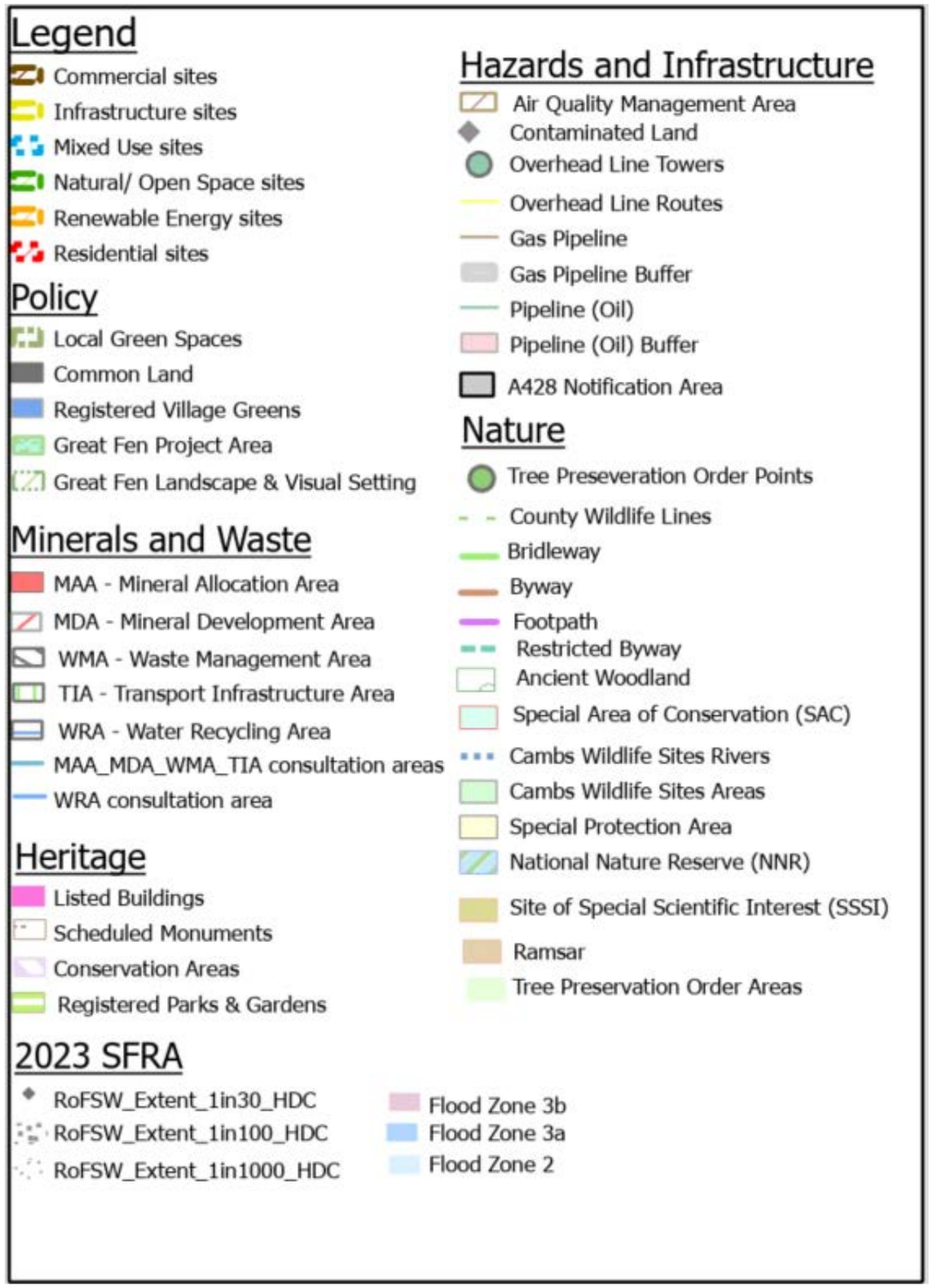
Holywell-cum-Needingworth

8.15 A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth
- Holywell-cum-Needingworth 2: Land East of Bluntisham (northern part), Needingworth
- Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth
- Holywell-cum-Needingworth 4: Land West of Needingworth
- Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth
- Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Indutrial Estate, St Ives (Needingworth)
- Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives (Needingworth)
- Holywell-cum-Needingworth 8: Orchard Paddock, West of Mill Way, Needingworth
- Holywell-cum-Needingworth 9: Five Acres Farm, South of Needingworth Road
- Holywell-cum-Needingworth 10: Land at Conger Lane, Holywell
- Holywell-cum-Needingworth 11: Land North West of Needingworth, South of the A1123



8.16 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth

Site reference	Holywell-cum-Needingworth 1
Site name	Land North of Bluntisham Road, Needingworth

Site address	Parish(es)	Site area (ha)
Land north of Bluntisham Road, Needingworth	Holywell-cum-Needingworth	10.6

Promoter's Intentions

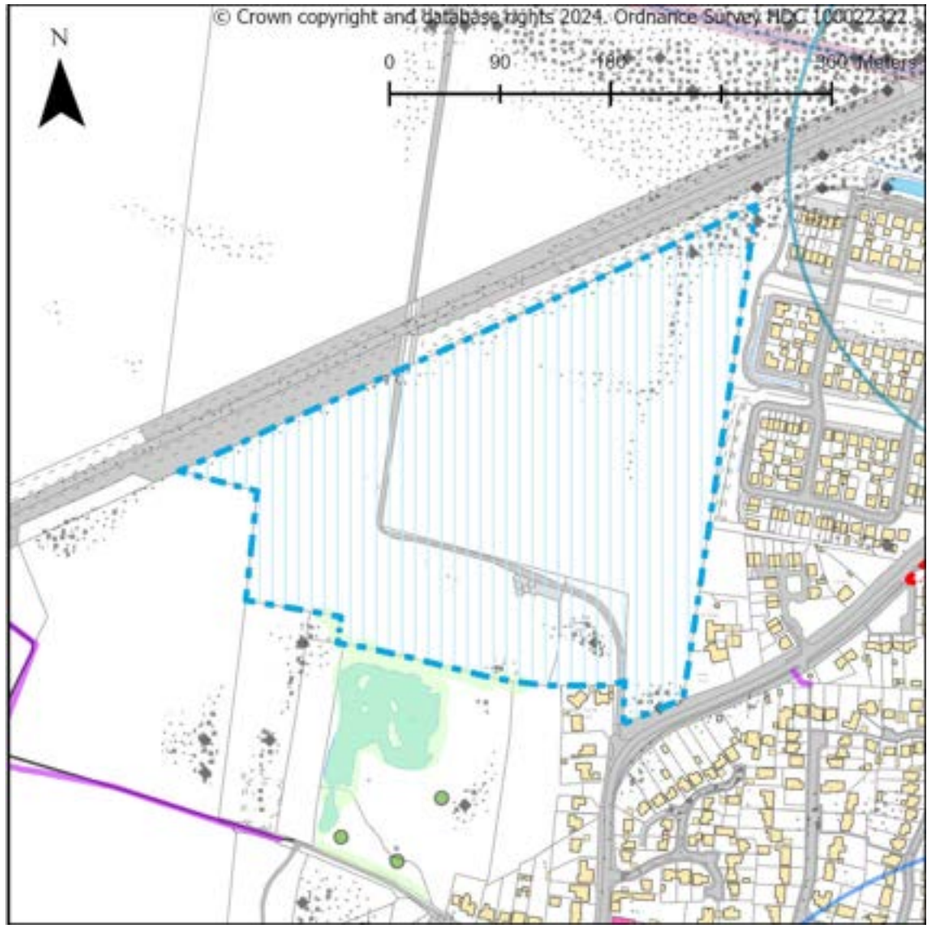
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Retail Open spaces uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	130 homes 2,000 sqm commercial floor space 4.6ha of open space uses	Available 2024 - 2028 Build out over 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:185
Relevant planning history	None relevant
Land type	Mostly greenfield land with some agricultural structures
Current use of the site	Agricultural land
Supporting information	• Site layout plan (drawing number: 23/05/201/01) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but has some surface water flood risk along its northern edge along the A1123 (Needingworth Road) which runs into the centre of the site. The northern edge of the site is classified as grade 3 agricultural land with the majority of the site classified as grade 2. The site is greenfield with some agricultural structures remaining related to Townsend Farm. The site gently slopes downwards towards the A1123, with its boundaries being clearly marked out by field lines, vegetation and trees, the thickest being along its northern edge providing a buffer form the A1123. The site is open apart from several trees located around some agricultural structures and silos to the south of the site's centre. To the north of the site is the A1123, to the east is residential development. To the west are agricultural fields and to the south is some residential development at Silverdale Close. The south western edge borders a site that has permission for residential development. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity and telegraph poles located along the site's frontage along Bluntisham Road and also within the site. The site promoter states that these telephone and power lines will be placed underground as part of the proposed development. The site's proximity to the A1123 may give rise to additional levels of air and noise pollution. There are no nature conservation designations or heritage designations on site. Access is possible via a pre-existing access point to serve agricultural uses on the site from Bluntisham Road which runs through the site connecting to the A1123. The proposed site layout plan submitted alongside the call for sites submission proposes that the access point at the A1123 will not be used instead only access from Bluntisham Road will be used. Engagement will be required with the County Council to ascertain how suitable this access point will be to serve the scale and type of development proposed as the existing point of access is located on a curve along Bluntisham Road. Traffic levels arising from the development and in particular the retail element will also need to be assessed. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development although in the submission, the site promoter appears to seek an allocation for the site. The promoter suggests the land will be available between 2024 and 2028 and take 4 years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary. There are some agricultural structures on site to clear, the site gently slopes downwards towards the A1123 and has some surface water flood risk. There are electricity poles located along the site's frontage along Bluntisham Road and also within the site. The site promoter states that these telephone and power lines will be placed underground as part of the proposed development. Engagement with utility providers will be required to ascertain if this will be achievable and viable. The site can be accessed from Bluntisham Road.	~
Deliverability / developability	~

There are minimal structures to clear on site, but the presence of electricity poles, surface water flood risk and access are constraints to development. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it also appears that they seek an allocation status for the site. The site promoter states the site will be available between 2024 and 2028, 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

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, mostly classified as grade 2 agricultural land
- Is within flood zone 1 but there is some surface water flood risk
- Proximity to the A1123 may give rise to additional levels of pollution
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Located on the north western edge of the village and could be integrated into the existing place and community providing additional retail facilities to support the sustainability of the village

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable but access and traffic flows will be a key consideration
- Has potential to provide built development of a scale that could be integrated into the existing place and community particularly following recent planning permissions on adjoining land
- Should provide landscaping to provide noise mitigation and sustainable drainage to address 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 10.6ha Minus 4.6ha for open space uses leaves 6ha	Residential - market and/or affordable homes Commercial - retail	Available 2028 subject to allocation Build out over 4 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
75% net developable area to incorporate additional landscaping for noise mitigation and also sustainable drainage. 6 ha x standard proportion of 75% = **4.5 ha**	0.6ha of the net developable area for retail uses leaving 3.9ha for residential uses Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 3.9 ha x 25 dph = **98 homes** Retail outlet using 0.25 plot ratio = 0.6 x 0.25 = 0.15 x 10,000 = **1,500 sqm**	

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Holywell-cum-Needingworth 11 to form a larger draft site allocation. This has a combined capacity of 290 homes and community retail facilities.

Holywell-cum-Needingworth 2: Land East of Bluntisham Road (northern part), Needingworth

Site reference	Holywell-cum-Needingworth 2
Site name	Land East of Bluntisham Road (northern part), Bluntisham

Site address	Parish(es)	Site area (ha)
Land east of Bluntisham Road (northern part), Bluntisham	Holywell-cum-Needingworth	14.7

Promoter's Intentions

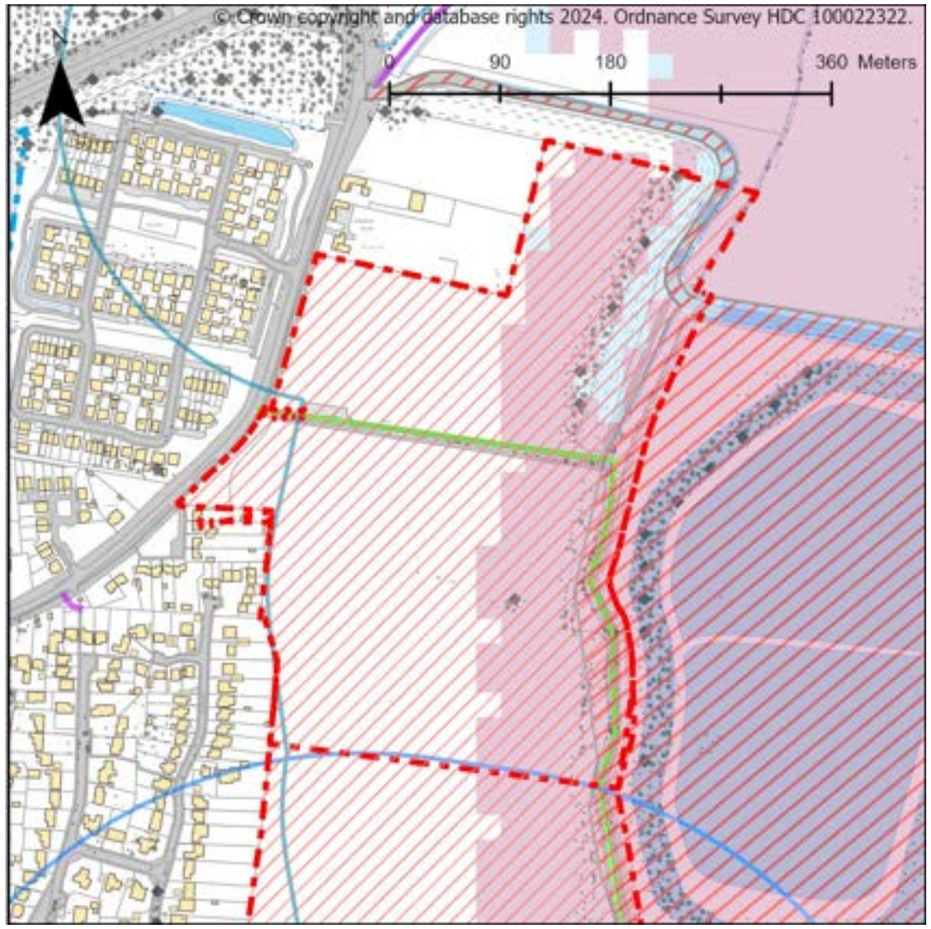
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150 homes (90 market and 60 affordable homes)	Available 2024 - 2028 Build out over 3 to 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:290
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement • Indicative Site Access Plan (drawing number: 19157-NEED-5-101) (June 2022) • Vision document and masterplan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	The eastern third of the site is within flood zone 3b, there is more than 0.25ha of the site in flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.

Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth

Site reference	Holywell-cum-Needingworth 3
Site name	Land east of Bluntisham Road (larger site), Needingworth

Site address	Parish(es)	Site area (ha)
Land east of Bluntisham Road (larger site), Needingworth	Holywell-cum-Needingworth	28.34

Promoter's Intentions

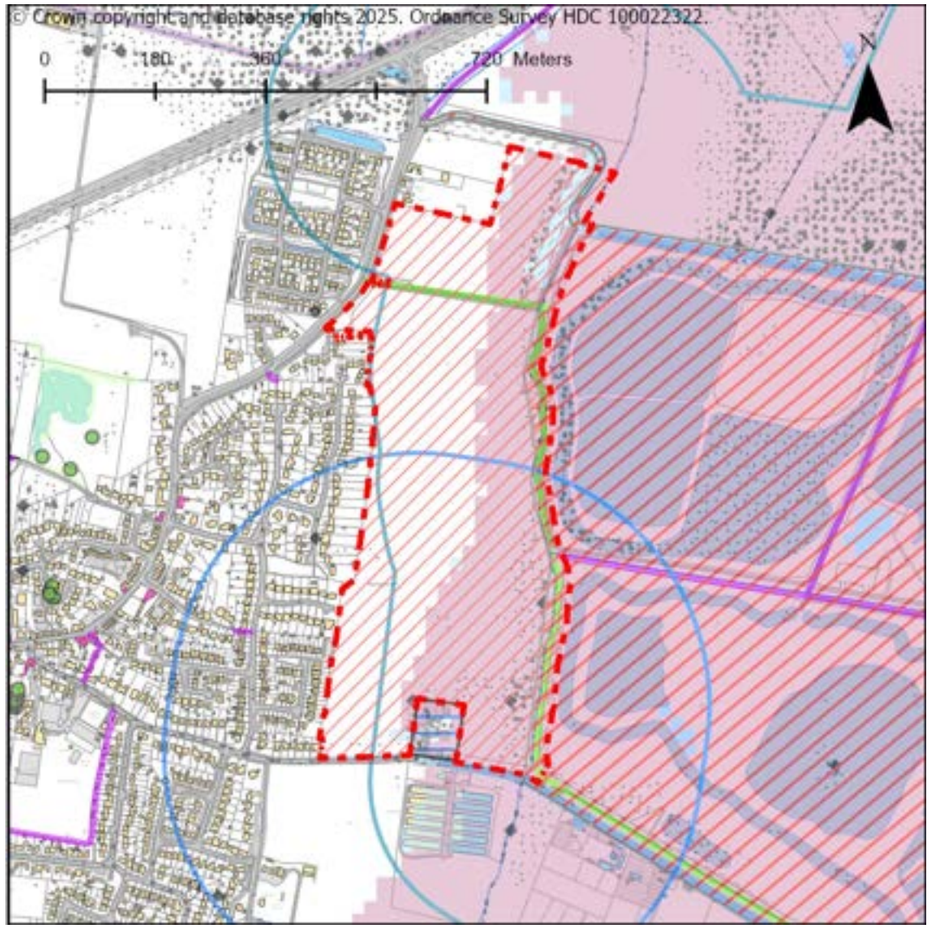
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	300 (180 market and 120 affordable)	Available 2024 - 2028 Build out over 5 to 6 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:291
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement • Indicative Site Access Plan (drawing number: 19157-NEED-5-101) (June 2022) • Vision document and masterplan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but over half of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. The southern half of the site is also within 400m of a Water Recycling Area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.
	Also because the southern half of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart form a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. The southern half of the site is also within 400m of a Water Recycling Area.	N/A	N/A

Updates after the Initial Assessment

In August 2025, the site promoter submitted the following documents in support of their site:

- Vision document (August 2025)
- Flood Risk and Drainage Technical Note (August 2025)
- Odour Assessment (August 2025)

The site is still highly constrained by fluvial flood risk with flood zone 3a present. The proposed residential uses which are classes as being more vulnerable in the NPPF. Also, the Minerals and Waste Authority consider the site to be highly constrained making development unlikely to the compatible and/ or sustainable with constraints difficult to overcome. Their preference is for allocation of other sites over this one. Therefore, the outcome of the assessment remains unchanged and the site does not proceed to sustainability appraisal.

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted another vision document in support of their site. While this helps to illustrate proposals, this does not overcome the fundamental constraints impacting the site.

Holywell-cum-Needingworth 4: Land West of Needingworth

Site reference	Holywell-cum-Needingworth 4
Site name	Land West of Needingworth

Site address	Parish(es)	Site area (ha)
Land west of Needingworth	Holywell-cum-Needingworth	35

Promoter's Intentions

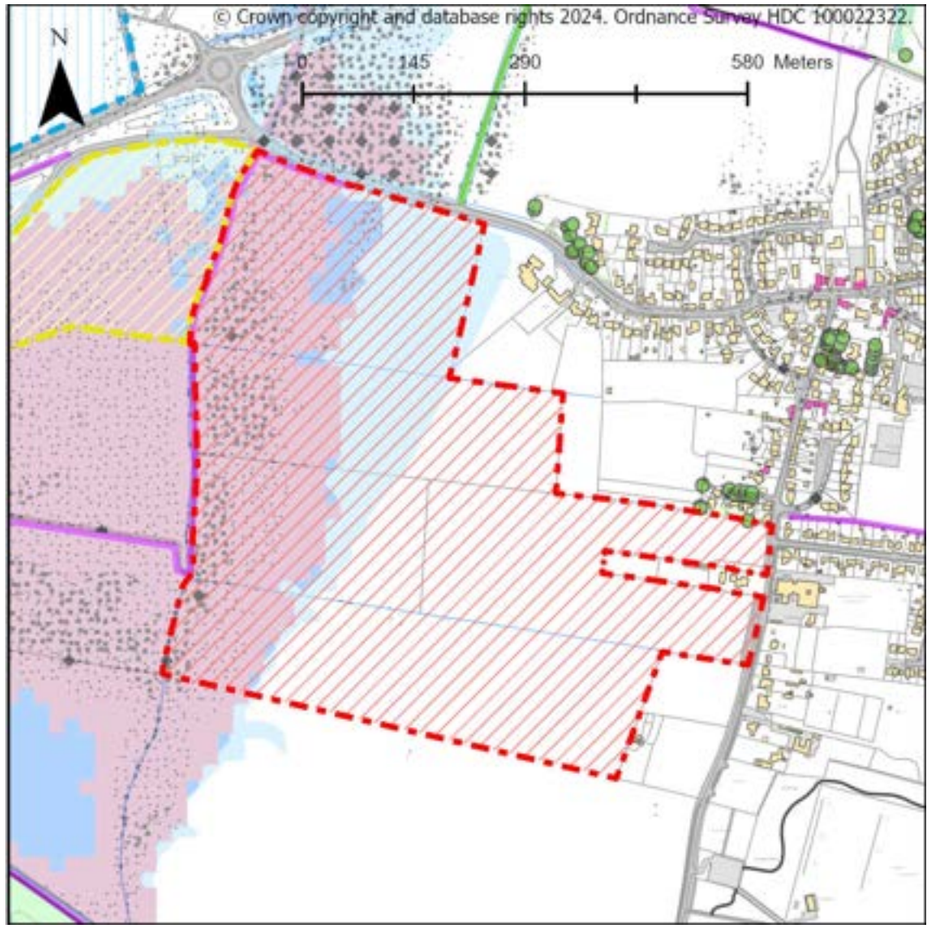
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	400 to 500 homes 17ha for open space uses	Available 2024 - 2028 Build out over 12 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:211
Relevant planning history	Application number: 20/00443/FUL Proposed development: Erection of 14 dwellings with associated landscaping, parking, cycle and refuse storage, sustainable drainage system (SUDs) and vehicular access point off Mill Way. Outcome: Refused Appeal outcome: Dismissed Application number: 19/00080/FUL
	Proposed development: The erection of 40 dwellings with associated landscaping, parking, cycle and refuse storage, sustainable drainage systems (SuDs) and vehicular access point off Mill Way. Outcome: Refused
Land type	Wholly agricultural land
Current use of the site	Agricultural land
Supporting information	• Development principles plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately a quarter of the site is within flood zone 3b, it is proposed that this part of the site will form a green wedge/ open space / biodiversity and flood balancing opportunities.	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 Half of the site is within flood zone 1 but almost all of the western half of the site is constrained by fluvial flood risk (a quarter being within flood zone 3b), this coincides with the site's western boundary aligning with the a drainage channel. The development principles plan submitted alongside the call for sites submission proposes that this part of the site will form a green wedge/ open space / biodiversity and flood balancing opportunities. There are however several other drainage channels that run through the site which will require careful consideration in any potential detailed masterplan for the site. The majority of the site is classified as grade 3 agricultural land with only the eastern edge being classified as grade 2. The site is greenfield and located to the west of Needingworth extending into the countryside, large residential curtilages provide separation between the main built form and the site, it only adjoins the main built form of the settlement along Mill Way. The site slopes downwards to the west, the gently increasing land levels towards Mill Way reduces the risk of flooding on this part of the site. It also means that focusing development on the eastern half of the site will have greater landscape impact as it is also where the land is highest. A public right of way runs along part of the site's northern and western edge. The site is very open due to limited substantial boundary markers, the site's southern edge is completely open. This increases the potential impact of development of the landscape setting of the settlement and also reinforces it close relationship with the countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity lines located along the site's frontage along Mill Way and along the site's eastern edge. There are no nature conservation designations or heritage designations on site. Access is possible via two pre-existing access points along Mill Way. A further access could be provided from the High Street along the site's northern most edge. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~

Availability The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via a master developer. The promoter suggests the land will be available between 2024 and 2028 and take 12 years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site gently slopes downwards to the west and the site is generally very open so landscape impacts are potentially more significant. Additionally, approximately half the site is constrained by fluvial flood risk minimising the potential net developable area. Access is possible via two pre-existing access points along Mill Way. A further access could be provided from the High Street along the site's northern most edge.	~
Deliverability / developability	~

There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are clear constraints to development. The site promoter intends to deliver the site via a master developer. The site promoter states the site will be available between 2024 and 2028, 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

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
- Heavily constrained by fluvial flood risk with almost half of the site within flood zone 3b
- In walking distance to village services and facilities and primary education and natural greenspace
- Reasonable accessibility to public transport options and employment opportunities
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Is located to the west of Needingworth extending into the countryside, it is separated from the built form by large residential curtilages
- A green wedge is proposed to mitigate against landscape and flooding issues, however, this does address the harm that development on the rest of the site would result on settlement character

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for development as it would fundamentally adversely impact the character of Needingworth.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again but no substantive new evidence was provided to overcome the concerns set out above.

Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth

Site reference	Holywell-cum-Needingworth 5
Site name	Lodel Farm, Overcote Road, Needingworth

Site address	Parish(es)	Site area (ha)
Lodel Farm, Overcote Road, Needingworth	Holywell-cum-Needingworth	1.39

Promoter's Intentions

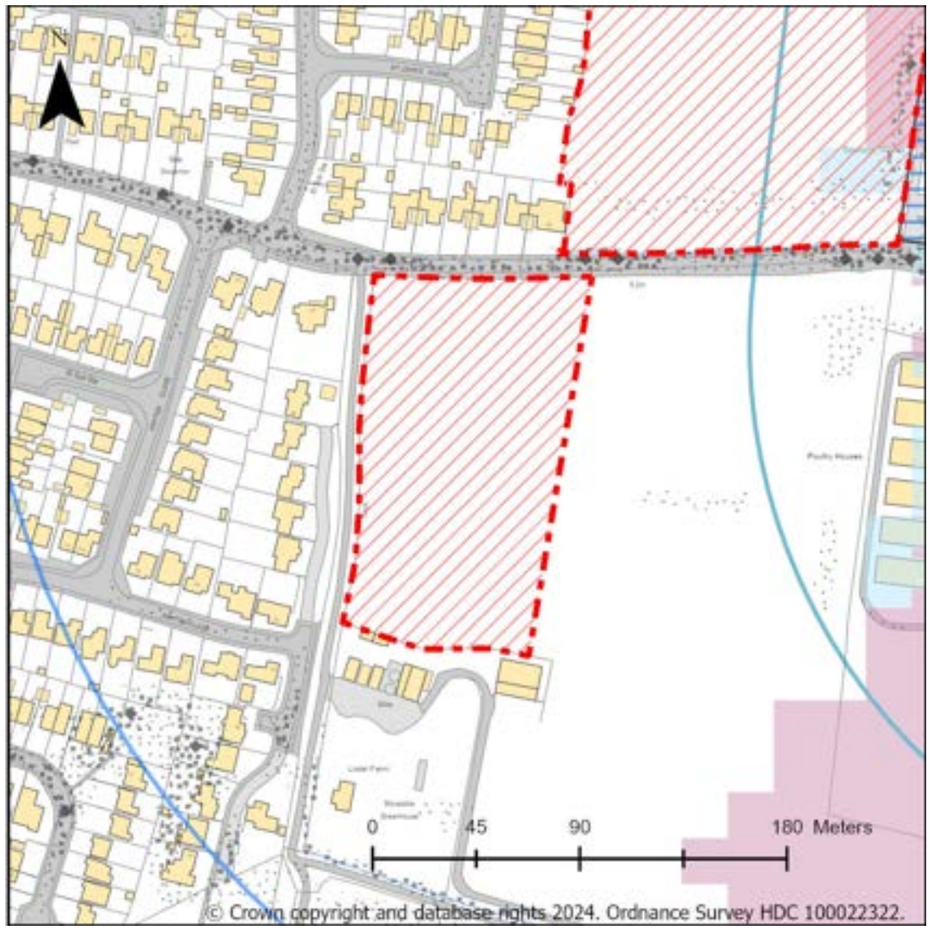
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	35 homes (submission states these are to be affordable)	Available 2024 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:243
Relevant planning history	Application number: 23/01002/OUT Proposed development: Proposed development of up to 35 dwellings (100% affordable housing) to include public open space, landscaping, access and associated works Outcome: Approved in June 2025
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Flood Risk Assessment & Surface Water Drainage Strategy (document reference: 3065 – FRA & DS -Rev D) (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter submitted an odour assessment so passes the fundamental constraints.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is almost wholly within flood zone 1 with less 0.1% of the site area being in flood zone 2. There is some minimal surface water flood risk. The site is wholly classified as grade 2 agricultural land. The site is greenfield and located on the eastern edge of the built form of Needingworth. The site is broadly level but does gently slope from its northern edge to southern edge by some 2m. There are existing trees along the site's western edge on Ashton Close and some looser vegetation on its southern edge and northern edge on Overcote Lane. Its eastern edge is completely open. There are residential properties to the north and west, farm to the south and within 200m east of is a chicken farm. The openness of its eastern edge will require mitigation to minimise landscape impact and also provide mitigation from the adverse impacts of being located in close proximity to the chicken farm. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity lines located along the site's frontage along Overcote Lane. There are no nature conservation designations or heritage designations on site, however it is wholly located within the Ouse Valley Green Infrastructure Priority Area. Access is potentially possible from Overcote Lane. The site is greenfield, so its development 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 wholly within 400m of the Needingworth Water Recycling Centre which in combination with the site's proximity to he chicken farm could give rise to a high risk of odour impacts which could adversely impact the amenity quality of the development. It is noted that 23/01002/OUT has now been approved.	~
Availability The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via a housebuilder. The promoter suggests the land is available now and take 2 years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, landscaping will be required on its eastern edge and appropriate mitigation to overcome the odour impacts arising from the water recycling centre and chicken farm. The suitability of the access from Overcote Lane will require further scoping.	~
Deliverability / developability There are no structures to clear on site, but the amenity impacts arising from the site's location in relation to existing infrastructure and land uses will require careful consideration. It is noted that 23/01002/OUT was permitted in June 2025. The site promoter intends to deliver the site via a housebuilder and states the site is available now. Considering these factors as such, the site is categorised as developable as this permission is in outline and is dependent on all constraints being adequately overcome.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes as the site promoter has submitted an odour assessment.

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 2 agricultural land
- Limited flooding constraints on site
- In walking distance to village services and facilities and primary education and natural greenspace
- Reasonable accessibility to public transport options and employment opportunities
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Is located on the eastern edge of Needingworth with potentially to be successfully integrated with the existing place and community
- Constrained by air quality and odour pollution

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development as the site is located on the edge of the existing settlement but this is wholly dependent on satisfactorily overcoming the odour and amenity impacts present on site.
- Will require landscaping on its eastern side to provide a soft edge to 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 1.39 ha 75% net developable area allowed due to need for landscaping and mitigation of odour to address the site's edge of settlement location and proximity to the water recycling centre and chicken farm. 1.39 ha x standard proportion of 75% = **1.04 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 = 2.64 ha x 25 dph = **26 homes**	Available 2024 - 2028 Build out over 2 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted the following documents in support of their site:

- Location Plan (drawing no.: 22/09/201/01, rev B) (February 2023)
- Site Layout Plan (drawing no.: 22/09/201/02) (April 2023)
- Parking Arrangement Plan (drawing no.: 22/09/201/03, rev A) (April 2023)
- Public Open Space Plan (drawing no.: 22/09/201/04, rev A) (April 2023)
- Letter with update to Odour Assessment (November 2023)
- Odour Impact Assessment (May 2023)
- Transport Statement (794-PLN-TRP-00024-01a) (November 2023)
- Flood Risk Assessment and Surface Water Drainage Strategy (2161 – FRA & DS, rev E) (December 2023)
- Flood Risk Assessment and Surface Water Drainage Strategy (2161 – FRA & DS, rev F) (March 2024)
- Preliminary Ecological Assessment (ECO02630, rev C) (May 2023)
- Preliminary Ecological Assessment (ECO20253, rev B) (November 2023)
- Biodiversity Net Gain Assessment (ECO20253-R-02b) (November 2023)
- Foul Sewerage and Utilities Assessment (May 2023)
- Indicative Landscape Proposals (drawing no.: 04, rev A) (November 2023)
- Arboriculutral Statement - May 2023
- Arboricultural Statement - November 2023
- Affordable Housing and Design and Access Statement (May 2023)
- Affordable Housing and Design and Access Statement Addendum (December 2023)

Additionally, since the consultation 23/01002/OUT has since been approved. As an odour assessment has now been submitted, the site can progress to a detailed assessment.

Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)

Site reference	Holywell-cum-Needingworth 6
Site name	Burgess & Walker, south of entrance to Needingworth Industrial Estate, St Ives (Needingworth)

Site address	Parish(es)	Site area (ha)
Burgess & Walker, south of entrance to Needingworth Industrial Estate, St Ives (Needingworth)	Holywell-cum-Needingworth	6.5

Promoter's Intentions

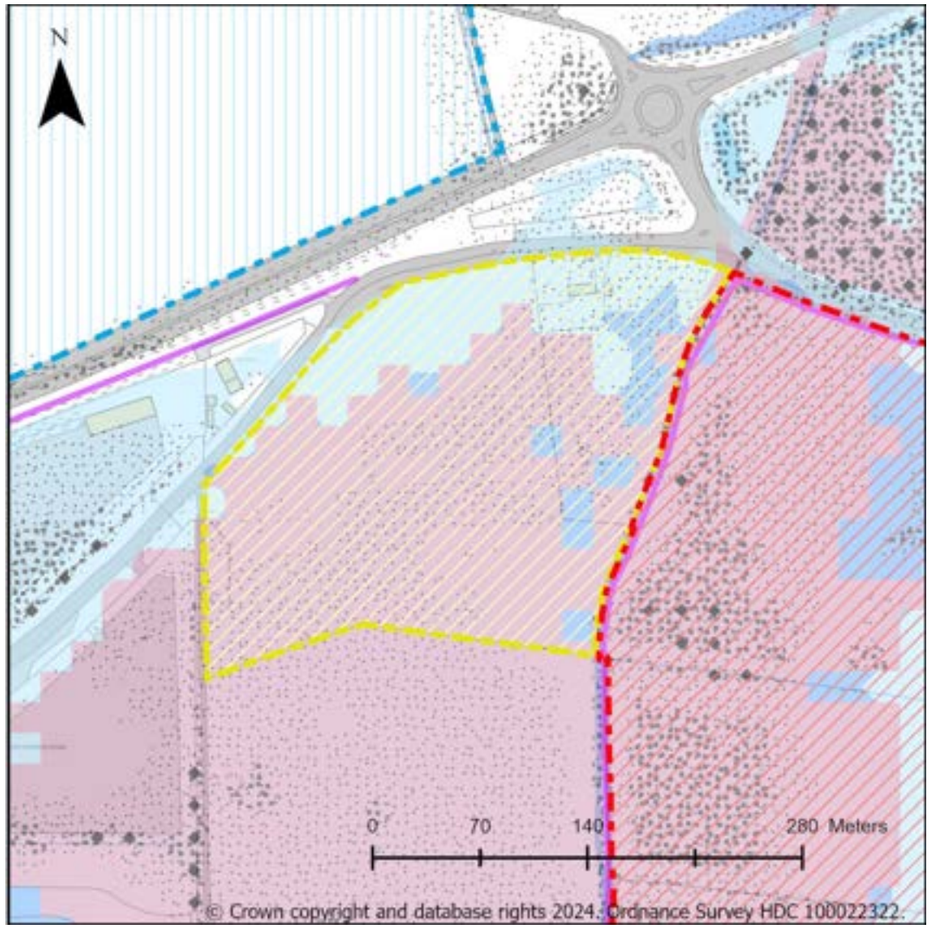
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: Transport and parking/lorry parking	6.5ha	Available 2023 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:205
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	Approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.

Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives, (Needingworth)

Site reference	Holywell-cum-Needingworth 7
Site name	Giffords Park, east of B1040, St Ives, (Needingworth)

Site address	Parish(es)	Site area (ha)
Giffords Park, east of B1040, St Ives, (Needingworth)	Holywell-cum-Needingworth	122

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Nursing and care homes Commercial: • Employment • Retail Infrastructure: • Supporting infrastructure • Health uses • Renewable energy Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding Other: • Land safeguarded for an A141-St Ives Bypass Corridor	45.6ha for housing, providing up to 1,750 dwellings including 700 affordable dwellings 0.5ha for a care home 4.2ha for mixed use local centre including retail/employment/health uses 3ha for a primary school 3.3ha for a solar farm Land included for central park, open space, sport and recreation, and allotments 10ha for biodiversity net gain Land safeguarded for flooding included within open space area	Available 2024 - 2028 Build out over 10 years

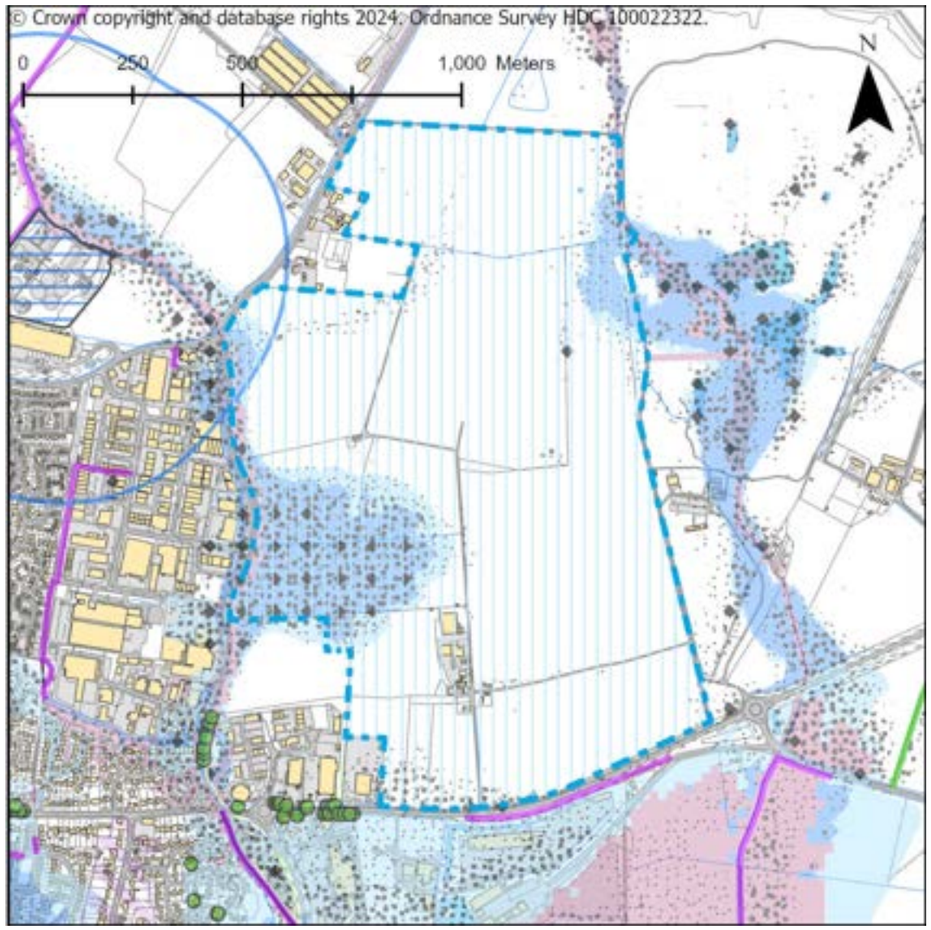
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:240
Relevant planning history	None relevant. The site was assessed in the HELAA 2017 (Giffords Park, the site area was slightly larger at 127ha) but was not taken forward as an allocation in the Local Plan to 2036.
Land type	Greenfield land (farm complex located within the site)
Current use of the site	Agricultural land
Supporting information	• Access and Movement Strategy (May 2023) • Arboriculture Summary Note (February 2016) • Archaeological Evaluation Report (July 2017) • Biodiversity Net Gain Technical Note (June 2023) • BNG Metric 4.0 Calculation Tool • Carbon Reduction Principles (May 2023) • Ecological Appraisal (June 2023) • Flood Risk and Drainage Appraisal (June 2023) • Heritage Desk Based Assessment (March 2016) • Landscape and Visual Technical Note (June 2023) • Phase 1 Ground Conditions (May 2023) • Soils and Agricultural Report (September 2016) • Supporting Statement • Utilities Constraints Plan (drawing number: 332210604-STN-VUT-ZZ-DR-H4001) (June 2023) • Vision Document (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 2% of the site is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	A small portion of the site is within 400m of a water recycling area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is located on the eastern edge of St Ives but in Holywell-cum-Needingworth parish. The site is bordered by Somersham Road (B1040) to the west and Somersham Road Industrial Estate and Compass Business Park established employment areas; the A1123 to the south; St Ives Golf Club to the east; and agricultural land and the Golf Club towards the north. It adjoins St Ives but extends considerably into the countryside. The site currently primarily comprises of greenfield land for agricultural land use, and farm buildings associated with Giffords Farm. The Soils and Agricultural document identifies that 58% of the site comprises grade 3a agricultural land with 42% of the site being classified as grade 3b. Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site. The Vision document submitted alongside the call for sites submissions proposes that these areas at higher flood risk will consist of green infrastructure and Giffords Park with play spaces and open space uses. A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123. The site consists of 13 fields, the land is level to very gently sloping, with an average elevation of approximately 10m with the highest points of the site found on its eastern edge. There is a small area of woodland located to the north of Gifford's Farm and Bridge Close Yard is located in the centre of the site. Several drains and tracks are located across the overall site. A small pond feature was recorded in the north-east corner of the site. The flat landscape to the south east of the site does allow some distant views from short sections of the public footpath network. Views towards the site from residential properties on the western and northern edges of Needingworth and Holywell are typically screened by intervening vegetation at a range of distances.

There is no known contamination or pollution on site, however this may require further investigation when considering the agricultural uses on site. The Ground Condition Assessment submitted concludes that there is potential for asbestos to exist within building materials on-site. The report also identified on-site potential sources of contamination from the dismantled railway line that historically existed in the south-east corner of the site and burning areas and ground fuel storage tanks associated with Giffords Farm and Bridge Close Yard. The report concludes that the overall risk of contamination on-site is very low to moderate/low. There are no gas or oil pipelines running through the site. There are however overhead power lines across the site as shown in the submitted Utilities Constraints Plan. There are no nature conservation designations on site but there is the potential for ecology in the various hedgerows, mature trees, woodlands, watercourses and areas of standing water, found across the site. There are no heritage designations on site but the submitted Heritage Desk-Based Assessment concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner. This is a large cropmark complex and is considered to be of regional significance. The rest of the site is considered to have moderate potential for Prehistoric and Roman remains. The site is considered to have low potential for remains of all other archaeological periods. As such, engagement with Cambridgeshire County Council on the potential of archaeology will be required. The site can be accessed off the A1123 via an existing hardstanding access road linking to the existing farm buildings. There are also opportunities to access the site off the B1040. The scale of the proposed development will require engagement with Cambridgeshire County

Council to ascertain if there is capacity in the current and future road network considering anticipated future changes to strategic road network arising from the A141 and St Ives Improvements schemes. The site is greenfield with agricultural structures associated with Gifford's Farm, so its development will not contribute to reuse of previously developed land or regeneration. The majority of the site is located outside of a mineral safeguarding area, however, the southern most edge and eastern edge of the site fall within the sand and gravel mineral safeguarding area; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. A small portion of the western edge of the site is within 400m of a water recycling area, but the majority of it is beyond 400m from a water recycling site.	
Availability The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site is currently optioned with a developer involved in delivering the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10 years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary apart from electricity supply which is located within the site. The site is broadly level but gently rises to the east. There are substantial areas of the site at risk from flood risk (both fluvial and surface water), landscape impact of development, and access and road capacity for the scale and proposed mix of uses. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for this site. As at autumn 2023, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of redevelopment of Giffords Park.	~
Deliverability / developability There are considerable constraints to overcome particularly arising form flood risk, access and road capacity. The outcomes of the Cambridgeshire and Peterborough Combined Authority's substantial upgrade scheme for the transport network within St Ives will likely impact proposals on site. The site is currently optioned with Hallam Land Management the developer involved in delivering the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10 years to complete, 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

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 3 agricultural land
- Is mostly within flood zone 1 but there are areas within flood zone 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site
- A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123
- In walking distance to services and facilities within St Ives as well as primary education and natural greenspace
- Of a scale to provide a mix of housing types, sizes and tenures
- Excellent accessibility to public transport options via the Guided Busway and also to several employment sites
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Located on the eastern edge of St Ives and could be integrated into the existing place and community as a strategic expansion of the town

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for development but access capacity on the road network is a key consideration. Engagement with the County Council will be required
- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Is located in a sustainable location utilising sustainable modes of transport
- Detailed masterplanning will be required to mitigate landscape impacts and to ensure successful integration with the existing settlement and community
- Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area of 122ha 41.2% net developable area allowed following the exclusion of land as proposed in the submitted masterplan for: • 3ha for primary school • 3.3ha for a solar farm • 65.48ha for green infrastructure, sustainable drainage and accommodation of flood zones. 122ha x 41.2% = **50.3 ha**	The net developable area is 50.3ha. **0.5ha is deducted for a care home** and **4.2ha is deducted for a local centre** (this includes retail/employment/health uses), this leaves 45.6ha. **4.56ha is deducted for additional commercial and employment uses** representing 10% of the outstanding site area. **41.04ha residential development area** for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 1.23ha x 145dph = 178 homes • 7% of land at high density 85dph. 2.87ha x 85dph = 244 homes • 25% of land at moderate density 50dph. 10.26ha x 50dph = 513 homes • 55% of land at low density 35dph. 22.57ha x 35dph = 790 homes • 10% of land at very low density 25dph. 4.1ha x 25dph = 103 homes	Available post 2028 subject to allocation Build out over 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	1,828 total homes	

Updates after the Initial Assessment

Holywell-cum-Needingworth 8: Orchard Paddock, West of Mill Way, Needingworth

Site reference	Holywell-cum-Needingworth 8
Site name	Orchard Paddock, West of Mill Way, Needingworth

Site address	Parish(es)	Site area (ha)
Orchard Paddock, West of Mill Way, Needingworth	Holywell-cum-Needingworth	2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Specialist housing	6 homes	Available 2024 - 2028 Build out over 2 years

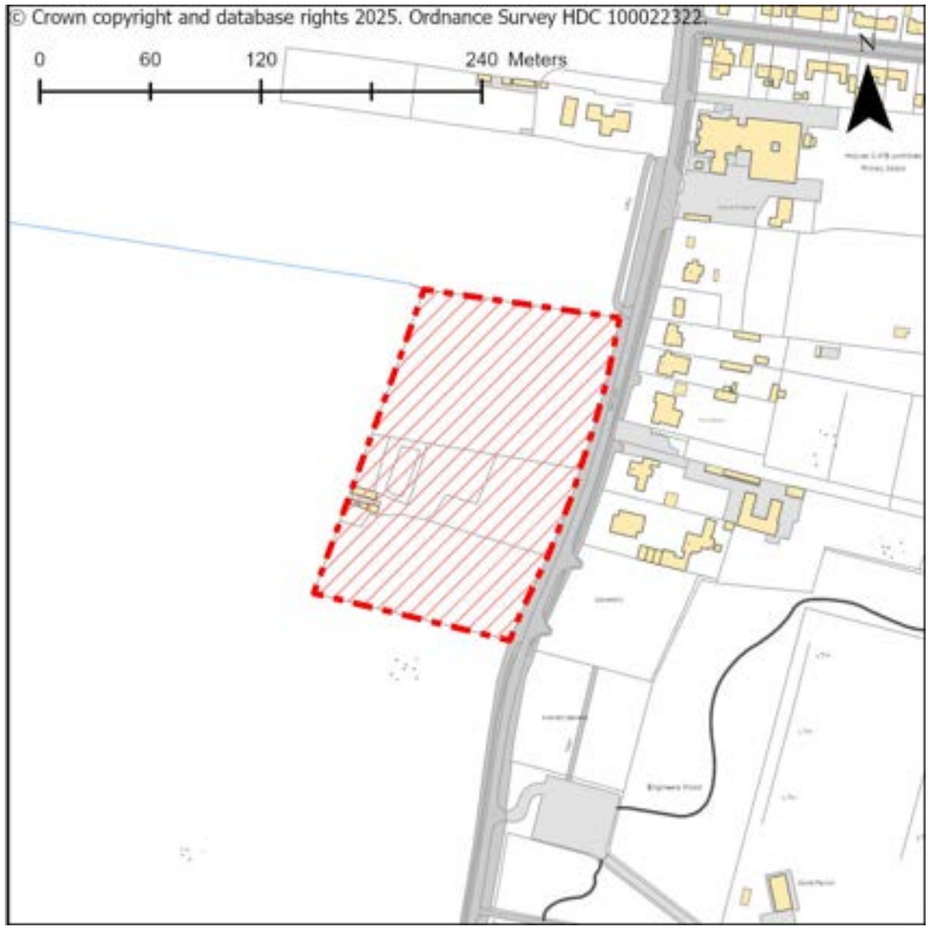
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2486
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Paddock land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
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

Table 1



Assessment of Site Potential

Context, constraints and potential suitability	+

The site is wholly within flood zone 1 with no recorded risk from surface water flooding. It is wholly classified as grade 2 agricultural land. The site is greenfield and located to the south of the main built form of Needingworth. It adjoins on its northern and western edges another site promoted for residential uses (see Holywell-cum-Needingworth 4). The site is broadly level but does very gently slope by some 2m west to east. There are some structures on its south western edge which appear to be small agricultural buildings. Hedgerows and vegetation clearly define its boundaries and largely obscure the site from public view. To the south and west are agricultural fields and open countryside. An agricultural field provides a large land gap between the site and the nearest property on the western side of Mill Way. To the east are residential properties, cemetery and allotment grounds. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity lines located along the site's frontage along Mill Way. The site promoter has identified that EE electric cables run under the field and that EE have access to the field. There are no nature conservation designations on site, it is located within the Great Ouse Valley Green Infrastructure Priority Area. There are no heritage designations on site. There is an existing access from Mill Way into the site, some vegetation may need to be removed to improve the access into the site. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is unknown at this stage how the site will be delivered. The promoter suggests the land will be available between 2024 and 2028 and take up to 2 years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary apart from mains water supply which is available within the site. There are some minor structures on site to clear, there are no major topographical challenges to overcome and it already benefits from some existing landscaping which could be enhanced and utilised within proposals. Access could be achieved from Mill Way, this may result in the loss of some vegetation along its frontage. Further understanding on the impact of EE cables that run under the site is required.	~
Deliverability / developability	~

There are minimal structures to clear on site. The site is somewhat detached from the main built form of the village and on the western side of Mill Way which is typically undeveloped. The site could have some landscape impact but this is somewhat mitigated by the existing vegetation enclosing the site. The site promoter states it is unknown how the site will be delivered but could be developed for specialist housing. It is unclear what this type of housing may be at this stage. As a result, even though the site promoter states the site will be available between 2024 and 2028, the site is therefore 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:

- Is wholly greenfield land classified as being grade 2 agricultural land
- Not constrained by flood risk, heritage designations or by nature conservation designations
- In walking distance to village services and facilities and primary education and natural greenspace
- Reasonable accessibility to public transport options and employment opportunities
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Is located to the south of Needingworth along Mill Way adjacent to other residential and community development. Its location on the western side of Mill Way is typically less developed but the presence of existing trees and vegetation provides already established landscaping to enclose development from wider landscape impact

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development as it could be integrated into the existing place and community and provide modest residential development that would be well connected to village services and facilities.
- Access onto Mill Way and the EE cables located within the site will require further investigation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2 ha 80% net developable area allowed for landscaping.	Residential - market and/or affordable housing and/or specialist 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
2 ha x 80% = **1.6 ha**	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 1.6 x 25 = **40 homes**	

Updates after the Initial Assessment

Holywell-cum-Needingworth 9: Five Acres Farm, South of Needingworth Road

Site reference	Holywell-cum-Needingworth
Site name	Five Acres, South of Station Needingworth

Site address	Parish(es)	Site area (ha)
Five Acres Farm, Needingworth Road, St Ives, Huntingdon, Cambridgeshire, England, PE27 4NB	Holywell-cum-Needingworth	5.71

Promoter's Intentions

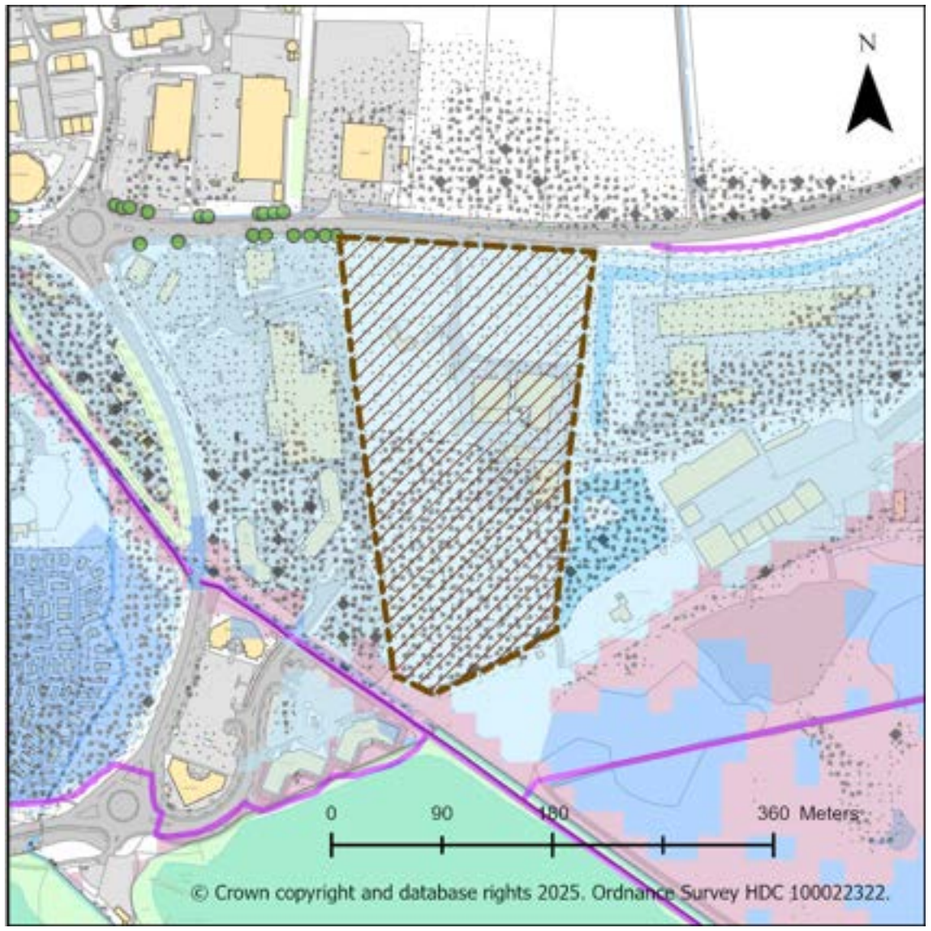
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Retail • Commercial leisure uses • Logistics, distribution	To be determined	Available between 2024-2028 Build out over 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24307
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is made up of greenfield and previously developed land. It is classified as grade 3 agricultural land, the remaining area is not classified. The site is wholly in flood zone 2 with medium risk of surface water flooding. The site is located to the east of St Ives, adjoining a large commercial plot to the west, an industrial site to the east, Needingworth to the north and St Ives Lakes Fishery and Hunts Sailing Club to the south consisting of multiple lakes. The land within and surrounding the site is mostly flat. There are built structures on site for residential use in the north west of the site and agricultural farm buildings which are situated centrally which form a significant proportion of the site. The site is enclosed by developed land to the north (A1123), east and west and the boundaries of the site comprise a mixture of mature trees and hedgerow. This vegetation is particularly dense to the south screening the site from the lakes. These factors considered, there will likely be minimal landscape impact ensuring appropriate landscape buffering is reinforced and enhanced. Given the surrounding uses, the proposal would be suitable for commercial uses. A landfill site is located to the south east of the site. The site is outside a oil or gas pipeline buffer zone. There is an electricity line which runs south west from the north of the site then along the western boundary. There are no designated heritage or nature assets within the site. A County Wildlife Site is located directly south of the site. There are no TPO trees within the site but there are cluster of them along A1123 situated immediately north west of the site. The site could be accessed using an existing junction which joins to the A1123. Consultation with Cambridgeshire County Council will be required to determine safe and appropriate access to the site. A significant proportion of the site (approximately a third) is previously developed with significant built structures offering opportunities for the reuse of materials and regeneration. The site is wholly within a mineral safeguarding area for sand and gravel and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is outside a water recycling area buffer zone.	
Availability The site is owned by a single individual/ company who support the proposal. There are no legal issues to overcome prior to development. The landowner intends to sell the land to a third party once allocation status has been acquired. The promoter has stated the land is available now and will take 10 years to build out.	+
Achievability The site promoter has stated gas, water and electricity supply and digital infrastructure is available within the site and digital infrastructure is available from the site boundary. The site could be accessed from the A1123. There are no topographical constraints to overcome. The promoter has stated the existing farm will be relocated but clarification on what the intention is for the existing residential property will be required which could impact the layout and capacity of the site. The electricity line which traverses the northern part of the site may need to be relocated to ensure the development is achievable. Consultation with Cambridgeshire County Council will help determine if the mineral safeguarding area in which the site is located will constrain development. The proposed commercial uses would be compatible given the commercial uses which adjoin the site to the east and west. There are significant agricultural structures which will need to be removed. The TPO trees and County Wildlife site immediately outside the site will need to be protected.	~
Deliverability / developability There are large agricultural structures to clear prior to development. It is intended the proposal will take 10 years to build out. As a result the site is considered to be 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:

- Within flood zone 2 with medium risk of surface water flooding
- Partly previously developed, partly greenfield, which is classified as grade 3 agricultural land.
- In close proximity to a regular bus service and active travel infrastructure.
- Within the Ouse Valley Green Infrastructure Prioirty Area.
- Could be integrated into the existing place and community.
- Close relationship with built form and other employment uses.
- Adjoins a County Wildlife to the south but is sufficiently remote from the other designated nature assets.
- Sufficiently remote from designated heritage assets.

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for employment use due to being well integrated with surrounding employment uses and having a close relationship with St Ives subject to passing the sequential test for flooding.
- Sustainable drainage system/ flood mitigation measures will need to be implemented due to being in flood zone 2 and at medium risk of surface water flooding.
- Further investigation will be required to assess transport infrastructure requirement.
- Clarification on the intended employment use and intention for the existing residential property 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 5.71 ha 80% net developable area to ensure effective landscape and flood mitigation measures. 5.71 ha x 80% = 4.57	Clarification of the intended uses will be required. A capacity for all of the options have been calculated. Logistics (4.57 ha x 0.4 plot ratio) x 10,000 sqm = 18, 280 sqm of logistics or Retail (4.57 ha x 0.35 plot ratio) x 10,000 sqm = 16,000 sqm of retail or Commercial leisure (4.57 ha x 0.25) x 10, 0000 sqm = 11,425 sqm of commercial leisure	Available between 2024-2028 Build out over 10 years

Updates after the Initial Assessment

updates to the SFRA mapping indicate that the site is now 100% within flood zone 1 with nominal surface water flood risk, but there is risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

Holywell-cum-Needingworth 10: Land at Conger Lane, Holywell

Site reference	Holywell-cum-Needingworth 10
Site name	Land at Conger Lane, Holywell

Site address	Parish(es)	Site area (ha)
Land at Conger Lane, Holywell	Holywell-cum-Needingworth	1

Promoter's Intentions

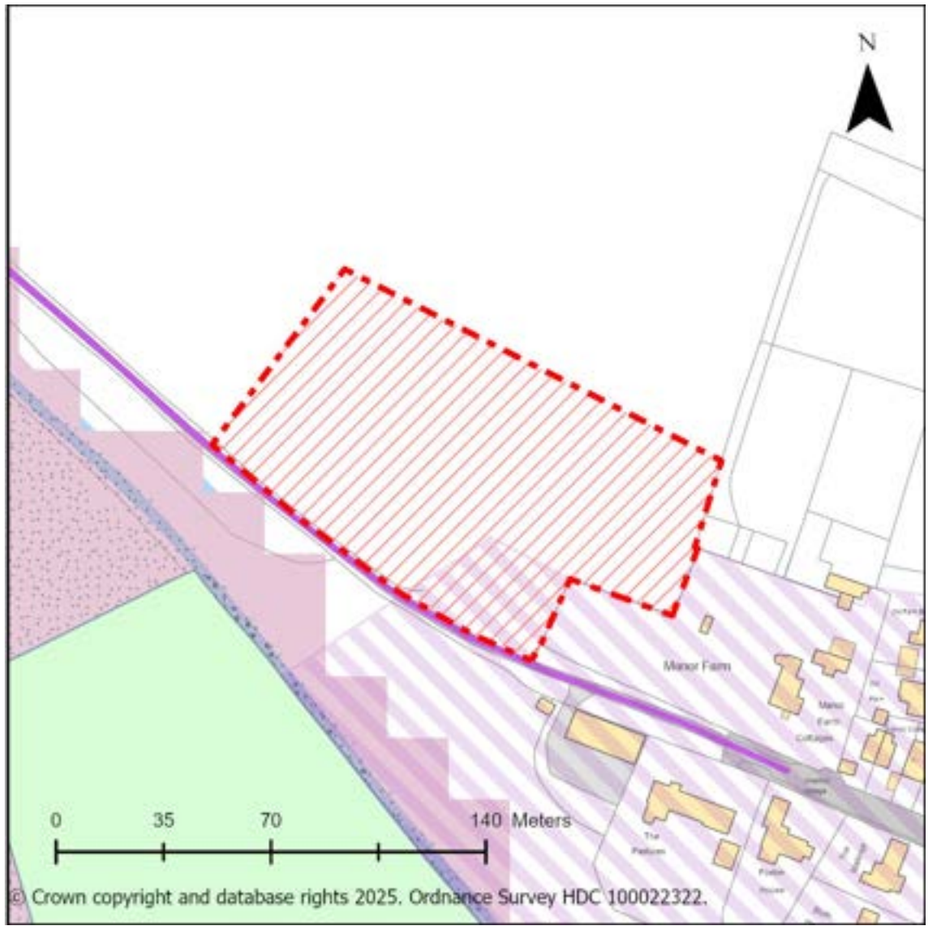
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Custom and self build housing	5 plots	Available 2024 - 2028 Build out over 4 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24307
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 wholly located within flood zone 1 with no recorded risk from surface water flooding. It is wholly classified as being grade 3 agricultural land. The site forms part of a wider agricultural field, all of its boundaries apart from its southern edge are completely open. It is also broadly level. To the east are residential properties including Manor Farm, to the west and north is the open countryside and to the south is the Ouse Valley landscape. The site would continue development along Back Lane and extend Holywell further westwards. There is a public right of way that runs opposite the site from Back Lane which extends towards Meadow Lane Gravel Pits CWS. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site, it is located within the Great Ouse Valley Green Infrastructure Priority Area. The south eastern corner of the site falls within a conservation area. Access may be achievable along Conger, this is however a narrow track and further scoping would be required. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in single ownership, the landowner supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take up to 4 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site's boundary apart from gas supply which is not immediately accessible. Landscaping will be required to enclose the development and minimise its impact on the wider landscape, particularly to the north and west. Further scoping of potential access from Conger Lane will be required however it is noted that the promoter is intending to deliver some five homes on site, the traffic impact on this road may therefore not be too significant.	+
Deliverability / developability There are no structures to clear on site. The site could have some landscape impact but this could be overcome with an effective landscaping scheme. The site promoter states that the site will be delivered by the landowner for self and custom build housing. The site is likely to require an allocation status as it would not be supported under current policy, it is therefore 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:

- Is wholly greenfield land classified as being grade 3 agricultural land
- Not constrained by flood risk
- In walking distance to village services and facilities and primary education and natural greenspace within Holywell although most services are within neighbouring Needingworth and St Ives
- Reasonable accessibility to public transport options and employment opportunities
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Partially within a conservation area
- Within 200m of Holywell Front Pollard Willows and Meadow Lane Gravel Pits County Wildlife Sites
- Is located on the western edge of Holywell accessed from a Conger Lane providing an opportunity for modest residential growth that could be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development as it could be integrated into the existing place and community and provide modest residential development.
- Access from Conger Lane will require further scoping and additional landscaping would be required to soften the impact of built development on the settlement 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 ha 40% net developable area allowed for landscaping and to reflect the wider character of Holywell. 1 ha x 50% = **0.4 ha**	Residential - self and custom build housing Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.4 x 25 = **10 homes**	Available post 2028 subject to successful allocation status Build out over 4 years in line with site promoter's expectations

Updates after the Initial Assessment

The in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal originally found that the site may be appropriate for development, on further assessment there are significant concerns regarding point of access and narrowness of the road restricting access. Therefore the site is now **considered inappropriate.**

Holywell-cum-Needingworth 11: Land North West of Needingworth, South of the A1123

Site reference	Holywell-cum-Needingworth 11
Site name	Land North West of Needingworth, South of the A1123

Site address	Parish(es)	Site area (ha)
Land North West of Needingworth, South of the A1123	Holywell-cum-Needingworth	24.4

Promoter's Intentions

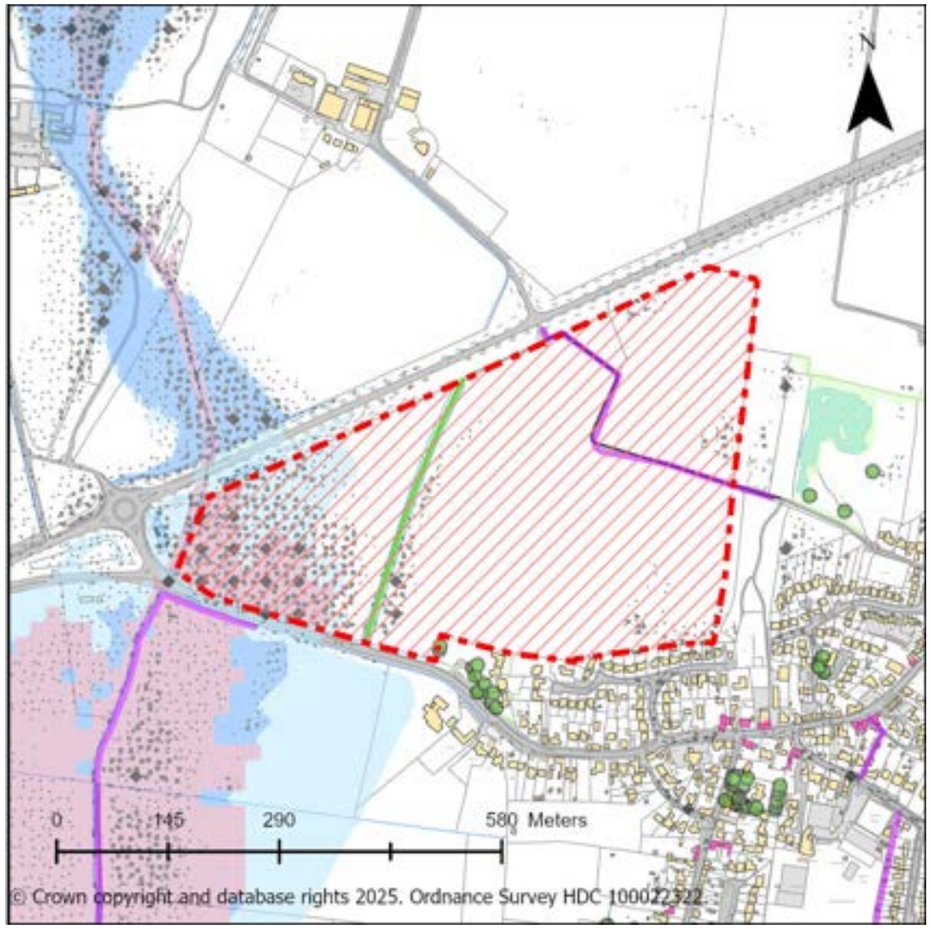
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	180 homes	Available 2024 - 2028 Build out over 5 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24309
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	Approximately 4ha of the site (17%) of the site is within flood zone 3b, this is less than 50% of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site consists of three distinct agricultural fields and is located to the north west of Needingworth. It is largely within flood zone 1, some of the western most field is constrained by fluvial flooding, approximately 4ha is within flood zone 3b with a further 1.5ha in flood zone 2. Built development on this part of the site would be unsuitable. There are pockets of surface water flood risk within the site, the most risk is located where fluvial flood risk is also high. The eastern third of the site is classified as being grade 2 agricultural land with the remaining two thirds of the site being grade 3. The site is broadly level but gently rises towards it eastern edge by some 5m. A public right of way (Lowndes Drove) separates the western field form the larger central field. Another public right of way (Meetings Lane) also crosses the site from Ravenscourt on the eastern edge of the site through to Lowndes Road. It is bounded by the A1123 along its northern edge, established vegetation along this road largely obscures the site from view. Half of the site's southern boundary is bounded by High Street, there are some trees and a low hedgerow along this road but these do not obscure the site form public view. Landscape impact and impact on settlement character is likely to be most severe from High Street as a result. The remaining rest of its southern edge adjoins residential development on the edge of Needingworth. On its eastern edge are parcels of undeveloped land that have extensive tree and vegetation cover. Adjoining the site on its north eastern corner is another site submission (see Holywell-cum-Needingworth 1). There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site, however the southern edge of the site is located within the Great Ouse Valley Green Infrastructure Priority Area. Also there several trees protected by an area TPO along its southern edge. There are no heritage designations on site. Access to the site will require further investigation and engagement with Cambridgeshire County Council but it may be achievable from High Street or via the A1123. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is in single ownership and is supported by the landowner. There are no known legal restrictions on the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter states that the site will be available between 2024 and 2028 and could take 5 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site's boundary. Fluvial and surface water flood risk are key constraints to overcome, however this is largely contained to the western parcel of the site meaning that built development could be accommodation land within flood zone 1. Masterplanning will be required to explore this further and ensure effective integration with Needingworth particularly as it only adjoins built development on half of its southern edge. Landscape impact is likely to be greater when viewed from the south due to the more open nature of the site and also from a public right of way down Lowndes Drove. This public right of ways within the site will also need to be effectively masterplanned or diverted within any site proposals. Access is another key constraint to overcome which requires engagement with Cambridgeshire County Council.	~

Deliverability / developability There are no structures on site to clear. There are constraints to overcome which require detailed masterplanning and engagement. It does not appear that an allocation status is sought for the site and even though it has been stated the site will be available between 2024 and 2028, considering the constraints to overcome and that no planning application has yet been submitted, the site is categorised as being 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:

- Is wholly greenfield land, mostly classified as grade 3 agricultural land with a third being grade 2
- Is largely within flood zone 1 but about 4ha of the site is within flood zone 3b and a further 1.5ha in flood zone 2
- Proximity to the A1123 may give rise to additional levels of pollution
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Located on the northern edge of the village and could be integrated into the existing place and community although access and landscaping and the public rights of way will be key aspects within the masterplanning process
- Of a scale that could provide a range of housing types, sizes and tenure

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable but access and traffic flows will be a key consideration
- Has potential to provide built development of a scale that could be integrated into the existing place and community, could form part of a wider allocation with adjoining site submissions such as Holywell-cum-Needingworth 1
- Should provide landscaping to provide noise mitigation along its northern edge and also enhanced landscaping on its southern edge where it is more open
- No built development within land categorised as being flood zones 2 and 3b.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 24.4ha Minus 5.5ha of land that are at higher risk of flooding, this leaves 18.9ha 40% net developable area to incorporate additional landscaping for noise mitigation, sustainable drainage and inclusion of active travel routes that utilise the existing public rights of way. 18.9 ha x standard proportion of 40% = **7.56 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 = 7.56 ha x 25 dph = **189 homes**	Available 2028 subject to allocation Build out over 5 years

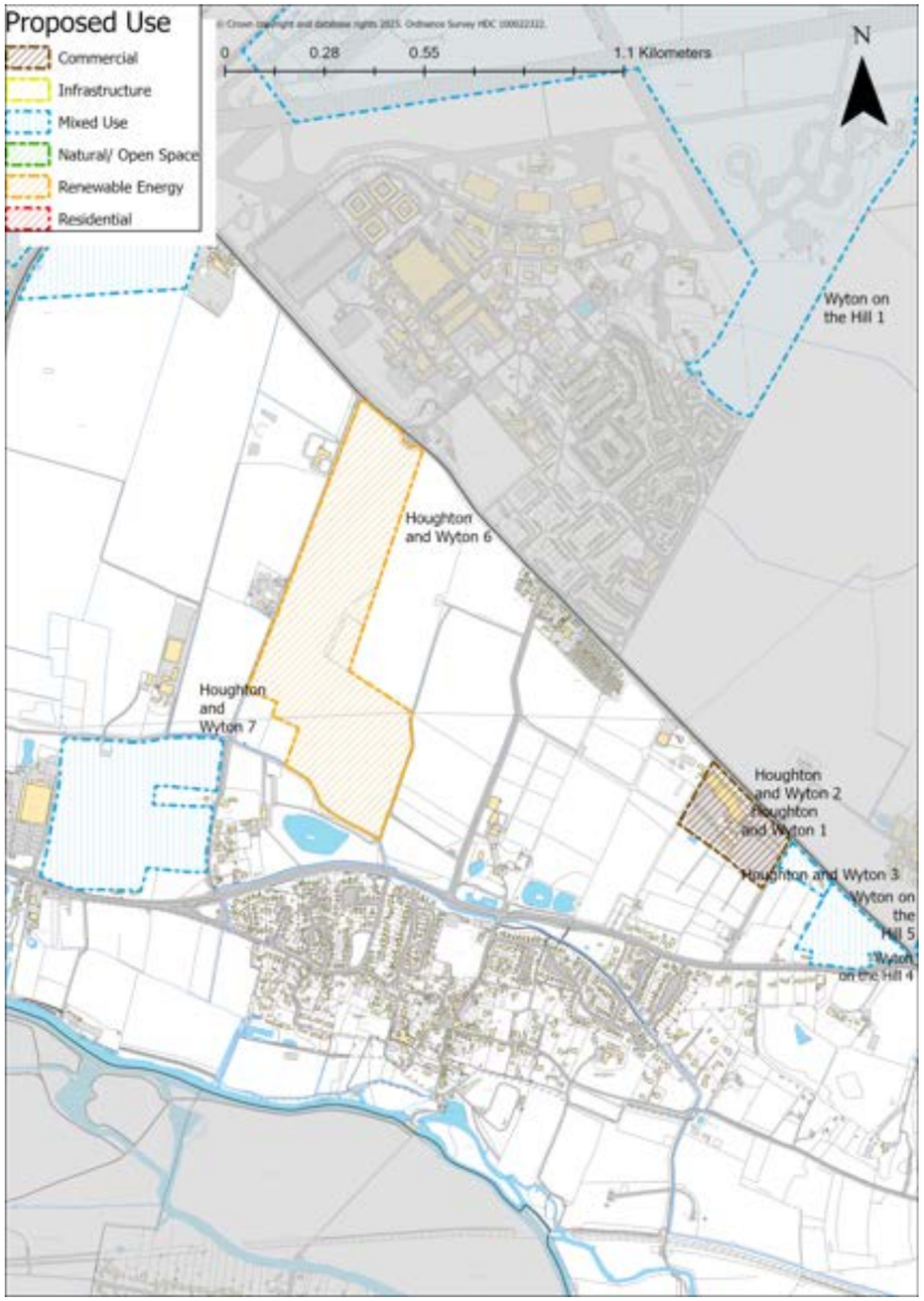
Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Holywell-cum-Needingworth 1 to form a larger draft site allocation. This has a combined capacity of 290 homes and community retail facilities.

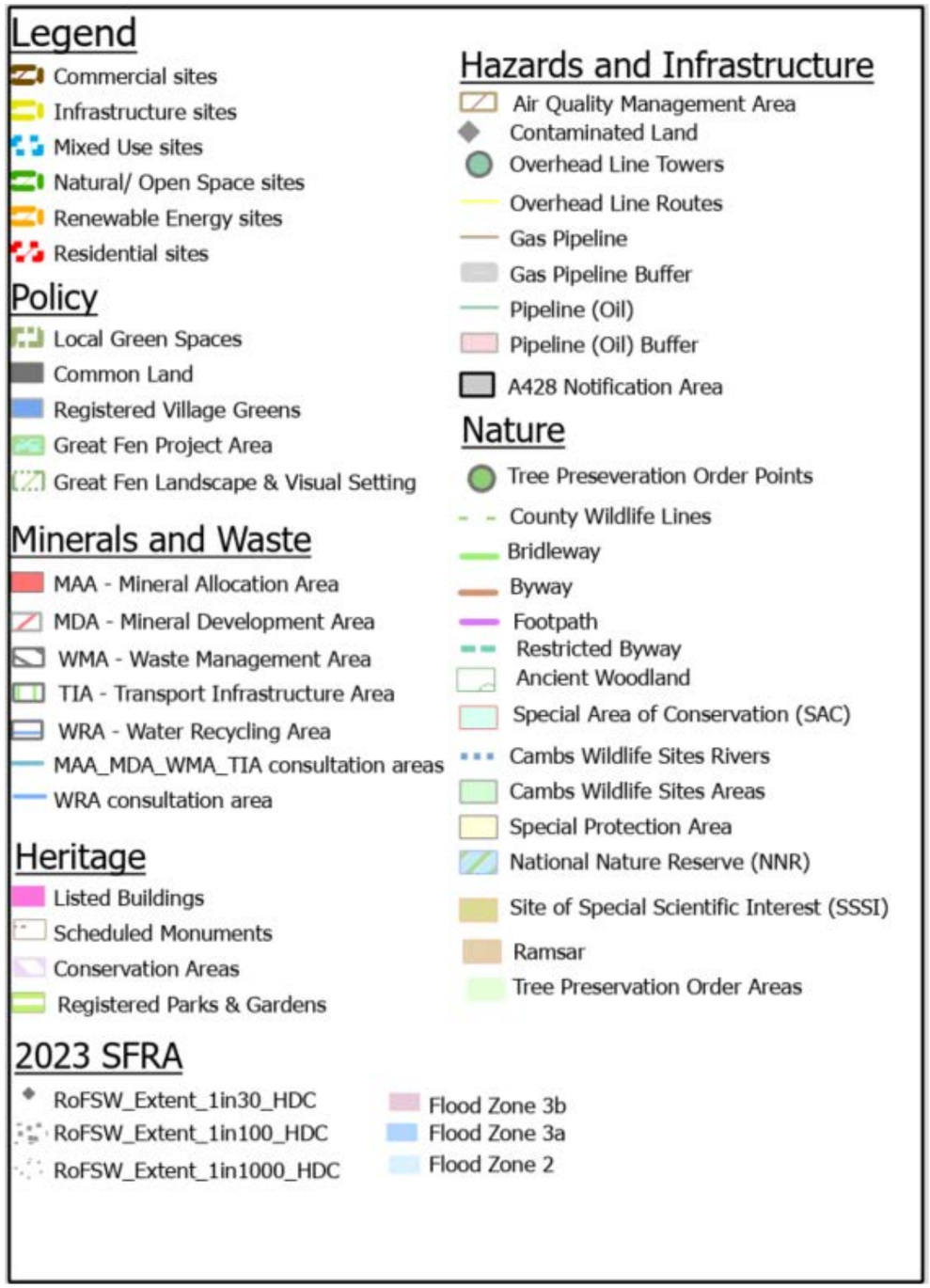
Houghton and Wyton

8.17 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Houghton and Wyton 1: tir na Nog, Sawtry Way, Houghton
- Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton
- Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Sawtry
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Houghton and Wyton 6: Ruddles Lane, Wyton
- Houghton and Wyton 7: Land between Garden Centre and Splash Lane, Wyton



8.18 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Houghton and Wyton 1: Tir na Nog, Sawtry Way, Houghton

Site reference	Houghton and Wyton 1
Site name	Tir na Nog, Sawtry Way, Houghton

Site address	Parish(es)	Site area (ha)
Tir na Nog, Sawtry Way, Houghton	Houghton and Wyton	0.92

Promoter's Intentions

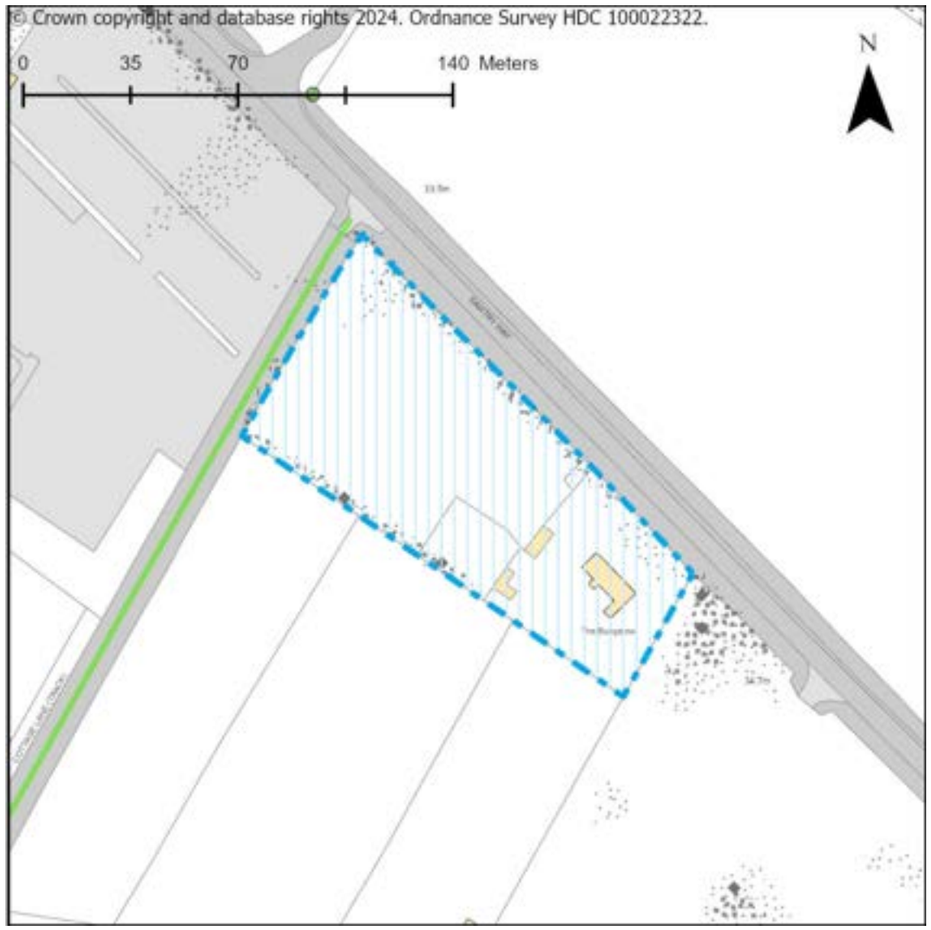
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Multiple options including: Residential: • Specialist housing Commercial: • Employment • Logistics, distribution Infrastructure: • Transport and parking • Renewable energy	Approximately 30 static home pitches Employment floorspace TBC Logistics and distribution floorspace TBC 0.92ha for transport and parking Solar panels	Available 2024 - 2028 Complete over 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:90
Relevant planning history	Application number: 19/00195/PIP Proposed development: Permission in principle application for three houses Outcome: Refused
Land type	Partly greenfield and partly previously developed
Current use of the site	Partly residential and partly commercial
Supporting information	• Planning Statement (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, there is a patch of the northern most corner of the site at risk of surface water flooding. The site is wholly classified as grade 2 agricultural land. The topography of the site is broadly level and is consists of elevated ground which falls away to the west which could result in greater landscape impacts in this direction. The site is located within the open countryside. It is fairly well enclosed with a hedgerow running along the frontage of the site along Sawtry Way, an established vegetation belt along its opposite edge and slightly loose vegetation along its eastern and western edges. A bridleway runs along the site's north-western edge.	~
There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead power cables located along the site's frontage along Sawtry Way and also within the site. There are no nature conservation designations or heritage designations on site. The site contains an existing residential dwelling served by an existing vehicular access off Sawtry Way. The site promoter states that it is considered that the residential property could be demolished to facilitate development, or that it might be retained as offices or on-site residential accommodation for either of the suggested future development uses. The residential property is no longer required by the owners/applicants. The site is partially previously developed and partially greenfield, so its development will partially 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 ownership of a single family who supports its development. There are known legal restrictions impacting the site relating to overhead power cables. It is intended to deliver the site via the landowner, the site promoter states that the residential property is no longer required by the owners. The supporting statement states that an allocation status is sought for specialist static home pitches, commercial, employment, logistics and renewables development. The promoter suggests the land will be available between 2024 and 2028 and will take 1 to 2 years to complete.	~
Achievability The site promoter has identified that all services and access are accessible from within the site apart from gas supply which is not immediately accessible. There are potentially structures on site to clear, there are overhead power cables located along the site's frontage and within the site, the site promoter states that these can be relocated underground. Consultation with utility providers will need to be undertaken to assess if these is feasible, practical and viable. The site can be accessed from Sawtry Way.	~
Deliverability / developability There are potentially structures to clear on site, the site promoter states that these could be retained and reused within the redevelopment of the site. The presence of overhead power cables is a constraint. The site is located within the open countryside and while it is broadly level, it is located on elevated ground resulting in potentially great longer range landscape impacts particularly where land levels drop to the west. The site promoter intends to deliver the site via the landowners and an allocation status is sought. The site promoter states the site will be available between 2024 and 2028, 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:

- Is partially greenfield land and partly previously developed land, classified as grade 2 agricultural land
- Is within flood zone 1 but surface water flood risk in the norther most corner of the site
- Somewhat remote from services and facilities and primary education
- Good accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area
- Is located within the countryside along Sawtry Way
- Promoter is seeing a mix of employment and commercial uses as well as some renewable energy generation and retirement park homes - it is unclear how well these uses can be integrated with each other especially considering the site is less than 1ha in size, nor has evidence on the need for additional park homes in the vicinity has been provided

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for additional employment and commercial uses (not logistics and distribution) as well as some renewable energy generation
- Is not considered suitable for retirement park homes due to its remoteness from key village serves and facilities.
- The site is within the countryside so will need to provide landscaping to minimise the visual impact of development on the countryside to 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 is 0.92ha 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	Commercial - employment The 0.35 plot ratio is most appropriate to use to calculate an indicative capacity for the site.	Available 2028, subject to allocation Build out over 1- 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping. The site has an existing property on site which could be demolished or retained and converted to offices. As such two capacities will be undertaken, one to reflect the site being cleared and the other where the property is converted.	In the scenario where the site is cleared: 0.35 plot ratio x 0.92 ha =0.322 ha of land for employment uses equating to **3,220 sqm**. In the scenario where the property is retained and converted: The property and its curtilage make up approximately 0.26ha of the site. The building is approximately 150sqm 0.35 plot ratio x 0.66ha (remainder of the site) = 0.23ha of land for employment uses equating to 2,300 sqm. Together this could provide **2,450 sqm** of commercial floorspace.	

Updates after the Initial Assessment

Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton

Site reference	Houghton and Wyton 2
Site name	Land at New Manor Farm, Sawtry Way, Wyton

Site address	Parish(es)	Site area (ha)
Land at New Manor Farm, Sawtry Way, Wyton	Houghton and Wyton	3.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	6,415sqm	Available 2023 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:196
Relevant planning history	There is an extensive planning history on the site relating to its commercial uses. HELAA (December 2017): New Manor Farm Equestrian Centre, Sawtry Way, Houghton and Wyton (108)
Land type	Partly greenfield and partly previously developed
Current use of the site	Commercial, residential and industrial
Supporting information	• Indicative Framework Site Plan (drawings number: P23-0902_DE_01__02) • 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
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1, although there are areas at risk from surface water flood risk in the centre of the site. The site is wholly classified as grade 2 agricultural land. The site's location in the open countryside means that impact on the surrounding landscape is a development constraint. The topography of the site is broadly flat but the site is elevated with landscape dropping to the west, there is therefore greater risk of landscape impact of development to the west and south west towards the Great Ouse Valley. The site is screened to the north by trees on the boundary, but there is limited screening to the south, where there are long views across the Great Ouse Valley.	~
The site has had an extensive planning history with recent development on site and committed development yet to be delivered which is altering the landscaping of the wider site. There is a public right way running along the site's northwestern boundary. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead power cables located along the site's frontage along Sawtry Way. There are no nature conservation designations or heritage designations on site. The site currently accommodates a mix of commercial uses on the frontage with an agricultural building and storage uses permitted to the rear. The frontage buildings are principally large span buildings that were originally erected for equestrian use. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use. The site can be accessed from an existing access along Sawtry Way. The Indicative Framework Plan submitted alongside the call for site submissions shows the potential location of new buildings on site as well as change of uses of existing buildings. The submitted supporting statement also sets out in greater detail the proposed uses intended on site including a potential farm shop/ cafe. The site is partially previously developed and partially greenfield, so its development will partially 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 ownership of a single individual who supports its development. There is a development company involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via the landowner. The promoter suggests the land is available now and will take 2 to 3 years to complete.	+
Achievability The site promoter has identified that main water supply and electricity supply are accessible within the site, that the public highway and digital and telecommunications infrastructure being accessible from the site's boundary, and finally gas supply being unknown. The site is already in a mixed residential and commercial use. The site can be accessed from Sawtry Way.	+
Deliverability / developability The site promoter seeks to expand the current commercial uses on site by constructing additional buildings on site as well as changing the use of several existing structures. The site is broadly level but located on elevated ground resulting in potentially great longer range landscape impacts particularly where land levels drop to the west and south west	~

towards the Great Ouse Valley. The site promoter intends to deliver the site via the landowners, it doesn't appear that an allocation status is sought. The site is located in the countryside and seeks to expand and diversify an existing commercial site. The site promoter states the site is available now but as there is not an active planning application for the proposed uses at present, and therefore 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:

- Is partially greenfield land and partly previously developed land, classified as grade 2 agricultural land
- Is within flood zone 1 but surface water flood risk in the norther most corner of the site
- Somewhat remote from services and facilities and primary education
- Good accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area
- Is located within the countryside along Sawtry Way
- Seeking to intensify the consented employment and commercial uses on site with additional commercial buildings as well as a potential farm shop/ café

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for additional employment and commercial uses. Planning approval has already been granted to provide additional commercial floorspace in the north western part of the site
- The site is within the countryside so will need to provide landscaping to minimise the visual impact of development on the countryside to the south and west

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 3.3ha	Commercial - employment	Available 2024 Build out over 2 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Normally, for solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in such schemes. However, as the site promoter is seeking some greenspace and enhanced landscaping to mitigate potential landscape impact, a net developable area will be used for this site. Taking this into account, a 80% net developable area will be used to calculate an indicative capacity for the site. 3.3 ha x 80% = **2.64 ha**	A 0.35 plot ratio will be used reflecting the proposed land uses and location of the site: 0.35 plot ratio x 2.64 ha = 0.924 ha of land for employment uses equating to **9,240 sqm** (this includes a potential farm shop/ café and the existing dwelling on site which could be converted to office space. The site promoter has only stated the potential capacity for three additional large commercial units on site, hence the difference in potential capacities).	

Updates after the Initial Assessment

Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Wyton

Site reference	Houghton and Wyton 3
Site name	Land between Houghton Hill Road and Sawtry Way, Wyton

Site address	Parish(es)	Site area (ha)
Land between Houghton Hill Road and Sawtry Way, Wyton	Houghton and Wyton	3.7

Promoter's Intentions

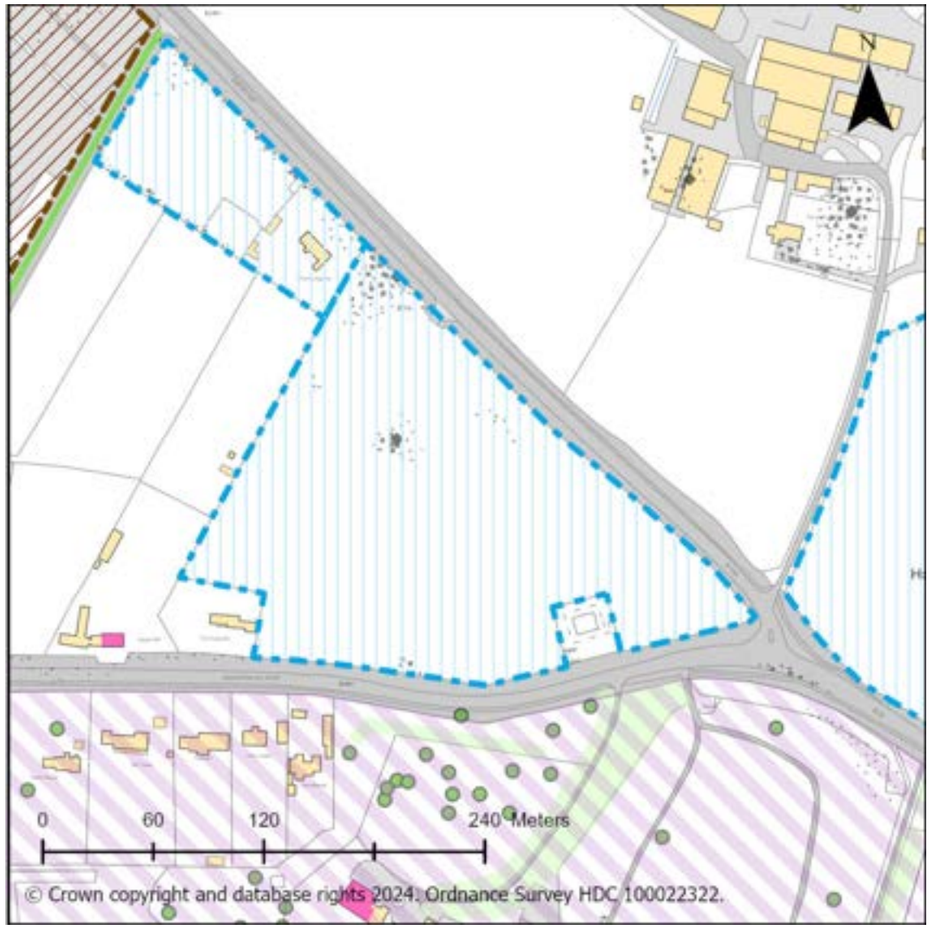
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space uses: Natural, green or open spaces	Up to 9 homes 3ha for a semi-natural, woodland burial site	Available 2023 Built out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:200
Relevant planning history	• 0802235FUL for the construction of an access on the northern site boundary with Sawtry Way. Permission was granted in September 2008, with the access implemented in full shortly thereafter. • The site was assessed in the HELAA 2017 (Between Houghton Hill Road and Sawtry Way, Houghton & Wyton, site reference 117) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• 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
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 but there are pockets of surface water flood risk concentrated within the northern half of the site. The majority of the site is classified as grade 3 agricultural land with only the northern tip of the site, situated adjacent to 'The Bungalow' along Sawtry Way being classified as grade 2. The site is greenfield land located to the north of Houghton Hill Road and to the north of Houghton village. The site features substantial hedging along the western and southern boundaries. The site is broadly level but is located on slightly elevated land which may increase adverse landscape impacts arising from development. Along parts of the southern boundary and to the opposite side of Houghton Hill Road is residential development. Abutting each of the other site boundaries	~

is open countryside with a pocket of industrial development at Houghton Hill Farm opposite the eastern boundary. The supporting statement accompanying the call for site's submission includes an indicative framework plan showing that the proposed dwellings would be located along Sawtry Way with the majority of the site being used for a semi-natural burial site. The site promoter states that the dwellings are proposed to secure financial viability of the project in the short-term whilst the woodland burial plots become established. This area will include extensive tree planting and vegetation, open space and pockets of woodland which would screen the impact of built development. Consultation will be required with the Environment Agency on the impact of a burial site here on groundwater. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead electricity and telegraph lines located along the site's frontage along Houghton Hill Road, along the site's eastern edge along Sawtry Way and also within the site. There are no nature conservation designations or heritage designations on site. The site is however adjacent to the Houghton and Wyton Conservation area and Eagle Mill (grade II listed) is nearby to the south west. Access is possible via Sawtry Way where permission was granted and subsequently implemented for the construction of an access point into the site. The supporting statement shows that this is the only intended point of access into the site. The site is greenfield, so its development 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 ownership with the owner supporting its development. A development company sis involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via the landowner, who is also a housebuilder. The promoter suggests the land is available now and will take 2 years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary apart from gas supply which is unknown. There are no structures on site to clear, there are several overhead electricity and telegraph lines located along the site's boundaries and within the site, also the site is located on elevated and which may increase adverse landscape impacts. The site can be accessed from Sawtry Way. Consultation will be required with the Environment Agency on the impact of a burial site here on groundwater.	~
Deliverability / developability	~

There are minimal structures to clear on site, but the presence of electricity poles, proximity to heritage assets and landscape impacts are constraints to development. The site promoter intends to deliver the site via the landowners who is also a housebuilder., it doesn't appear that an allocation status is sought. The site is located in the countryside 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 success development of the site will require an allocation status. The site promoter states the site is available now but no planning application has yet been made. 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:

- Is wholly greenfield land mostly grade 3 agricultural quality
- Is within flood zone 1 but there is some surface water flood risk within the site
- Somewhat remote from services and facilities and primary education
- Good accessibility to public transport options and employment opportunities
- Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area
- Is located within the countryside along Sawtry Way so integration with the existing place and community is more challenging
- Seeking to provide up to 9 homes along Sawtry Way and the remainder of the site to be used as a natural burial ground with extensive trees and vegetation planted to create a mini woodland which would impact the character of the area
- Potential impact on the setting of designated heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for built development as homes on the site could not be effectively integrated into a existing place or community and are not sustainably located to access day to day services.
- The potential burial ground could be accommodated into the landscape and reinforce the perception of separation of Houghton from St Ives

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 residential development so no capacity calculation has been undertaken for that use The whole site could form the net developable area for a woodland burial ground including appropriate parking provision.	Woodland burial ground including associated car parking	Post 2028 Delivery over an extended period after initial planting and landscaping

Updates after the Initial Assessment

Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Site reference	Houghton and Wyton 4
Site name	Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Site address	Parish(es)	Site area (ha)
Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)	Houghton and Wyton and Huntingdon	3

Promoter's Intentions

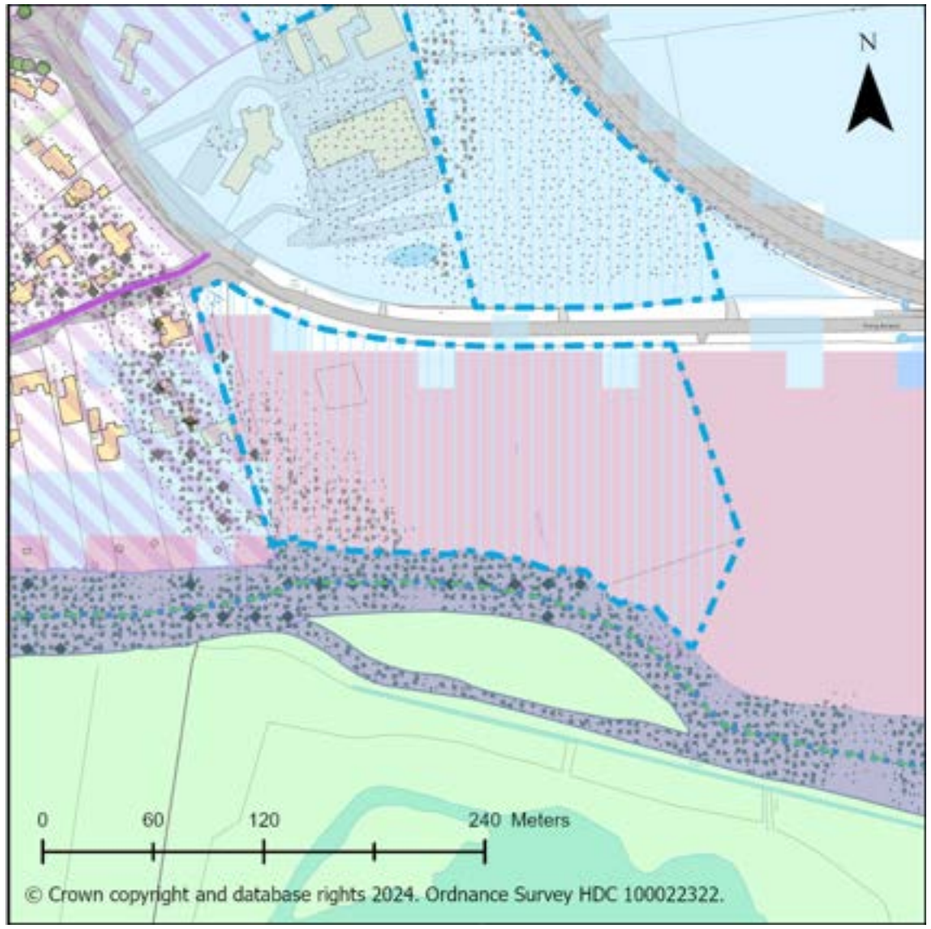
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Specialist housing • Custom and self build housing • Moorings Commercial: • Commercial leisure uses Open space uses: • Land to safeguard against flooding	Quantity for specialist housing not provided 6 custom and self build plots 20 - 40 berths 500sqm for commercial leisure uses 0.5ha for land to safeguard against flooding	Available 2024 - 2028 Complete over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:183
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	Almost all of the site is within flood zone 3b. Some of the proposed land uses are water compatible development.	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 almost completely constrained by fluvial flood risk, approximately 90% of the site is within flood zone 3b with a further 5% within flood zones 2 and 3a. There is about 5% within flood zone 1. This makes the site unsuitable for built development such as specialist housing, self and custom build housing and commercial development. Residential uses are classified as being a more vulnerable use and commercial development as a less vulnerable use as per the NPPF and development in such locations is strongly discouraged. However, the site could potentially be used for moorings and flood mitigation. The western edge of the site is also at risk from surface water flooding. The western half of the site is classified as urban and the eastern half of the site is non-agricultural. The site is broadly	~
flat and is bounded by the River Great Ouse along its southern boundary. Trees and vegetation border the extent of the site's boundaries screening it somewhat from public view and adding to the rural character of the Great Ouse Valley. To the west is residential development, to the north is the former West Anglia Training Centre and to the south and east is open countryside defined by the Great Ouse Valley. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site either but the site adjoins a conservation area on its western edge. Access to the site could be achieved from Old Houghton Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is 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 it is intended to deliver the site directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take 2 to 3 years to complete.	+
Achievability The site promoter has identified that the public highway is accessible from the site's boundary but that all other services are unknown. There are no buildings on site to clear. The site is however very significantly constrained by fluvial flooding which makes built development unsuitable. The delivery of land to mitigate against flooding and moorings are potentially suitable. The site also adjoins a conservation area and the site is in a prominent location in terms of its relationship with the Great Ouse Valley. Access is possible via Old Houghton Road. The potential achievability of the development would depend upon it not overloading the environmental, navigational or flood conveyance capacity of the river. Assessment will require engagement with the relevant water bodies and organisations to determine this.	~
Deliverability / developability There are no structures on site to clear. There are constraints on site that would need to be overcome such as flood risk, landscape impact and heritage impacts. The site promoter states that it is intended to deliver development on site directly by the landowner and that the site will available between 2024 and 2028. The site has however been promoted for a mixed use scheme consisting of residential development (specialist housing and custom and self build housing), moorings, commercial leisure uses and land to mitigate against	~

flood risk. Due to the fluvial flood risk built development is unsuitable on site but land for moorings and flood mitigation may be potentially suitable. It is unclear if the landowner intends to develop a scheme with reduced land uses.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes but appraised for providing flood mitigation and moorings land uses as built development is unsuitable due to the level of flood risk across the site.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Very high fluvial flood risk eliminating the potential for built development
- Good accessibility to natural greenspace
- Provision of additional moorings could reflect the local character of the river uses
- Good accessibility to shopping and local services including public houses
- Good accessibility to bus services facilitating travel to surrounding tourism and leisure destinations
- Limited scope for impact on adjoining conservation area

In combination the outcomes of the LAA and SA indicate that the site:

- Is not suitable for built development due to flood risk other than minimal water compatible structures
- Is suitable for provision of moorings along the river frontage and flood mitigation works
- Access connections to Old Hartford Road would need to located by the eastern boundary of the site to minimise the landscape impact

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relavant water management bodies to reflect the capacity of the river and the physical layout of any moorings.	Moorings (leisure or residential) Flood mitigation	Post 2028 Build out over 1-2 years

Updates after the Initial Assessment

Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Site reference	Houghton and Wyton 5
Site name	Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Site address	Parish(es)	Site area (ha)
Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)	Houghton and Wyton	3.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Retail Open space uses: • Biodiversity net gain opportunities • Land to safeguard against flooding	40 homes (24 market and 16 affordable homes) 1,400sqm of retail floorspace 1ha for surface water storage and biodiversity net gain	Available 2024 - 2028 Build out over 1 - 2 years

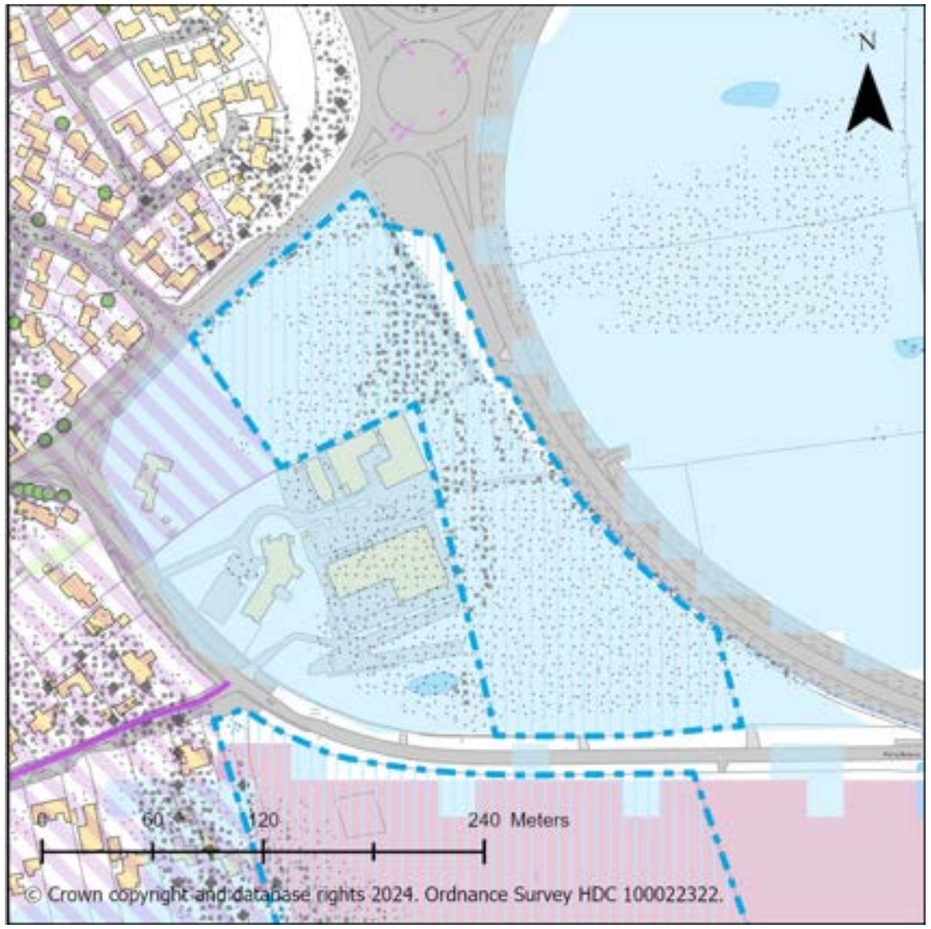
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:315
Relevant planning history	Northern parcel of the site Application number: 22/01460/OUT Proposed development: Outline with all matters (except access) reserved for the erection of 25 - 30 dwellings. Outcome: Pending consideration Application number: 22/01134/FUL
	Proposed development: Engineering works to improve drainage and ground conditions. Outcome: Approved Northern parcel of the site Application number: 18/02239/OUT Proposed development: Residential development with new access, open space and infrastructure (27 dwellings) Outcome: Withdrawn Northern parcel of the site HELAA (December 2017): Main Street. Explored as a proposed allocation in the draft Huntingdonshire Local Plan to 2036 but not progressed to allocation.
Land type	Wholly greenfield land
Current use of the site	Grassed paddock horse grazing land
Supporting information	• Ecological Impact Assessment (May 2022) • Flood Risk Assessment (May 2022) • Tree Survey and Constraints Plan (drawing number: 9299-D-CP revision A) (April 2022) • Tree Survey and Constraints Report (May 2022)

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 an irregular shape consisting of two parcels, the northern parcel is located within Huntingdon parish and the southern parcel within Houghton and Wyton parish. The site is almost completely constrained by fluvial flood risk, approximately 90% of the site is within flood zone 2 with the remaining 10% being within flood zone 1. Residential uses are classified as being a more vulnerable use and commercial development as a less vulnerable use as per the NPPF. The site is also almost completely at risk from surface water flooding. Further assessment will be required on flood risk following the approval	~

of 22/01134/FUL for engineering works to improve drainage and ground conditions and it is noted that the site promoter states that the flood risk is not from the River Great Ouse but arises from poor drainage within the site. In terms of agricultural land class classification, the site is broadly split into thirds, the northern third of the site is classified as grade 2, the middle third as urban and the southern third as grade 3. The site is broadly flat and is bounded by the River Great Ouse along its southern boundary. The site is on the edge of Huntingdon and is currently screened from longer views across open countryside by mature trees and hedges on the site boundaries. This vegetation also adds to the rural character of the Great Ouse Valley. To the north is residential development, to the west is residential development and the former East of West Anglia Training Centre, to the south is open countryside defined by the Great Ouse Valley and to the east the site is defined by the A1123. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. The site is however adjacent to the A1123 and the roundabout between the A1123, A141 and B1514. This could give rise to increased levels air, noise and light pollution. There are no nature conservation designations on site. There are no heritage designations on site either but the site partially adjoins a conservation area on it north western edge. Access to the site could be achieved from Main Street. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take 1 to 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site's boundary. There are no buildings on site to clear and there are no major topographical challenges to overcome. The site is however very significantly constrained by fluvial and surface water flooding which makes built development potentially unsuitable. The delivery of land to mitigate against flooding and for biodiversity net gain are potentially suitable. The site also adjoins a conservation area and the site is in a prominent location in terms of its relationship with the Great Ouse Valley. Access is possible via Main Street. The	~

potential achievability of the development will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this.	
Deliverability / developability There are no structures on site to clear. There are constraints on site that will need to be overcome such as flood risk, landscape impact and heritage impacts. The site promoter states that it is intended to deliver development on site directly by the landowner and that the site will available between 2024 and 2028. The site has however been promoted for a mixed use scheme consisting of residential development, retail uses, biodiversity net gain and land to mitigate against flood risk. Due to the fluvial flood risk built development is potentially unsuitable on site but planning permission has been granted for engineering works to help address flood risk on site. Land for biodiversity net gain and for flood mitigation may be potentially suitable. It is unclear if the landowner would wish to develop a scheme with reduced land uses.	

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:

- Risk of fluvial flooding across almost the entire site (flood zone 2)
- Risk of surface water flooding across almost the entire site
- It is noted permission exists for works to address some flood risk
- Reasonable access to natural greenspace
- Has established landscaping and is well contained particularly on the eastern edge with the A1123 by mature trees
- Good accessibility to town centre shops and services, employment and public transport
- Located in good proximity to existing development

In combination the outcomes of the LAA and SA indicate that the site:

- Heavily constrained by flood risk, therefore not suitable for built development. Flood mitigation and open space may be appropriate.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 3.2 ha	Open space uses and flood mitigation 3.2ha of land for such uses	Available 2024 - 2028

Updates after the Initial Assessment

The LAA has been updated to correct the assessment which originally identified moorings on site, this error has been corrected. The site is not considered to be suitable for built development due to the significant flood risk but could be suitable for flood mitigation and open space.

Houghton and Wyton 6: Ruddles Lane, Wyton

Site reference	Houghton and Wyton 6
Site name	Ruddles Lane, Wyton

Site address	Parish(es)	Site area (ha)
Ruddles Lane, Wyton	Houghton and Wyton	28.03

Promoter's Intentions

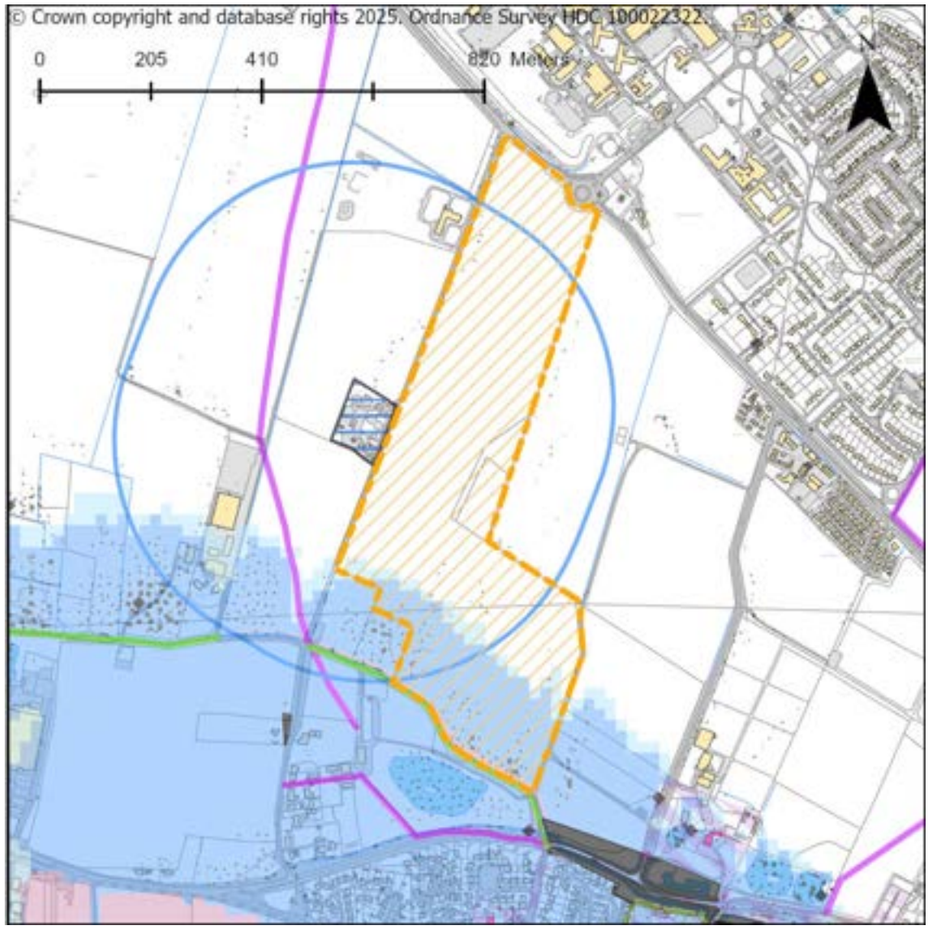
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: • Renewable energy	28.03ha solar farm	Available 2024 - 2028 Build out over 9 - 12 months

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24291
Relevant planning history	None relevant
Land type	Wholly agricultural land
Current use of the site	Greenfield 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 majority of the site is within 400m of a WRA, however considering the proposed use as a solar farm the impact of this constraint is reduced.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is located within flood zone 1, the southern third of the site is however in flood zones 2 and 3a. Approximately half of the site is classified as grade 2 agricultural land and the other half being grade 3. It is broadly 'L' shaped located between Wyton on the Hill and Houghton and Wyton. The site does not immediately adjoin any build development but is located in close proximity to residential and community development in both of these settlements. It northern edge fronts onto the B1090 (Sawtry Way). There is a trackway running along its western edge which provides an access to the adjacent sewage treatment works, vegetation provides some screening form this. Its southern edge benefits from more substantial trees and hedgerows whereas its eastern boundary is much more open. The lowest part of the site is its southern edge which is some 25m lower than its northern edge which provides enhanced opportunities for solar panels, it also increases the potential landscape and visual impact of them particularly viewing the site form the south. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located to the north of the Great Ouse Valley. The site could have some landscape impact due to its location set within agricultural land between two settlements. There are no heritage designations on site or within its immediate vicinity. The site could potentially be accessed from the trackway to that runs along the site's western edge or from the B10190 to the north of the site. There are no structures on site meaning it its development will not contribute to the reuse of previously used or regeneration. The southern half of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is within 400m from a water recycling site, the impact of solar panels in this location on the WRA will also require engagement with the County Council.	~
Availability The site is controlled by a single individual/company who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. Exclusivity agreed and Option to lease in progress between landowner and developer. It is intended to acquire planning permission and then sell to a third party for development. The site promoter suggests the land is available now and could take between 9 and 12 months to complete. They anticipate that the site would be delivered between 2026-2032 to align with the Clean Power 2030 Action Plan which sets out the Government's view of the pathway to achieve clean power by 2030 and the steps needed to get there.	+
Achievability	~
The site promoter identifies that mains water supply, electricity supply and the public highway are accessible form the site boundary whereas gas supply and digital and telecommunications infrastructure are unknown. The Council's Climate Change evidence document E Renewable Energy Assessment suggests that part of the site has technical suitability for renewable energy. The potential impact on the Ouse Valley landscape needs further scoping to ensure that panels can be effectively integrated without causing substantial harm to the character of the landscape. There is also some significant flood risk on the southern portion of the site, solar panels can be located on land within flood zone 1 but the landscape of impacting of locating them solely there were land levels rise will need further scoping. The site promoter has stated that there is the potential for biodiversity and habitat enhancements to be integrated into proposals.	
Deliverability / developability There are no structures on site to clear. The potential impact of solar panels on the landscape setting of the Ouse Valley and also the flood risk present are constraints particularly considering the slope of the site and will require assessment. The impact of development on the WRA will also require assessment, however considering the proposed uses this is likely to be less impactful. It is intended to acquire planning permission on site and then sell it to a third party for development. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, the site is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land with half of the site being grade 2 and the other half being grade 3 agricultural land
- Some of the southern part of the site is constrained by fluvial flood risk
- Solar farm will assist in the generation of renewable energy
- There may be some impact on the setting of surrounding settlements and landscape including the Great Ouse Valley landscape but this is likely to be minimal considering that development will be ground mounted solar panels but this will require scoping further taking into account the sloping nature of the site.

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for a solar farm development incorporating appropriate levels of landscaping and incorporation of biodiversity and habitat enhancements to mitigate landscape impact. Future applications should be accompanied by a landscape and visual impact appraisal and also appropriate ecological surveys.
- Solar farm will assist in the generation of renewable energy
- Solar panels should be located within parts of the site that are within flood zone 1
- The Council's Climate Change evidence document E Renewable Energy Assessment suggests that part of the site has technical suitability for renewable energy.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 28.03 ha. 60% net developable area to allow for appropriate landscaping and to place development within flood zone 1. 28.03 ha x standard proportion of 60% = **16.8 ha**	Infrastructure - renewable energy - solar **16.8 ha** of ground mounted solar panels	Available 2024 - 2028 Build out over 12 months in line with site promoter's expectations

Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, the site promoter submitted an additional supporting document and plans in support of their proposal.

Houghton and Wyton 7: Land between Garden Centre and Splash Lane, Wyton

Site reference	Houghton and Wyton 7
Site name	Land between Garden Centre and Splash Lane, Wyton

Site address	Parish(es)	Site area (ha)
Land between Garden Centre and Splash Lane, Wyton	Houghton and Wyton	16.38

Promoter's Intentions

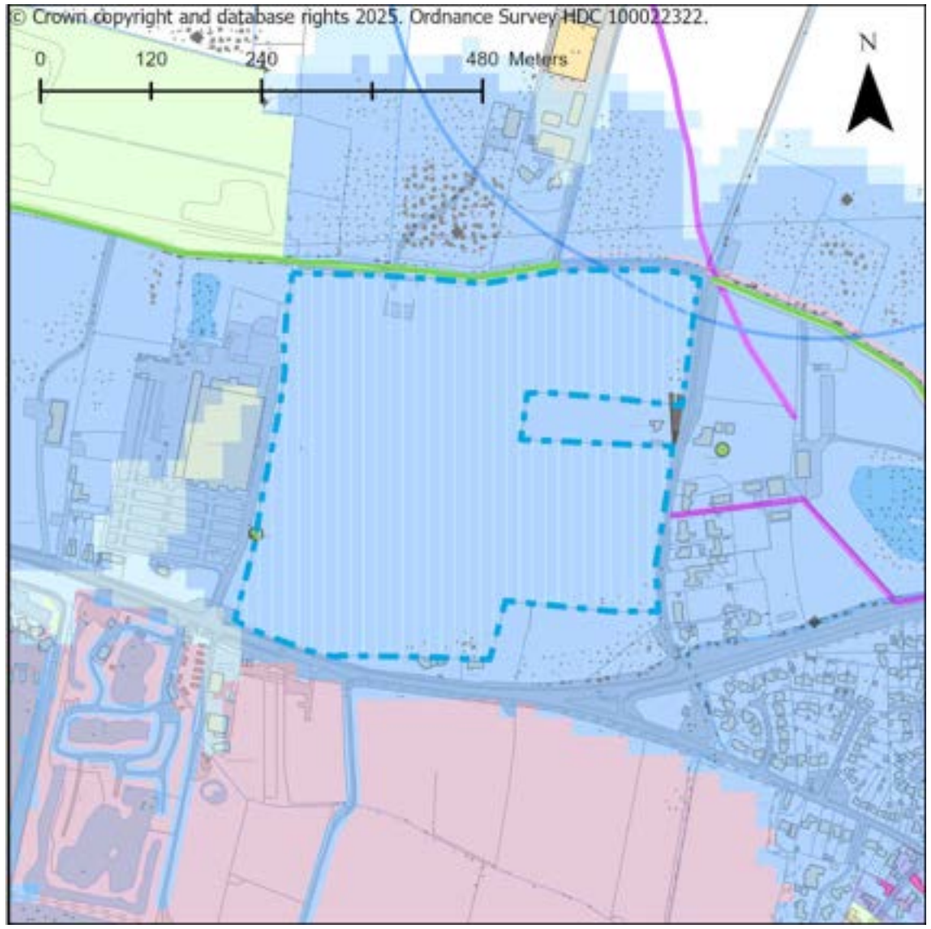
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self build housing Commercial: • Employment Infrastructure: • Supporting infrastructure	Up to 450 homes Employment floorspace TBC - potentially 1ha of land for start-up and incubator business space and/or a community facility Supporting infrastructure TBC	Available 2024 - 2028 Build out over 5 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24264
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• WRA Buffer zone map

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A very small part of the site's north eastern corner falls within the buffer zone around a WRA.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 3a. The site promoter has put the site forward for a residential led mixed use development which is classed as being more vulnerable in the NPPF. The majority of the site is classified as being grade 2 agricultural land with its northern edge being grade 3. The site is broadly level with hedgrows and trees running along all of its boundaries enclosing the site from the wider landscape apart from its southern edge which bounds Huntingdon Road which is very open providing views into the site. To the west of the site is Dobbies garden centre, to the south is Huntingdon Road (A1123), to the east is residential development and to the north is a mixture of agricultural fields and farm complexes. Development of this large site would have an urbanising impact on the landscape and approach to Houghton and Wyton and would further erode the sense of separation between it and nearby settlements. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site. There are no nature conservation designations on site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site could have some landscape impact due to its location set within agricultural land between two settlements. There are no heritage designations on site or within its immediate vicinity. The site could potentially be accessed from Huntingdon Road (A1123). There are no structures on site meaning it its development will not contribute to the reuse of previously used land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. Its north eastern corner is within 400m from a water recycling site, engagement with the County Council will be required but development could be placed away form the area within the buffer zone. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	-
Availability The site is controlled by a single family who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. It is intended to acquire planning permission and then sell to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and could take up to five years to build out.	+
Achievability The site promoter states that the public highway is accessible form the site boundary and electricity supply is available within the site. Gas supply, mains water supply and digital and telecommunications infrastructure access is unknown. There are buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site could be accessed from Huntingdon Road (A1123). Its development would led to considerable landscape impact and have a further urbanising impact on the landscape reducing the sense of separation between Houghton and Wyton and nearby settlements.	-
Deliverability / developability	-

There are some existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to to acquire planning permission and then sell to a third party for development. They state that the site is will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	

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 and the proposed residential uses being classed as a more vulnerable use. The urbanising impact it would have on the Great Ouse valley and risk of coalescence between settlements are also considered to be a major constraints making the site unsuitable.

Impact of the Sustainability Appraisal on the assessment

Not applicable as the site does not progress to the Sustainability Appraisal stage.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

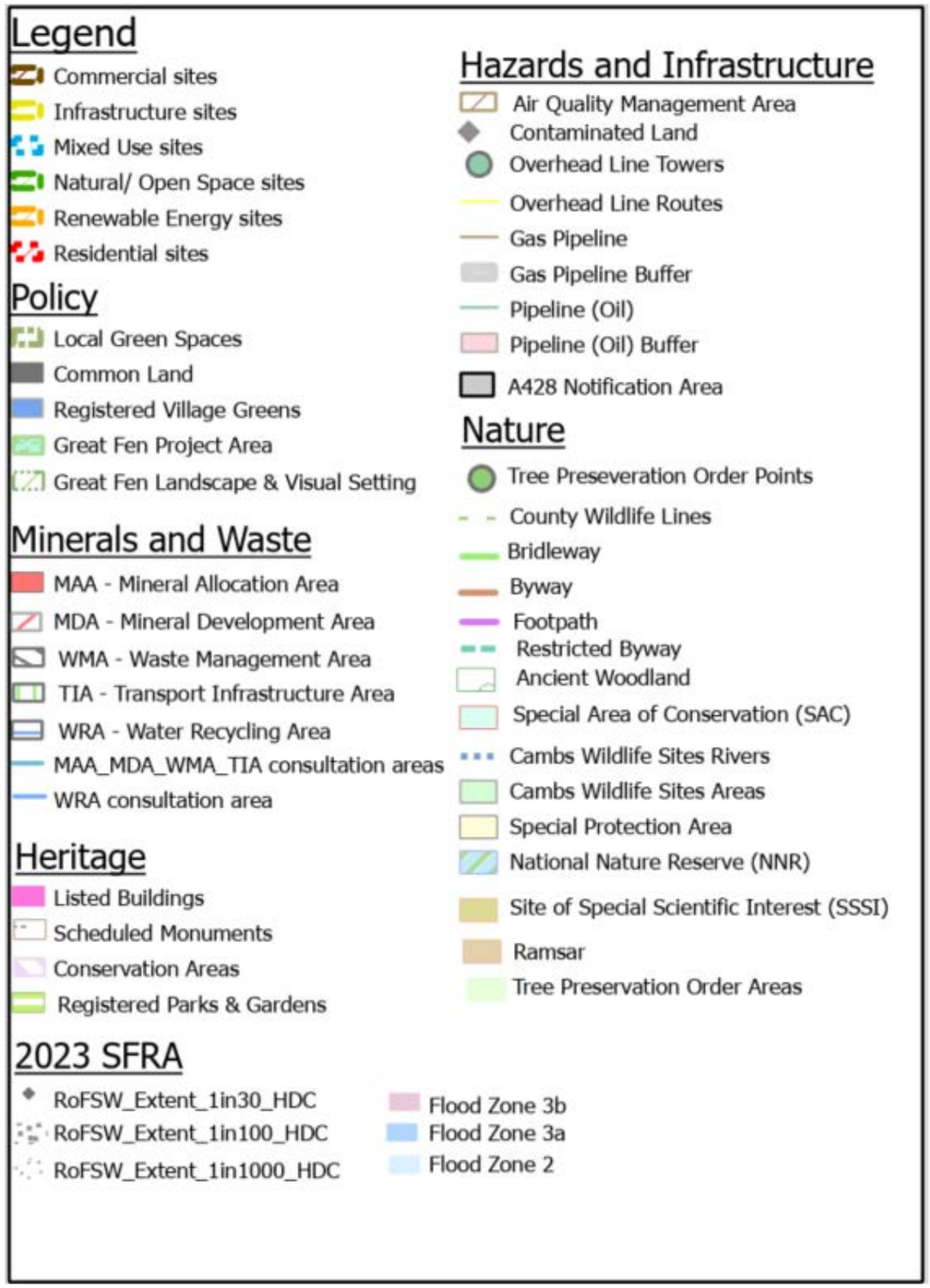
Updates after the Initial Assessment

St Ives

8.19 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Ives 1: Land East of Harrison Way, St Ives (smaller site)
- St Ives 2: Land East of Harrison Way, St Ives (larger site)
- St Ives 3: Land South of Meadow Lane, St Ives
- St Ives 4: Land North of Meadow Lane, St Ives
- St Ives 5: Land at Marley Road, St Ives
- St Ives 6: Westwood Farm, North of Marley Road, St Ives
- St Ives 7: Old Ramsey Road, St Ives
- St Ives 8: Land at 34 The Broadway, St Ives

8.20 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



St Ives 1: Land East of Harrison Way, St Ives (smaller site)

Site reference	St Ives 1
Site name	Land East of Harrison Way, St Ives (smaller site)

Site address	Parish(es)	Site area (ha)
Land off Meadow Lane, St Ives	St Ives	1.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	100 homes	Available 2024 - 2028 Build out over 1.5 years

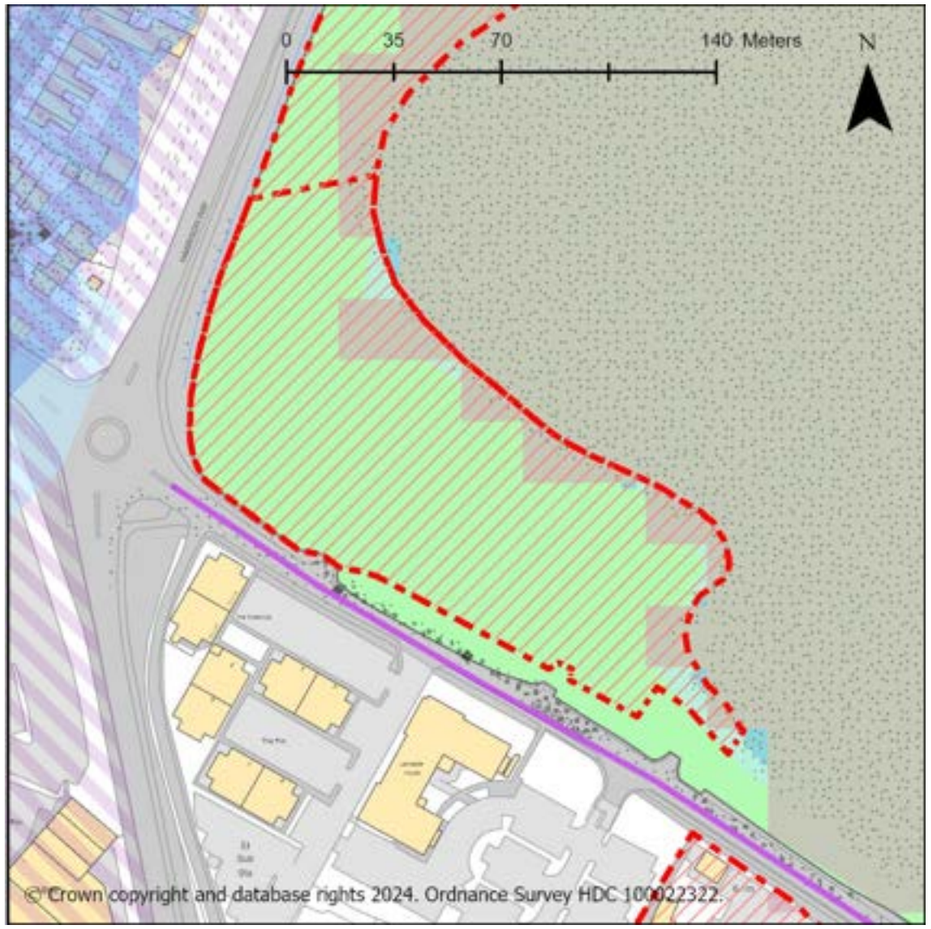
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:100
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Naturally vegetated land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 1, some of the site's edges fall within flood zones 3a and 3b but this is less than 50% of the site area.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	The site is completely within the Meadow Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability This site has also been submitted within a larger site area under CfS:386 (St Ives 2). The site is located on the western edge of a lake and consists of a previous industrial quarry site. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site is wholly classified as urban. The site is broadly level but does very gently slope downwards on its northern and eastern edges where it adjoins the lake. Across the whole of the site are established trees and vegetation. Its eastern and northern edges are defined by the lake and its western edge by the A1096 (Harrison Way), which beyond that is residential development. To the south is the Meadow Lane Business Park and to the north is further greenspace and Hunts Sailing Club. There is no known contamination on site but this may require further investigation as some of the site is a former industrial quarry site. There are no oil pipelines running through the site. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it. There are two existing points of access into the site located along Meadow Lane. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the south eastern most corner of the site is situated in an extensive mineral safeguarding area for sand and gravel, the rest of the site is outside; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single owner who supports its development. A developer company is involved with the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission before selling the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take approximately a year and a half to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site's boundary. There are no structures to clear but there is extensive trees and vegetation across the site, some of which will need to be cleared. The site is within flood zone 2 with some of its eastern edge falling within flood zones 3a and 3b. The parts of the site at highest flood risk could potentially be mitigated through landscaping and sustainable drainage but further engagement with the Environment Agency would be required considering that the site is being proposed for residential uses. Also, impact on the County Wildlife Site will need to be assessed. There will need to be adequate mitigation against air, noise and visual pollution arising from its proximity to the A1096 on future residents.	~
Deliverability / developability The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present on site. The site's location in relation to the A1096 is also a constraint in terms of the potential for higher level of pollution impacting the amenity of future residents. The site promoter states that the site will be available between 2024 and 2028 and that a developer company is involved with the site. It does not appear that an allocation status is sought for the site. Considering this and the constraints on site, 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:

- Is wholly greenfield land
- The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b
- In walking distance to town centre services and facilities, primary education and employment opportunities although crossing the A1123 to access these is challenging as a result of minimal appropriate crossing points
- Good accessibility to public transport options
- Remote from natural green space
- The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site, built development is likely to adversely impact this and the landscape character of the area
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Potential for increased levels of pollution arising form its proximity to the A1123
- Located on the eastern edge of St Ives separated by the A1123 (Harrison Way),there is potential that it could be integrated with the existing place and community but this is more challenging

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for development as successfully integrating the site with the existing place and community would be challenging and development would likely adversely impact the character of the County Wildlife Site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter made representations referencing a series of supporting documents that were submitted in support of the planning application 24/02275/FUL. This was submitted in December 2024 for the development of Use Class C2 Residential Accommodation with Care comprising of apartments for people aged 65 and over, communal facilities, associated landscaping, car parking, services and access from Meadow Lane. It was refused in April 2025 based on a number of reasons including its lack of accessibility to services and facilities, its urbanising impact, insufficient information to assess the impact on residents from nearby recreational activities and noise levels, and its impact on the Great Ouse Valley Priority Area and potential to support habitats. As such the site is still considered to be inappropriate for development.

St Ives 2: Land East of Harrison Way, St Ives (larger site)

Site reference	St Ives 2
Site name	Land East of Harrison Way, St Ives (larger site)

Site address	Parish(es)	Site area (ha)
Land East of Harrison Way, St Ives (larger site)	St Ives	2.55

Promoter's Intentions

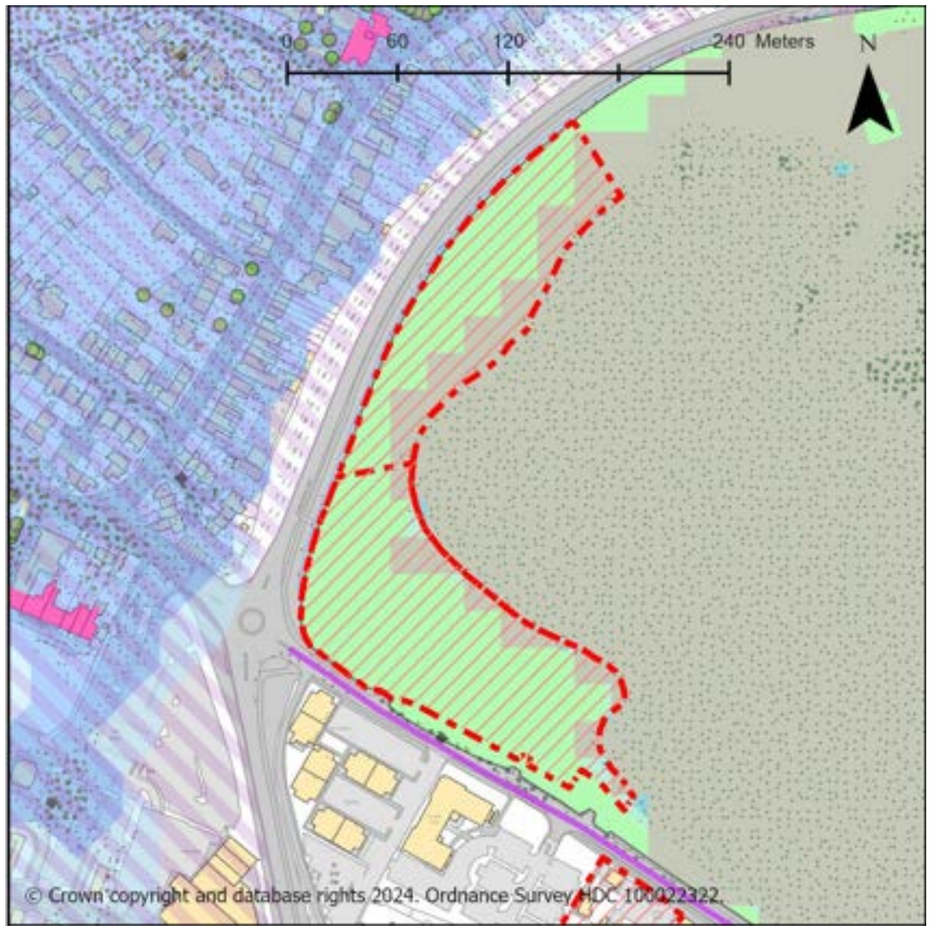
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	75 - 110 units	Available 2023 Build out over 1 year

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:386
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Naturally vegetated land
Supporting information	• Statement to support submission

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 1, some of the site's edges fall within flood zones 3a and 3b but this is less than 50% of the site area.	
Designated local green space	None	Pass
Nature conservation designation	The site is completely within the Meadow Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located on the western edge of a lake and consists of a previous industrial quarry site. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site is wholly classified as urban. The site is broadly level but does very gently slope downwards on its eastern edge where it adjoins the lake. Across the whole of the site are established trees and vegetation forming a green wedge between the lake and the urbanised town environment to the west.	~
Its eastern edge is defined by the lake and its western edge defined by the A1096 (Harrison Way), which beyond that is residential development. To the south is the Meadow Lane Business Park and to the north is further greenspace and Hunts Sailing Club. There is no known contamination on site but this may require further investigation as some of the site considering that it is a former industrial quarry site. There are no oil pipelines running through the site. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it. The site promoter identifies that vehicle access to the site is expected to retain the site's two existing vehicular access points, located approximately 60m and 120m to the southeast of the existing A1096/Meadow Lane roundabout. The site promoter's supporting statement identifies that built development will be focused on the southern most part of the site facing onto Meadow Lane utilising the existing access points (this southern part of the site has also been submitted under CfS:100 - St Ives 1, this submission excludes the land north that loops around the lake towards the sailing club). The remaining northern part of the site that loops around the lake will be used for open space. The site promoter also states that there is an informal track parallel to Harrison Way, and that this provides an opportunity to make a loop to provide amenity value. They also state that existing planting will remain in order to screen and provide a barrier to vehicle noise. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the south eastern most corner of the site is situated in an extensive mineral safeguarding area for sand and gravel, the rest of the site is outside; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner who supports its development. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to acquire planning permission before selling the site to a third party for development. The promoter suggests the land is available now and take less than one year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site's boundary. There are no structures to clear but there is extensive trees and vegetation across the site, some of which will need to be cleared. The site is within flood zone 2 with some of its eastern edge falling within flood zones 3a and 3b. The parts of the site at highest flood risk could potentially be mitigated through landscaping and sustainable drainage but further engagement with the Environment Agency would be required considering that the	~

site is being proposed for specialist housing. Also, impact on the County Wildlife Site will need to be assessed. There will need to be adequate mitigation against air, noise and visual pollution arising form its proximity to the A1096 on future residents.	
Deliverability / developability The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present on site. The site's location in relation to the A1096 is also a constraint in terms of the potential for higher level of pollution impacting the amenity of future residents. The site promoter states that the site is available now and does not appear to seek an allocation status for the site. Also, while the site promoter identifies that the site has been optioned, no information has been provided as to whether a house builder or specialists housing provider is currently involved with the site. However, information provided under CfS:100 (St Ives 1) identifies that a specialist housing/ retirement accommodation provider is involved. Considering this and the constraints on site, 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:

- Is wholly greenfield land
- Is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b.
- In walking distance to town centre services and facilities, primary education and employment opportunities although crossing the A1123 to access these is challenging as a result od minimal appropriate crossing points
- Good accessibility to public transport options
- Remote from natural green space
- The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site, built development is likely to adversely impact this and the landscape character of the area
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Potential for increased levels of pollution arising form its proximity to the A1123
- Located on the eastern edge of St Ives separated by the A1123 (Harrison Way), there is potential that it could be integrated with the existing place and community but this is more challenging

In combination the outcomes of the LAA and SA indicate that the site:

- The site is inappropriate for development as successful integration with the existing place and community is challenging and development would adversely impact the character of the County Wildlife Site.

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

St Ives 3: Land South of Meadow Lane, St Ives

Site reference	St Ives 3
Site name	Land South of Meadow Lane, St Ives

Site address	Parish(es)	Site area (ha)
Land South of Meadow Lane, St Ives	St Ives	0.65

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Circa 40 homes	Available 2029 - 2034 Build out over 2 years

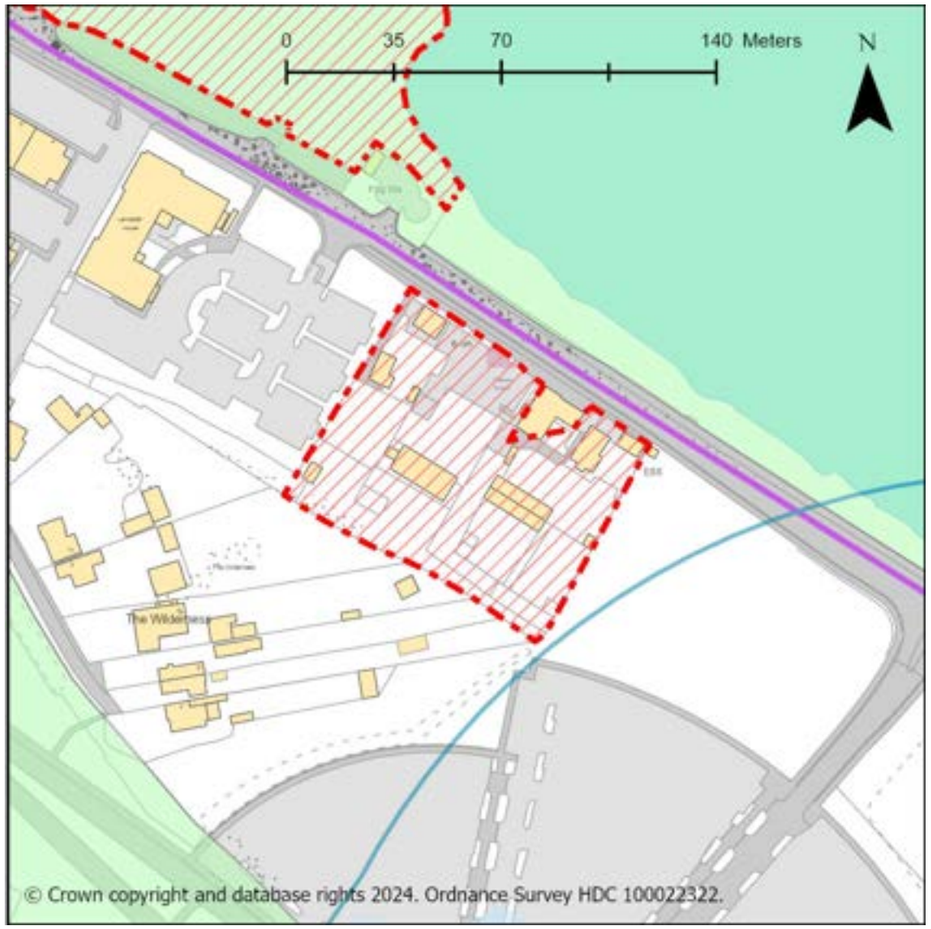
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:109
Relevant planning history	Previous planning history on site relating to commercial uses currently on site
Land type	Previously developed
Current use of the site	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

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	~

The site consists of a children's nursery and café. The site is within flood zone 1. The majority of the site is classified as urban apart form the north eastern corner of the site which is classified as non-agricultural. The site is broadly level with more established vegetation along its western and southern edges where the site adjoins the Meadow Lane Business Park and residential curtilages respectively. The site's boundaries are more open to the east and north. To the north is Meadow Lane and to the east is open grassland. There is no known contamination on site but this may require further investigation considering the site is previously developed. There are no oil pipelines running through the site. There are telegraph poles located along the site's eastern boundary. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. There are no nature conservation or heritage designations on site. There is an existing access into the site from Meadow Lane. The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site, however, the site promoter states that a key constraint to development is to work with the existing tenants to find alternative locations for their businesses. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2029 and 2034 and take two years to complete.	+
Achievability The site promoter has identified that gas supply, the public highway and digital and telecommunications infrastructure are accessible from the site boundary, with mains water supply and electricity supply available within the site. There are several existing buildings and structures to clear, some of which are substantial and permanent in structure. The site is fairly level with very few topographical constraints to overcome, however it is heavily constrained by fluvial flood risk. The site has an existing access from Meadow Lane which serves the children's nursery on site. The site promoter states that they will work with existing tenants to relocate, however it is unclear at this stage how feasible that is and if an appropriate site is available.	~
Deliverability / developability	~

There are several existing structures to clear in order to redevelop this previously developed site. There are also existing business on site that will need to relocate before development can commence. The site promoter states that they anticipate that the site will be available between 2029 and 2034, 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:

- Is previously developed land
- The site is within flood zone 1
- In walking distance to town centre services and facilities, primary education and employment opportunities
- Good accessibility to public transport options
- Remote from natural green space
- Within the Great Ouse Valley Green Infrastructure Priority Area and within 200m of the Meadow Lane Gravel Pits CWS
- Potential for increased levels of pollution arising form its proximity to the A1123
- Located on the eastern edge of St Ives separated by the A1123 (Harrison Way) and adjoins an established employment area making integration of residential uses more challenging

In combination the outcomes of the LAA and SA indicate that the site:

- The site could be potentially suitable for residential development utilising previously developed land on the edge of St Ives. Integration is more challenging by virtue of its edge of town location. Appropriate noise mitigation will be required to mitigate the impact of the A1123 and nearby employment uses.
- Support residential development on sites of less than 1ha
- This is also dependent on the successful relocation of the existing occupiers 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 0.65ha 90% net developable area allowed to incorporate landscaping an noise mitigation form the A1123 and nearby employment uses. 0.65ha x standard proportion of 90% = **0.585 ha**	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of town location. Low density of 35 dph = 0.585ha x 35 dph = **20 homes**	Available post 2028 subject to allocation Build out over 1 year

Updates after the Initial Assessment

St Ives 4: Land North of Meadow Lane, St Ives

Site reference	St Ives 4
Site name	Land North of Meadow Lane, St Ives

Site address	Parish(es)	Site area (ha)
Land North of Meadow Lane, St Ives	St Ives	7.95

Promoter's Intentions

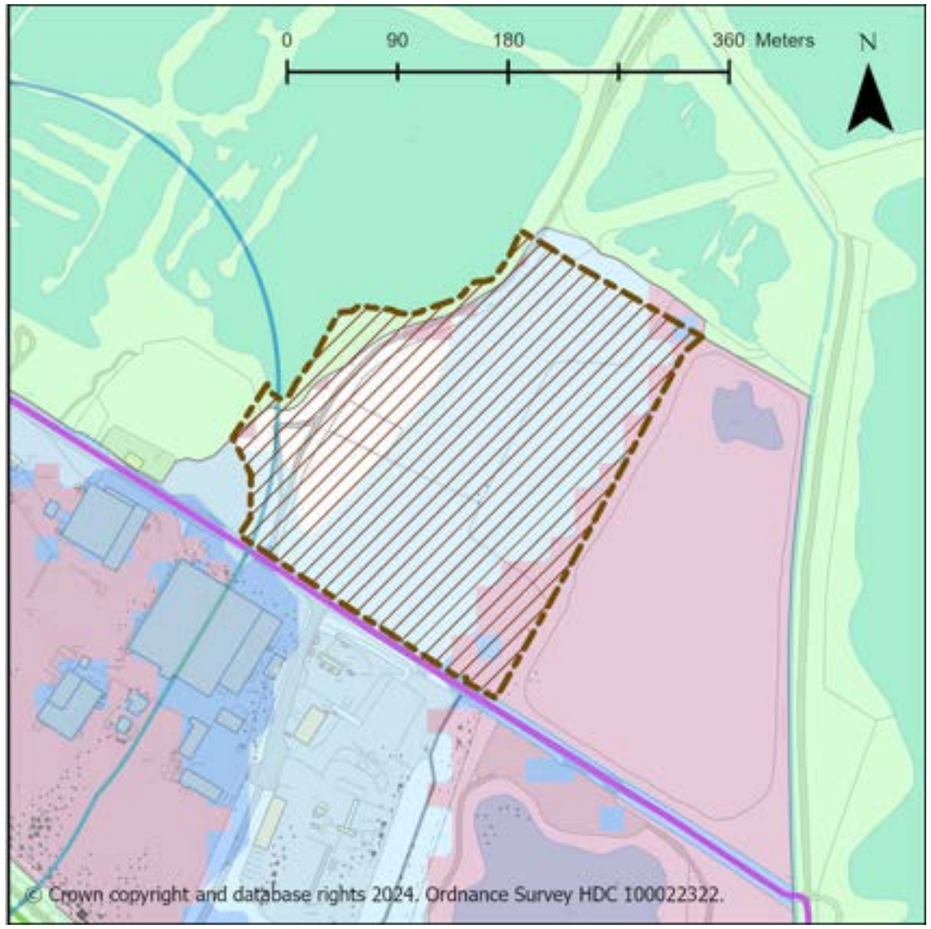
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Circa 28,000 sqm	Available 2024 - 2028 Build out over 3 - 4 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:110
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Grazing land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 2, some of the site's edges fall within flood zones 3a and 3b but this is less than 50% of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge.	Pass
Within mineral development area or water recycling area	The south western corner of the site falls within 400m of a waste management area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b. There is some minimal risk from surface water flooding. Employment uses are classified as being a less vulnerable use as per the NPPF. The site is wholly classified as non-agricultural. The site is broadly level but does rise gently towards its eastern edge. The boundaries of the site are clearly defined by hedgerows and trees. It is most open along Meadow Lane. To the south of the site on the opposite side of Meadow Lane is commercial development, to the north, east and west is the open countryside consisting of the Meadow Lane Gravel Pits County Wildlife Site.	~
There is no known contamination on site but this may require further investigation considering the site is previously developed. There are no oil pipelines running through the site. There are telegraph poles located along the site's frontage. The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge. There are no heritage designations on site. There is an existing access from Meadow Lane which links to a track that runs through the site. It is unclear at this stage what form of commercial development would be acceptable on site and the volume and type of vehicle movements it may generate. Engagement with Cambridgeshire County Council will be required to determine if the existing access and local road network can accommodate the 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 sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south western corner of the site falls within 400m of a waste management area.	
Availability The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take between 3 and 4 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. Fluvial flood risk is a key constraint to development, additionally, the County Wildlife Site is another constraint which built development could impact. The site has an existing access from Meadow Lane, the achievability of this access and the local road network being able to accommodate the proposed quantum of development will need to be assessed with the Highways Authority.	~
Deliverability / developability There are no existing structures to clear but flooding and the impact of development on nature conservation sites and the wider countryside are key barriers to overcome which may impact the deliverability and developability of the site. The site promoter states that they anticipate the site will be available between 2024 and 2028, 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:

- Is wholly greenfield land
- Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b
- Reasonable accessibility to town centre services and facilities
- Good accessibility to public transport options
- Remote from natural green space
- Within the Great Ouse Valley Green Infrastructure Priority Area and the Meadow Lane Gravel Pits CWS partially falls within the site
- Potential to provide new employment and job growth
- Located to the east of St Ives, located along Meadow Lane where there is a series of commercial development but located on the other side of the road. Development on this side is uncharacteristic of the immediate area and would significantly alter the character of the landscape

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its potentially significant adverse impacts on the landscape, nature conservation designations and on local ecology
- The site is also significantly constrained by fluvial flood risk

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

St Ives 5: Land at Marley Road, St Ives

Site reference	St Ives 5
Site name	Land at Marley Road, St Ives

Site address	Parish(es)	Site area (ha)
Land at Marley Road, St Ives	St Ives	36.12

Promoter's Intentions

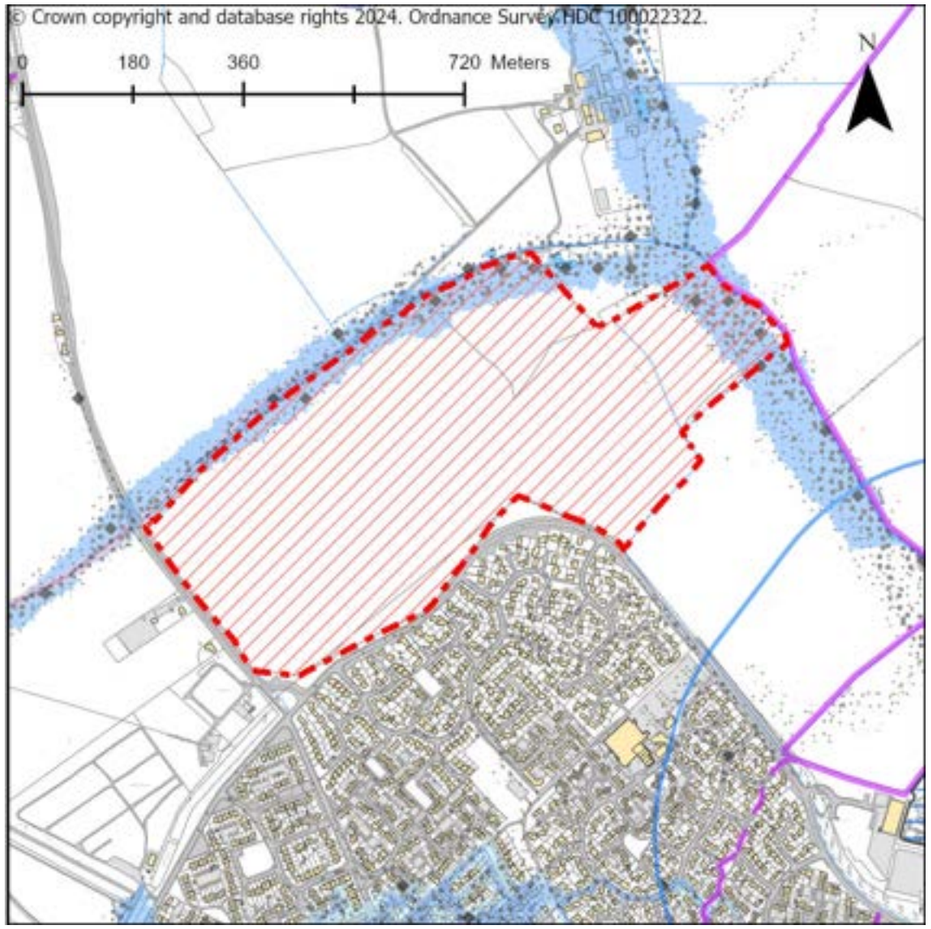
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	Up to 600 homes	Available 2024 - 2028 Build out over 10 - 15 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:292
Relevant planning history	None relevant HELAA (December 2017): East of Old Ramsey Road, St Ives (206) HELAA (December 2017): North of St Ives (130). The site included as part of a larger site.
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 Most of the land is classed as flood zone 1 but parts along the northern and eastern boundary are classed as flood zone 3a, with more limited areas along these boundaries being classed as flood zone 2. Along the southern boundary, an area of the site is classed as flood zone 3a, with a further area being classified as flood zone 2. Surface water flood risk is also a constraint in these parts of the site. The majority of the site is classified as grade 2 agricultural land, with approximately 25% of the site being classified as grade 3 in the eastern part of the site. The site is greenfield located on the northern edge of St Ives adjoining residential development along Marley Road at its southern boundary, to the north west and east is open countryside. Along its northern boundary is a private access road to Wiggin Hill Farm. The topography of the site is relatively flat in the western and central parts of the site but is more low lying towards the eastern end of the site. The site rises towards the western end of the site, and a ridge runs southwest to northeast along the centre of the western end of the site. The site is screened by hedgerows and trees. Development would be visible from Old Ramsey Road and footpaths to the north of the site. These in combination mean that development is likely to result in greater landscape impacts. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's northern edge along the private access road to Wiggin Hill Farm. There are no nature conservation designations or heritage designations on site. Access could be provided along Old Ramsey Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated. The site is greenfield, so its development 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 is a Planning Promotion Agreement in place between the landowners and a developer. The site promoter states that there are known legal restrictions impacting the site but details have not provided. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10-15 years to complete.	+
Achievability	~
The site promoter has identified that only the public highway is accessible from the site boundary, electricity supply is available within the site, with gas supply, mains water supply and digital and telecommunications infrastructure being unknown. There are no structures on site to clear, the site is largely flat but slopes downwards to the east, as such it is fairly prominent in landscape views and from public rights of way which will require additional landscaping to mitigate adverse impacts. The site is also heavily constrained by flood risk along the its northern, eastern and southern edges which to mitigate against will further minimise the potential net developable area. Access is possible via Old Ramsey Road but it needs to be assessed if the scale of development can be accommodated in transport terms.	
Deliverability / developability There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are very clear constraints to development as well as appropriate access to the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, 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:

- Is wholly greenfield land with approximately 75% of the site being classified as grade 2 agricultural land
- Is mostly within flood zone 1 but there are parts within flood zone 2 and 3a
- Has good accessibility to town services and facilities, primary education, public transport options and employment opportunities
- Remote from natural green space
- Is of a scale that could provide a mix of housing sizes, types and tenures
- Adjoins the northern edge of St Ives extending into the countryside, the scale of the potential development would alter the townscape and landscape considerably
- Integration with the existing place and community is challenging as there is no footpath along Old Ramsey Road along the site's frontage and connections may not be possible into existing adjoining residential areas

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again including an indicative site layout to show connections into existing settlement. Upon review, there are no substantive new evidence provided to overcome the concerns set out above. Development would likely need to be part of a wider development as in isolation the site would sit uncomfortably. Also need more certainty on road improvement works. Sites selected in the Preferred Options Local Plan are more sustainably located with direct access to services and facilities including the town centre.

St Ives 6: Westwood Farm, North of Marley Road, St Ives

Site reference	St Ives 6
Site name	Westwood Farm, north of Marley Road, St Ives

Site address	Parish(es)	Site area (ha)
Westwood Farm, north of Marley Road, St Ives	St Ives	56.5

Promoter's Intentions

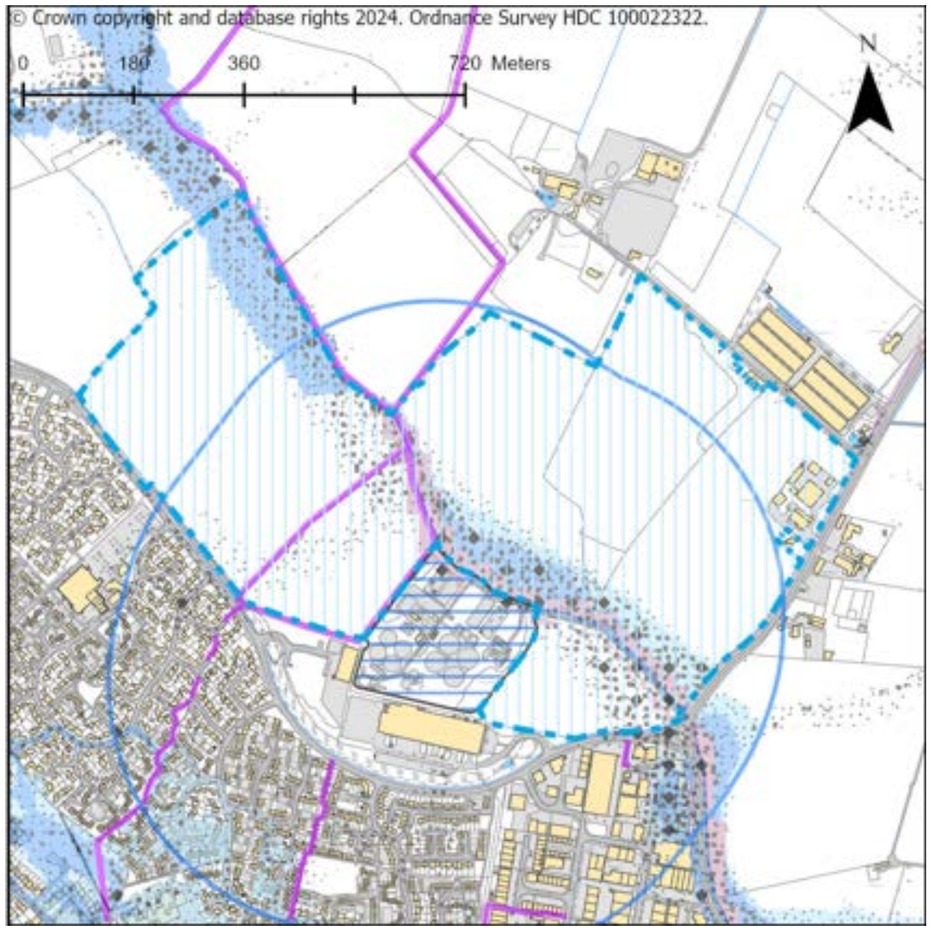
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self build housing Commercial: • Employment Infrastructure: • Supporting infrastructure Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	600 homes (anticipated 35dph and barn conversions for 6 residential units) Custom and self built plots to be determined 12,000sqm of employment floorspace Associated infrastructure to support residential development 28.6ha for natural, green or open spaces (this includes 8ha for land to safeguard against flooding) 22.8ha for biodiversity net gain	Available 2024 - 2028 Build out over 10 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:246
Relevant planning history	None relevant
	HELAA (December 2017): North of St Ives (130). The western half of the site was assessed as part of an alternate site area.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Vision document (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small channel of land 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	Approximately 75% of the site falls within a water recycling area as the site adjoins a sewage works. No odour assessment has been submitted as part of the call for sites submission. The land that does not fall within the water recycling area and is very detached from St Ives so its development would not relate well to the settlement being located in the open countryside.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Most of the land is classed as flood zone 1 but there is a channel of water running through the site and is at a higher risk of flood risk running centrally through the site with some of this being within flood zone 3b, 3a and 2. Surface water flood risk is also a constraint in these parts of the site. The majority of the site is classified as grade 3 agricultural land. There are several barns on site which are proposed to be converted to residential properties. The site is greenfield located on the northern edge of St Ives adjoining residential development along Marley Road at its southern boundary wrapping around the sewage works. To the north, west and east is open countryside with some agricultural buildings and farms nearby. The topography of the site rises to the north by some 10-15m meaning	~
development on towards the northern half of the site would have a more prominent impact on the landscape. The site consists of several fields marked out by field boundaries and vegetation. There are several public rights of way within the site which in combination wit the land levels will make development more visible and result in greater landscape impacts. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's eastern edge and through into the site. There are no nature conservation designations or heritage designations on site. Access could be provided along the B1040 and Marley Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. Approximately 75% of the site is situated within 400m from a water recycling site, this will require detailed assessment to overcome amenity and odour impacts on future residents and users of the site. The site promoter in their Vision Document identifies that residential development will wrap around the sewage works focused in the northern half of the site with a landscape belt around the works including sustainable drainage to mitigate this impact. Considering the rising land levels, this could have much more prominent landscape impact. They propose placing employment development in the south eastern corner immediately adjoining the sewage works, this will also require mitigation to ensure a high quality working environment.	
Availability The site is in the ownership of a single family who supports its development. The site promoter has identified that they are unsure if there are any legal restrictions impacting the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take about 10 years to complete.	+
Achievability The site promoter has identified that the public highway, electricity supply, gas supply, mains water supply and digital and telecommunications infrastructure are all accessible from the site boundary. There are no structures on site to clear apart from the conversion of several barns on site. There is flood risk and surface water flood risk to overcome as well as the odour and amenity issues from the sewage works. The landscape impact of development will also require a comprehensive landscape strategy integrating sustainable drainage. The public rights of way will need to be incorporated into proposals. Access is potentially possible form the B1040 and Marley Road but it needs to be assessed if the	~

scale of development can be accommodated in transport terms. The scale of the site and the proposed development could have a significant adverse impact on the landscape setting of St Ives.	
Deliverability / developability There are no structures to clear on site, but the sewage works, flood risk on site as well as potential landscape impact are very clear constraints to development as well as appropriate access to the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, 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:

- Is wholly greenfield land with most of it being grade 3 agricultural land
- Is mostly within flood zone 1 but there are parts within flood zone 2 and 3a
- Has good accessibility to town services and facilities, primary education, public transport options (via bus) and employment opportunities
- Adjoins the Marley Road Industrial Area so could provide an extension to the employment area
- Accessible to natural green space and of a scale where it could provide more
- Is of a scale that could provide a mix of housing sizes, types and tenures
- Adjoins the northern edge of St Ives extending into the countryside, the scale of the potential development would alter the townscape and landscape considerably
- Integration with the existing place and community is challenging as there is no footpath along Marley Road or Somersham Road

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging due to the sewage works
- The sewage works poses significant challenges in terms of overcoming not only amenity impacts but also developing a scheme that also can be effectively integrated in itself and also so that it feels apart of St Ives

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as it is considered to be inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted an odour assessment in support of their site. This assessment means that the site can progress to a detailed assessment.

During the Preferred Options consultation held in Autumn 2025, the site was promoted again including an indicative site layout to show connections into existing settlement. Upon review, there are no substantive new evidence provided to overcome the concerns set out above. Development would likely need to be part of a wider development as in isolation the site would sit uncomfortably. Also need more certainty on road improvement works. Sites selected in the Preferred Options Local Plan are more sustainably located with direct access to services and facilities including the town centre.

St Ives 7: Old Ramsey Road, St Ives

Site reference	St Ives 7
Site name	Old Ramsey Road, St Ives

Site address	Parish(es)	Site area (ha)
Old Ramsey Road, St Ives	St Ives	10.8

Promoter's Intentions

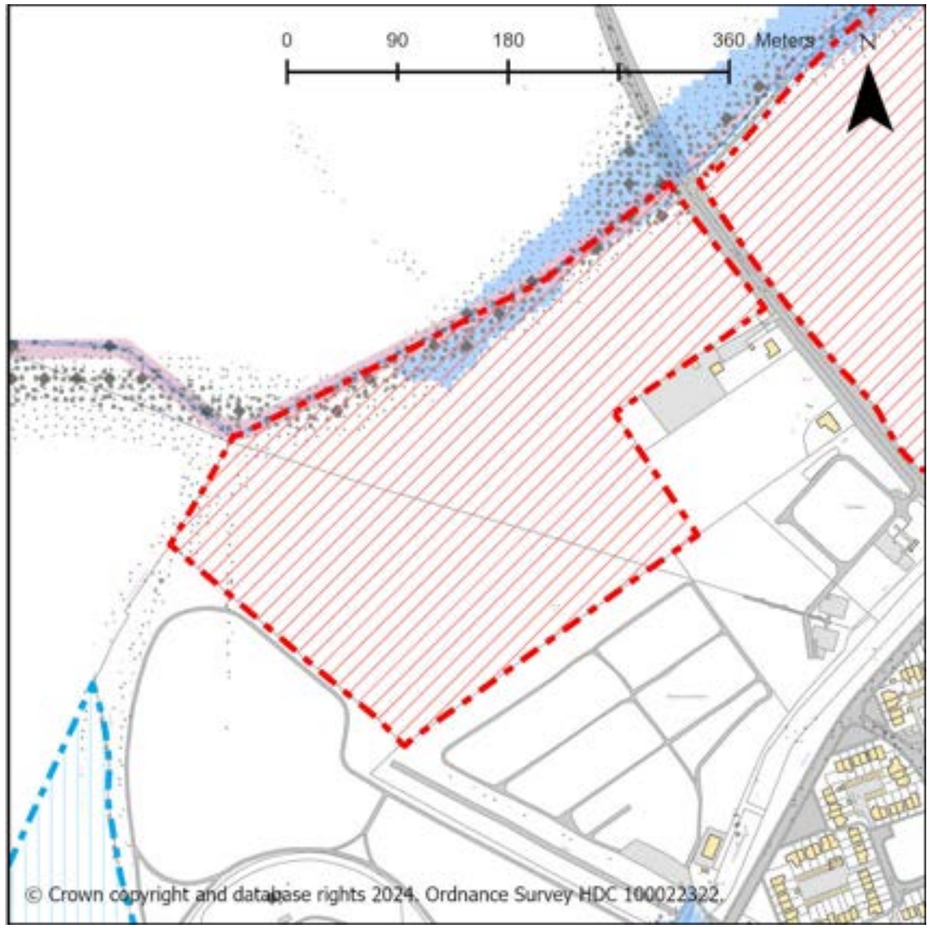
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	131 homes	Available 2023 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:229
Relevant planning history	Application number: 17/00931/OUT Proposed development: Rural exceptions residential development involving the erection of 131 dwellings, proposed access arrangements, and associated works at land to the west of Old Ramsey Road. Outcome: Refused Appeal outcome: Dismissed (February 2020) HELAA (December 2017): West of Old Ramsey Road, St Ives (211). HELAA (December 2017): North of St Ives (130). The site was assessed as part of a larger site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Flood Risk Assessment (April 2017)

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 Most of the land is classed as flood zone 1 but limited areas along the northern boundary, abutting the drain, are classed as flood zone 2 and flood zone 3a. Flooding from surface water is also a risk along the site's northern edge. The site is wholly classified as grade 2 agricultural land. The site is greenfield located to the west of Old Ramsey Road to the north of St Ives. To the south of the site is allotments whilst immediately east of the site is a residential dwelling. To the north and west of the site is open countryside. The topography of the site gentle slopes downwards to its northern boundary. The site is clearly defined through vegetation and trees along its western, southern and eastern boundaries, however the site itself is relatively open in nature and there are long views into the site from Old	~
Ramsey Road to the north and views out of the site to Wyton on the Hill. Development would be visible in such views. These in combination mean that development is likely to result in greater landscape impacts. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's frontage along Old Ramsey Road. There are no nature conservation designations or heritage designations on site. Access can be provided along Old Ramsey Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated. The site is greenfield, so its development 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 impacting the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available now and take 3 years to complete.	+
Achievability The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site gently slopes downwards to the north and is fairly prominent in landscape views which will require additional landscaping to mitigate adverse impacts. There is flood risk along the site's northern edge arising from its adjoining a drain which to mitigate against will further minimise the potential net developable area. Access is possible via Old Ramsey Road.	~
Deliverability / developability There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are clear constraints to development. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available now but there is not a live planning application on site, 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:

- Is wholly greenfield land and is wholly classified as grade 2 agricultural land
- Is mostly within flood zone 1 but some of its northern boundary is within flood zone 2 and 3a where it abuts a drain
- Has good accessibility to town services and facilities, primary education, public transport options and employment opportunities
- Is accessible to natural green space
- Is of a scale that could provide a mix of housing sizes, types and tenures
- Is detached from the main settlement adjoining a allotments and a cemetery, it relates more closely to the countryside, as such integration with the existing place and community is challenging as there is no footpath along Old Ramsey Road along the site's frontage

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site was promoted again including an indicative site layout to show connections into existing settlement. Upon review, there are no substantive new evidence provided to overcome the concerns set out above. Development would likely need to be part of a wider development as in isolation the site would sit uncomfortably. Also need more certainty on road improvement works. Sites selected in the Preferred Options Local Plan are more sustainably located with direct access to services and facilities including the town centre.

St Ives 8: Land at 34 The Broadway, St Ives

Site reference	St Ives 8
Site name	Land at 34 The Broadway, St Ives

Site address	Parish(es)	Site area (ha)
Land at 34 The Broadway, St Ives	St Ives	0.16

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	9 homes	Available 2024 - 2028 Build out over 1 year

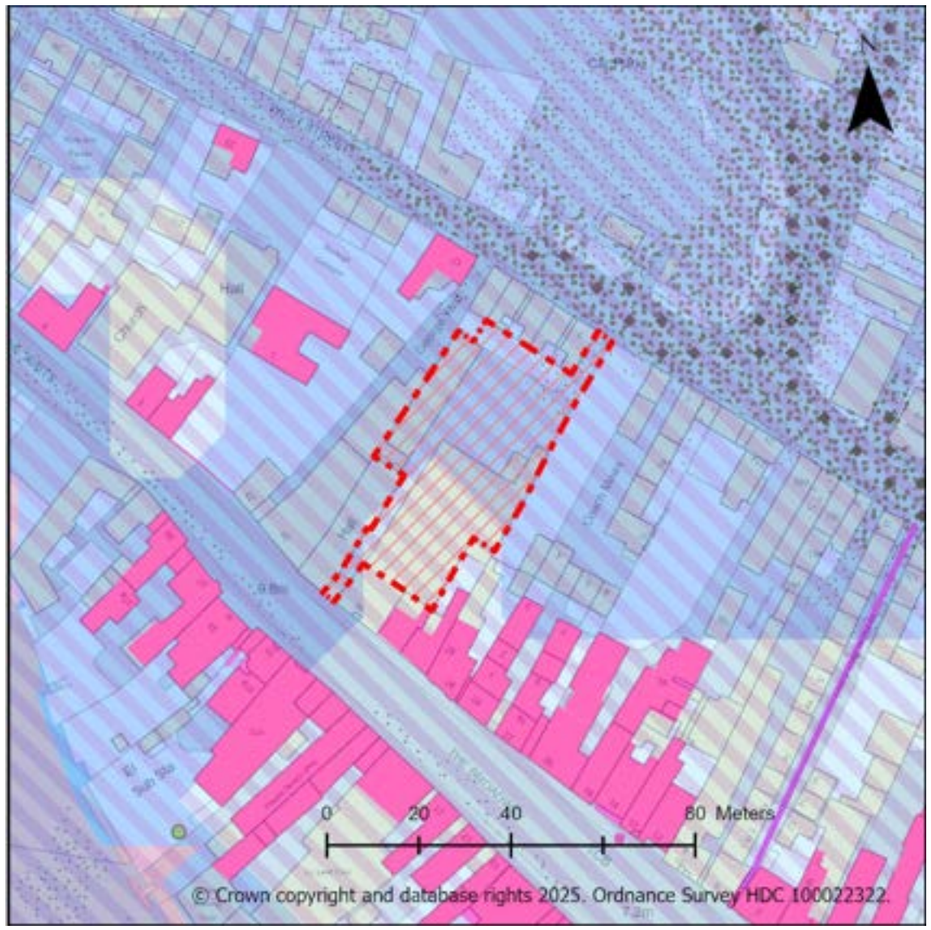
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24299
Relevant planning history	• 7700948FUL - Retail shop and Store - approved October 1977 • 7800753FUL - Convert Ground Floor to Retail Wine and Spirits and Storage - approved July 1978 • 94/01166/FUL - Erection of store - approved September 1994 • 96/00830/FUL - Erect an extension to storage building - approved July 1996
Land type	Wholly previously developed land
Current use of the site	Commercial
Supporting information	• Supporting Statement (December 2024) • Sketch Views as Proposed (drawing number: 24 025 SV0002 P1) (August 2024) • Heritage Note (December 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None but approximately half of the site is within flood zone 3a and the other half in flood zone 2.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes - the site is below 0.25ha but could provide more than 5 homes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately half of the site is located within flood zone 3a with the remaining half towards Broadway being within flood zone 2. There is some surface water flood risk towards the north eastern corner of the site. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is wholly classified as urban land. The site is broadly level and bounded by several buildings on all sides. It is located within St Ives town centre and is currently in commercial use although the buildings are currently vacant. The site would result in the loss of a commercial unit within the town centre as it is proposed to demolish the existing building and clear to provide residential units. There is no known contamination or pollution on site but this may require further investigation as the site is previously developed. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site. It is located wholly within a conservation area and is in close proximity to several listed buildings such as the grade II listed No.17 West Street, nos. 26-28, 30 and 32 The Broadway. The site can be accessed from The Broadway and West Street. The site is previously developed, so its redevelopment will contribute to reuse of previously developed land and regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	-
Availability The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permissions and then sell to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from within the site boundary apart from the public highway which is accessible form the site boundary. There are buildings on site to clear and it is heavily constrained by fluvial flood risk as well as heritage assets including the conservation area and the setting of nearby listed buildings. The site can be accessed from The Broadway and West Street.	-
Deliverability / developability There are existing structures to clear which will require detailed consideration on heritage assets including the conservation area and setting of various heritage assets. Additionally, 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 detailed flood risk assessment have not yet been prepared to assess to assess this further at this stage and the reuse of previously developed land has sustainability benefits. The site promoter seeks to acquire planning permissions and then sell to a third party for development. The	-

site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site as well as the heritage impacts of the scheme, the site is not considered to be deliverable or developable at this time.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because approximately half of the site is within flood zone 3a and the remaining site being flood zone 2 and residential uses are a more vulnerable use.

Impact of the Sustainability Appraisal on the assessment

Not applicable as the site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable for development.	N/A	N/A

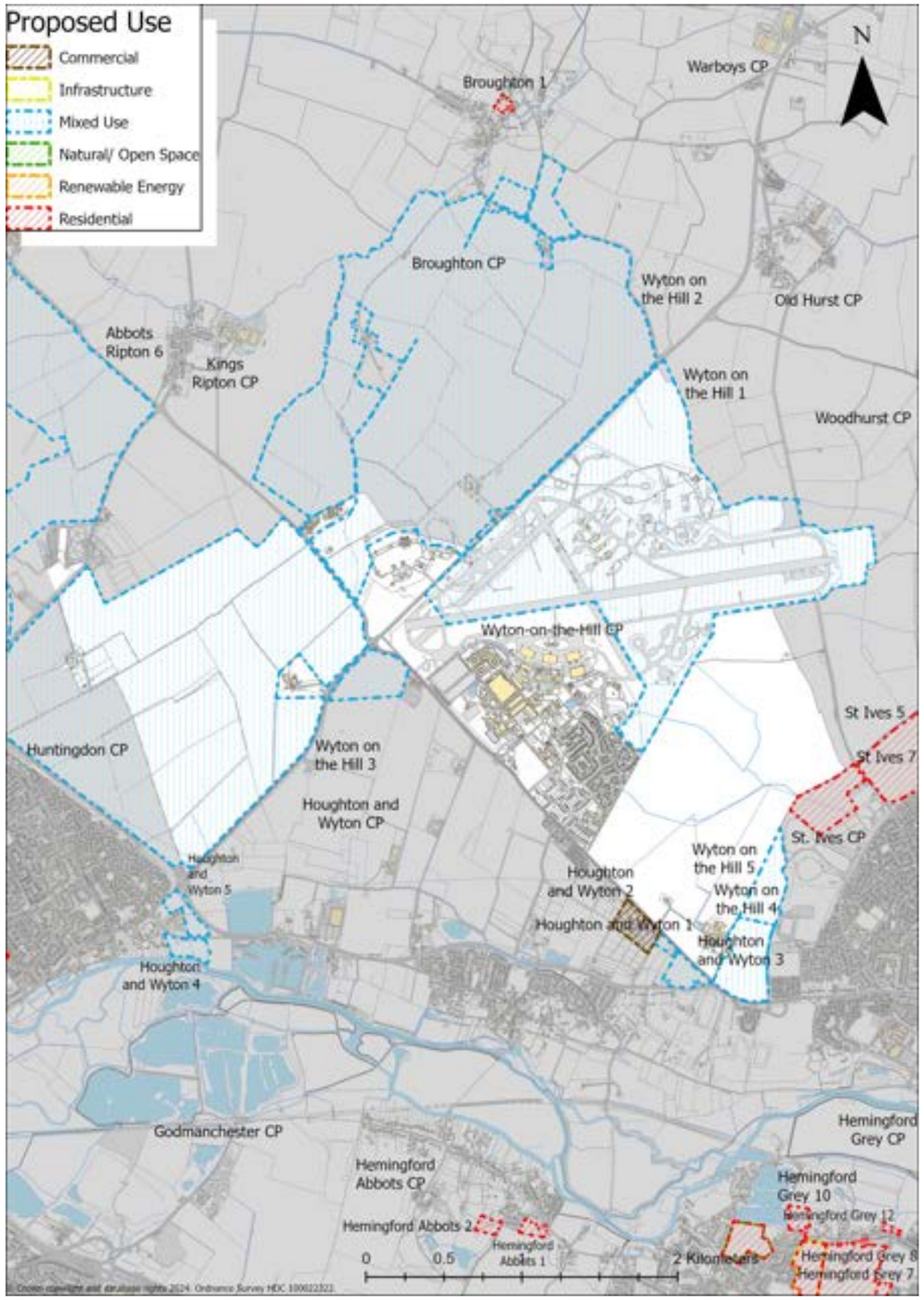
Updates after the Initial Assessment

In response to the Spring 2025 consultation on additional sites, the site promoter commented that the site should have passed the fundamental constraints as even though it is below the 0.25ha site size threshold they seek 9 homes on site which can be achieved in this location. Considering this, the site has been reassessed and more detailed assessment undertaken.

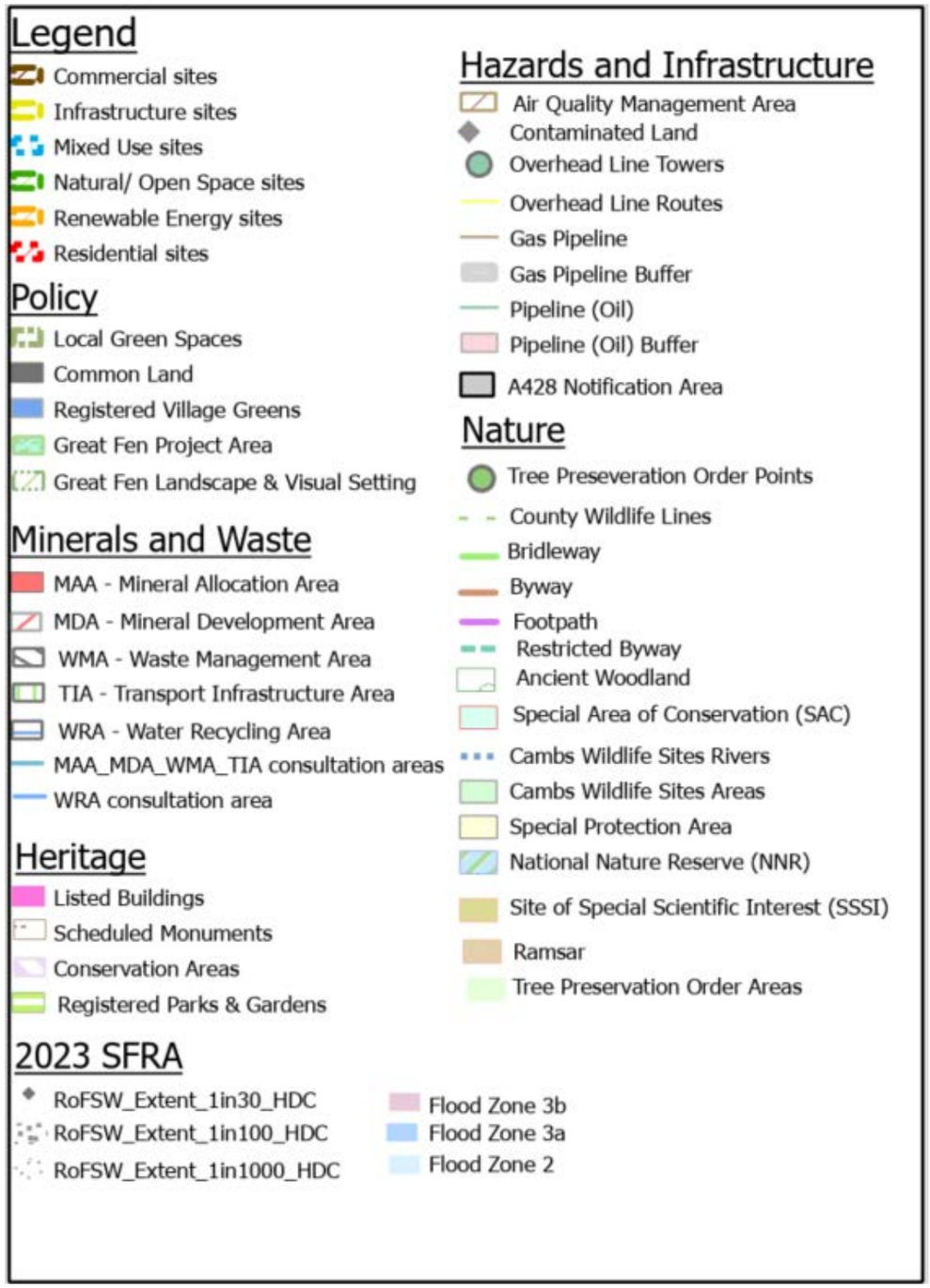
Wyton on the Hill

8.21 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Wyton on the Hill 1: Wyton Airfield
- Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill - this does largely fall within Broughton parish but has been assessed here due to its close relationship with Wyton on the Hill 1.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Wyton-on-the-Hill parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)
- Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)



8.22 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Wyton on the Hill 1: Wyton Airfield

Site reference	Wyton on the Hill 1
Site name	Wyton Airfield

Site address	Parish(es)	Site area (ha)
Wyton Airfield, Sawtry Way, Wyton on the Hill	Wyton on the Hill	253.89

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and affordable housing • Nursing and care homes Commercial: • Employment • Retail • Commercial leisure Infrastructure: • Requirements unknown at this stage Open space: • Natural, green and open spaces • Biodiversity net gain	Approximately 4,500 homes Care home bedspaces to be established in response to need All other uses unknown at this stage	Available 2024 - 2028 Build out over in excess of 10 years

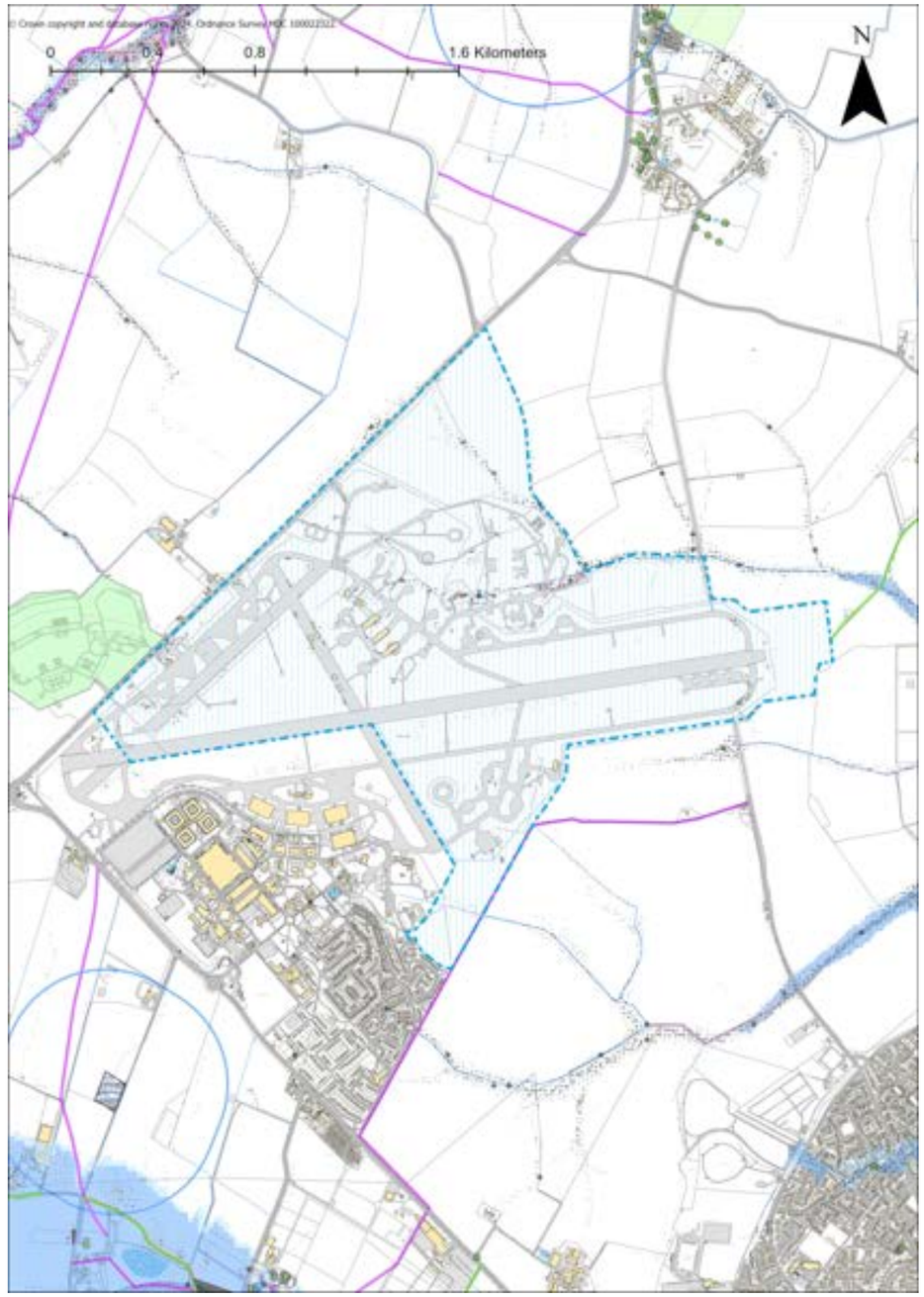
Core information

How was the site identified?	Call for Sites 2023 submission: site reference CfS:95
Relevant planning history	HELAA (December 2017): Wyton Airfield On part of the site Application number: 19/01836/FUL
	Proposed Development: 595 homes including 193 retirement dwellings, 1,668 sqm of employment floorspace, neighbourhood centre, community hub, open space and community uses with new access points onto the A141 plus outline permission sought for 105 homes, 150 extra care dwellings and 68 care home bedspaces, 3,954 sqm of employment, a public house, open space and associated infrastructure. Outcome: Withdrawn Application number: 16/70043/SCOP Proposal: Environmental impact assessment scoping for residential led scheme of approximately 4,500 homes, 55,000 sqm of employment floorspace, a foodstore, ancillary retail facilities, a care homes, 2-3 primary schools, a secondary school, community facilities and green infrastructure. Outcome: Withdrawn Various temporary open storage applications approved.
Land type	Part previously developed land and part greenfield land
Current use of the site	Former RAF airfield with some commercial uses on site, air ambulance base and agricultural land.
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability

The site is wholly in flood zone 1 but does have areas of surface water flood risk with a number of channels which ultimately flow south east to feed into Marley Brook around the north of St Ives. The majority of the site is classified as non-agricultural land other than a relatively narrow strip paralleling the boundary with the A141. Reflecting its former use as an airfield, the land forms part of an elevated, open plateau with the land sloping gently to the east from a high point at the western end of the former runway. The south eastern section of the site adjoins the remaining RAF Wyton base which contains a range of substantial buildings and wraps round to the north eastern corner of housing at Wyton on the Hill. Other than this the majority of the site is contiguous with the surrounding countryside in terms of landform being part of a large area of open relatively flat open land predominantly in agricultural use.

Much of the north western boundary of the site with the A141 contains a mixture of hedgerows and trees with occasional breaks where access points exist into the airfield. The hedgerows and trees provide some screening of the site from the A141 and there are only limited glimpses into it from longer distances views from settlements to the west or routes such as the B1090 as they are on slightly lower ground. Very few buildings sit along the opposite side of the A141 other than Hungary Hall Farm and derelict Ministry of Defence properties. The north eastern boundary is more open with intermittent low and medium height hedgerows and occasional trees. The densest tree cover on this edge is around the north eastern end of the runway close to the Old St Ives Road which was cut off by the runway and remains as dead-end tracks approaching the north and south sides of the eastern end of the runway. Long distance views can be obtained into the airfield site and to the RAF station beyond from Old Hurst Road connecting the villages of Old Hurst and Woodhurst.

To the south eastern edge of the runway there is again low and medium height hedgerow along the boundary providing only limited screening from the public right of way that runs parallel to the site boundary and from Old Ramsey Road as the runway area is on slightly higher ground than much of the surroundings and so is visible in longer distance views. To the south east of the proposed site there are limited views across to existing buildings from Old Ramsey Road due to localised undulations in the landform which is used for arable farming. However, the southern edge of the site is clearly visible forming the horizon from Sawtry Way to the south around Houghton Hill Farm.

The south western edge of the site adjoins the village of Wyton on the Hill (formerly the RAF married quarters housing) and the remaining RAF Wyton base which includes four hangars, a large two storey office complex, an extensive area of surface level parking and a section of the former runway close to the site boundary. There is limited screening on this edge between existing uses and the proposed site which is to be expected given that the site is part of the larger RAF base. The offices and parking area have some tree and hedge screening along the northern edge but the remainder is predominantly open.

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Long distance views into the site can be obtained from public rights of way to the north east near Woodhurst and forming the skyline from routes south of Broughton.

As the site sits primarily on a plateau it can be seen forming the skyline in long distance views from many locations although it is frequently screened by localised trees and hedgerows. Closer to the site most boundaries have tree or hedge screening with the primary exception being the remaining RAF base. This would be separated from the site by fencing for security purposes and substantial landscaping would be required along this boundary. The relative elevation of the site and its long distance visibility result in a level of landscape impact that would need to be minimised through careful landscaping and design to limit the height of any potential development.

Much of the adjoining land is agricultural but development would need to be compatible with existing uses at Wyton on the Hill and RAF Wyton. Given the scale of the site the traffic implications of the potential level of development and its potential impact on local roads and nearby villages and towns will require careful assessment and implementation of necessary highway and active travel upgrades.

Contamination risks exist due to the former use of the site as a military airfield; a contamination assessment will be required and all identified remediation works will need to be completed to appropriate standards for the proposed uses. There are no known gas or oil pipelines or buffer zones affecting the site.

No buildings within the site are listed as being of special architectural or historic interest; the nearest are in nearby villages particularly Houghton and Wyton and Old Hurst. However, due to the extensive military history of the site a heritage assessment would be required. A programme of archaeological investigation may be also required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording. There are no designated nature conservation areas within the site, However, the former RAF Wyton bomb dump is now designated as a county wildlife site and is located immediately across the A141 from the western tip of the site.

The site benefits from a long frontage onto the A141 which provide opportunities for creation of access points, although there are only very limited existing access points. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained.

The site comprises previously developed land with a variety of buildings, and large areas of hardstanding including the former runway and taxiways, with areas of grassland in between. The site has significant potential to contribute to regeneration through use of the former airfield site for mixed use redevelopment which could also enhance the sustainability of RAF Wyton and the community at Wyton on the Hill. The site is outside of any mineral safeguarding areas and outside any water recycling area buffer zone so neither of these form constraints.

Availability The site is in single ownership and has been declared surplus to requirements by the Ministry of Defence. Its development is supported by the owner who has a promotion agreement with a housebuilder to masterplan any development scheme and be involved in bringing it forward. There are no known legal restrictions affecting the site. There are several short term uses on the site which may need to be relocated with the timings of this subject to the potential phasing of any development scheme.	+
Achievability The site is wholly in the ownership of the Defence Infrastructure Organisation which has a partnership with a housebuilder to bring the site forward through a management agreement. There are no known legal restrictions affecting the site. A variety of temporary uses occupy parts of the site; a phased delivery programme would be necessary to facilitate development alongside relocation of existing businesses. The site will be delivered by a house builder operating as a master developer. All main utility services are accessible from the site boundary and some supplies are already on site. The site is relatively level but its location on a raised plateau will impact on the height and scale of buildings that can be accommodated without causing significant landscape harm. The site is not constrained by any oil or gas pipelines or electricity lines. It adjoins the A141 which provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for this site. As of summer 2024, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of redevelopment of Wyton Airfield. Given the scale of the site other major infrastructure provision would be required in particular secondary education.	~
Deliverability / developability The site has few physical constraints to development but phasing would be required to facilitate relocation of existing businesses with temporary uses currently operating there. It would need careful masterplaning to enable it to be successfully integrated into the surrounding landscape. Significant infrastructure constraints will need to be overcome to enable it to be delivered but potential solutions are already being progressed. Therefore, 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 in bringing forward the site:

- It is wholly classified as previously developed land and development would contribute towards regeneration
- It adjoins the existing community of Wyton-on-the-Hill and development would need to be effectively integrated with this and could boost the sustainability of the existing community through this
- It is in close proximity to diverse employment opportunities in Huntingdon, St Ives and at RAF Wyton
- It has potential to benefit from proposed upgrades to the A141
- It could benefit from high quality public transport by extension or diversion of existing Busway services
- The Old Ramsey Road could be enhanced to facilitate active travel routes
- Established boundary hedging and trees to help reduce the visual impact of development
- Due to its raised plateau location development would impact on view from Woodhurst, Old Hurst and the wider countryside

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential for redevelopment with a residential led scheme as it would make efficient use of previously developed land and is well located in relation to Huntingdon and St Ives for the provision of employment and services
- Is highly dependent on transport infrastructure upgrades to the A141 and active travel infrastructure in the St Ives area promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site
- Is available for development with a masterplanning team already involved
- Has few physical constraints to development although phasing would be required to release parcels of land with temporary uses in operation

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 253.89 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 126.95 ha. Further specific exclusions are: 10ha for a secondary school and up to three primary schools. The net developable area for built development is (253.89 ha x 50%) = 126.95 - 10 = **116.11 ha**	**126.95ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.** **10ha for a secondary school and up to three primary schools** **The net developable area for other built development is 116.11 ha.** **5.8 ha for local centre** (this includes retail/ leisure/ community/ health space uses) **9.3 ha for employment uses** **101.01 ha residential development area** for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments: • 3% of land at very high density 145dph. 3.0ha x 145dph = 435 homes • 7% of land at high density 85dph. 7.0ha x 85dph = 595 homes • 25% of land at moderate density 50dph. 25.3ha x 50dph = 1,265 homes • 55% of land at low density 35dph. 55.6ha x 35dph = 1,946 homes • 10% of land at very low density 25dph. 10.0ha x 25dph = 250 homes **4,491 total homes**	Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation. Build out over 20 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Masterplan and Vision document in support of their proposal.

Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill

Site reference	Wyton on the Hill 2
Site name	Hungary Hall, west of A141, Wyton on the Hill

Site address	Parish(es)	Site area (ha)
Hungary Hall, Old Hurst Road (off A141), Wyton	Broughton; Wyton-on-the-Hill	383.36

Promoter's Intentions

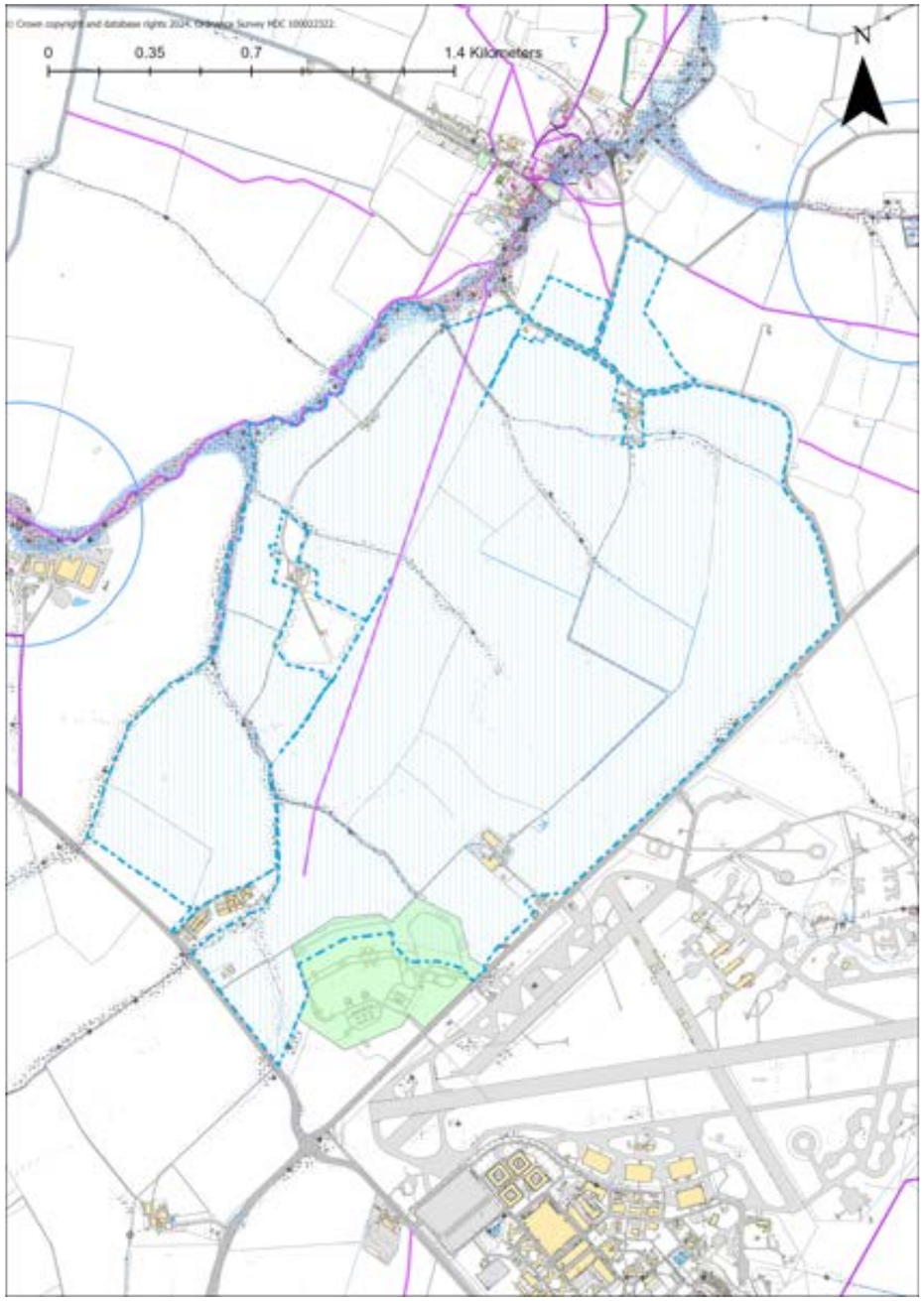
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Tenure mix to be confirmed Commercial: Employment, retail, commercial leisure and logistics and distribution Supporting infrastructure and open space uses	Around 5,000 homes Floorspace and land areas of all other uses to be confirmed	Available from 2023 Build out over 25 years or more

Core information

How was the site identified?	Call for sites submission 2023: Site reference - CfS:47
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 1%	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability 98.66% of the site is within flood zone 1 totalling some 378 ha of land. The remainder includes small parts in each of flood zones 2, 3a and 3b all of which form a constraint to development but total only 5.1ha Surface water flooding also affects a small proportion of the site with 3.2% being affected by medium risk including a 40% allowance for climate change. A level 2 SRFA demonstrates how the flood risk of the site could be managed. The majority of the site is classified as grade 2 agricultural land with a belt of grade 3 land in the north west. The land is primarily used for arable farming with limited field boundary hedging and trees dispersed throughout the site. The highest part of the site broadly parallels the A141 with the land sloping gently down towards the north west with an overall fall of around 15m across the site. Land to the north of the site continues to fall away between Broughton and Old Hurst. to the west the land starts to rise again beyond the site between Kings Ripton and the western edge of Broughton. South of the site across the B1090 the land rises slightly providing some separation from Huntingdon. Across the A141 lies Wyton Airfield much of which is at a similar height as the site with south western parts lying slightly higher than this site, providing a level of visual containment in the landscape. The site has complex boundaries with frontages onto Sawtry Way (the B1090), the A141 and Bridge Road to Broughton. Much of the farmland to the west is separated from the site by a brook with the visual separation reinforced by trees along the water's edge. Internally the site surrounds two parcels of land which are excluded from the promoted site. The largest of these is Lodge Farm Broughton including the solar farm immediately to the south east; while the farm buildings are mainly contained by mature trees and hedging the solar farm is only surrounded by low narrow hedging. The second parcel of excluded land is along Bridge Road including Mill Barn Farm and Ashley Lodge both of which are only screened by low hedging and limited tree cover. The closest village to the site is Broughton which is directly to the north with linear development on the southern edge of the village being virtually contiguous with the site. Masterplanning of any potential development would be needed to ensure that a strong landscape buffer is provided to ensure separation from Broughton to allow retention of the integrity of the existing village and avoid coalescence. The south western edge of the site falls approximately 650 m from the closest properties in Kings Ripton. This would also require a strong landscape buffer to reinforce the existing landform around the brook which aids separation of the site from the adjoining landscape here. In contrast, RAF Wyton is situated directly across the A141 from the eastern boundary of the site. This contains a range of large scale buildings separated by extensive areas of hardstanding and grass. Masterplanning would again be required to ensure that any development could be successfully co-located adjacent to this.	~

A public right of way follows the north western boundary of the site and a second cuts directly through the site from the edge near Broughton towards the southern tip. Two parallel footpaths run close to the north eastern boundary. The site has visibility from all of these public vantage points with some screening from hedges in sections outside the site but the route through the site cuts directly across open fields. All the public rights of way would be impacted by development of the site; boundary screening and landscaping would be required to minimise the impact. The scale of the site and its proximity to Broughton and Kings Ripton would mean that development would have a significant impact on the landscape and sensitive masterplanning and boundary treatments would be essential to reduce this and ensure the avoidance of coalescence. Development could give rise to localised pressures on surrounding uses although the cessation of flying from RAF Wyton will reduce the impact of the adjoining military base. There are no recorded pollution or contamination impacts constraining the site and no oil or gas pipelines or buffer zones affecting it. No heritage assets are present within the site but both Broughton and Kings Ripton have conservation areas and multiple listed buildings. Development will be constrained by the need to not to detrimentally impact on the setting of listed buildings; mitigation approaches would need to be set out in a site specific heritage assessment. A programme of archaeological investigation would be required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording. Part of the RAF Wyton bomb dump county wildlife site falls within the southern edge of the site. This will need to be adequately protected and appropriate biodiversity net gain measures put in place to reinforce the nature conservation assets on this site. The site benefits from frontages onto the A141 and B1090 which provide opportunities for creation of access points, although there are only very limited existing access points. Bridge Road connecting the A141 to Broughton adjoins the northern boundary of the site but is narrow. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained. The site comprises greenfield land so offers no benefits in terms of reuse of previously developed land or regeneration. The site is unconstrained by any mineral safeguarding or water recycling issues.	
Availability The site is in single ownership of a registered charity with the landowner supporting the development proposal. Although there is no formal land control agreement with a developer the landowner has experience in large scale master planned development. There are no known legal restrictions affecting the site. There are no current uses requiring relocation. The landowner anticipates that the site would be delivered by a master developer and advocates co-operative working with the promoters of Wyton Airfield to bring the two sites forward together as a consolidated strategic site.	+
Achievability All main utility services are accessible from the site boundary. The site will need very careful masterplanning and boundary treatments to ensure it would not cause significant landscape harm. The site is not constrained by any oil or gas pipelines or electricity lines. It adjoins the A141 which provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate, particularly if delivered in conjunction with Wyton Airfield as promoted by the landowner. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for the A141. As of summer 2024, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of this site. it also has a frontage to the B1090 offering linkages towards Sawtry and the A1(M). There are no built structures on the site but mitigation of impact on the parcels of land excluded from the site but surrounded by it would need very careful layout of development. The landowners are reasonably clear in their aspirations in as much as they are promoting the site for mixed use development to be brought forward as a large scale residential led scheme alongside Wyton Airfield as part of a consolidated strategic site. The landowner contends that joint allocation could substantially support upgrading works to the A141.	~
Deliverability / developability The site is open agricultural land with few integral constraints to development although landscape impact and in particular the impact on Broughton village would need to be very sensitively addressed through careful masterplanning. Significant infrastructure constaints will need to be overcome to enable it to be delivered with A141 upgarde proposals already in progress through the Combined Authority. Liaison with the Defence Infastructure Organisation and master developers of Wyton Airfield would be essential to facilitate integration of this site into a larger consolidated proposal for development. Therefore, 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 in bringing forward the site:

- Hungary Hall Farm is a wholly greenfield site comprising predominantly grade 2 agricultural land
- Is relatively close to Huntingdon via the A141 which provides opportunities for access to a range of employment and services
- Has limited sustainable travel opportunities currently with a bus service running along the A141 on the eastern side although this has potential for enhancement. The CPCA is promoting substantial upgrades to public and active travel in the wider A141 corridor which this site has potential to link into from its eastern side.
- Would require substantial facilities as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents
- Has an opportunity to be integrated development with Wyton Airfield which could provide opportunities for enhanced sustainability of this site although would not overcome the impacts it would have on high quality agricultural land
- Has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure
- Is promoted for mixed use although the amount of non-residential use remains to be determined
- Proposal is unlikely to be close enough to give rise to detrimental impacts on green infrastructure asses but equally is not close enough to facilitate significant connectivity improvements other than to the Wyton bomb dump county wildlife site
- Development of this site would significantly impact on the rural character of the local area, in particular it would significantly detrimentally impact on Broughton, the primary approach to it and its conservation area. The development of the site in isolation would give rise to a wholly detached area of development that would not relate well to the existing landscape character or settlement hierarchy of Huntingdonshire. However, if development were to occur in conjunction with Wyton Airfield it might support a more sustainable new settlement as whole.
- Has a mixture of boundary landscaping at present with trees and hedgerows containing much but not all of the site. These would form the basis of a landscaping scheme to assist with integration of any development into the surrounding landscape but would need substantial reinforcement, particularly on the northern and western parts of the site.

In combination the outcomes of the LAA and SA indicate that the site:

- The site promoter advocates bringing the site forward in conjunction with redevelopment of Wyton Airfield which could boost the sustainability of the overall scheme, certainly to the benefit of Hungary Hall Farm. However, by the point of submission in 2023 there was no indication that any liaison had taken place to co-ordinate a single scheme or that the proposal was acceptable to the promoter of Wyton Airfield. More recent discussions with both parties have indicated an in principle willingness to explore this option further.
- Is well located in relation to Huntingdon for the provision of employment and services
- Is highly dependent on transport infrastructure upgrades to the A141 and active travel infrastructure promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site
- Would have a substantial impact on Broughton and its significant heritage assets; masterplanning should ensure that built development is concentrated in the southern part of the site only to minimise this which is likely to impact on the overall net developable area
- Has few physical constraints to development within the site although it contains or encircles several parcels of land where existing uses are to be retained which would need careful masterplanning to ensure the design and layout did not detrimentally impact on them

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 383.36 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 158.85 ha. However, given the sensitivity of the site's relationship with Broughton and the need to protect the extensive heritage assets of the village and to a lesser extent the relationship with King's Ripton conservation area the net developable area is reduced further to 30% of the total site to allow for concentration of development in the southern portion of the site only. Further specific exclusions are: 10ha for a secondary school and up to three primary schools. The net developable area for built development is (383.36 ha x 30%) = 115.01 - 10 = **105.01 ha**	**268.35 ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.** **10ha for a secondary school and up to three primary schools** **The net developable area for other built development is 105.01 ha.** **5.3 ha for local centre** (this includes retail/ leisure/ community/ co-working space uses) **8.4 ha for employment uses** **91.3 ha residential development area** for a variety of market and affordable homes.	Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation. Build out over 20 years or longer in collaboration with Wyton Airfield.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Mixed densities to reflect a range of densities reflective of large developments: • 3% of land at very high density 145dph. 2.7ha x 145dph = 392 homes • 7% of land at high density 85dph. 6.4ha x 85dph = 544 homes • 25% of land at moderate density 50dph. 22.8ha x 50dph = 1,140 homes • 55% of land at low density 35dph. 50.2ha x 35dph = 1,757 homes • 10% of land at very low density 25dph. 9.1ha x 25dph = 228 homes **4,061 total homes**	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted additional plans:

- Indicative Concept Plan
- Constraints Plan

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a Vision Strategy, Employment Statement and A141 consultation response.

Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)

Site reference	Wyton on the Hill 3
Site name	Lodge Farm, north of A141, Huntingdon

Site address	Parish(es)	Site area (ha)
Lodge Farm, north of A141, Huntingdon	Wyton on the Hill Huntingdon	317.69

Promoter's Intentions

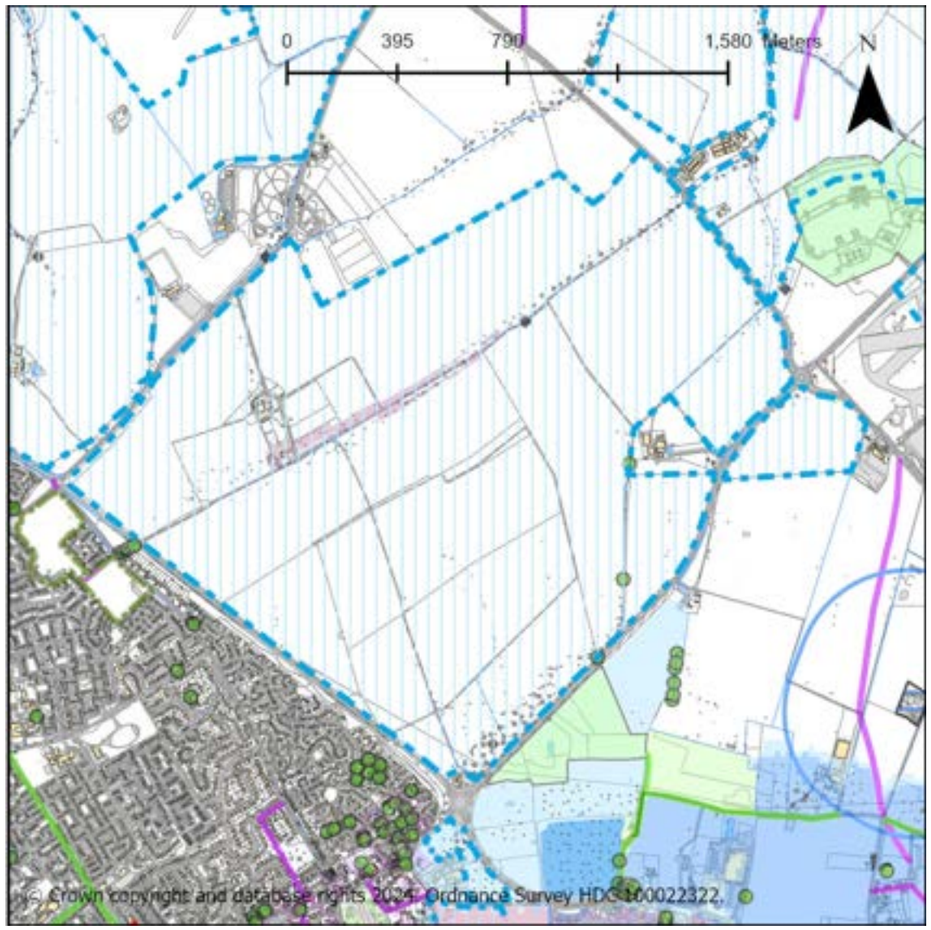
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and affordable housing • Custom and self build housing Commercial: • Employment • Retail • Infrastructure: • Schools • Skills Academy • Community centres • A141 re-routing Open space: • Sports and recreation grounds • Play areas • Structural landscaping • Biodiversity net gain	Up to 3,900 homes 22.74 ha reserved for the A141 bypass corridor Commercial uses to be confirmed 98.48 ha open space uses	Available from 2023 Build out over approximately 16 years

Core information

How was the site identified?	Call for sites submission: site reference - CfS:256
Relevant planning history	Housing and Economic Land Availability Assessment (December 2017): Lodge Farm, Huntingdon
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	A series of supporting documents were submitted as part of the call for sites. These were: • Vision document 2023 • Illustrative framework plan • Landscape technical note • Access review technical note • Agricultural land classification • Arboricultural survey report • Ground conditions technical note • Heritage technical note • Heritage desk-based assessment • Indicative surface water drainage strategy • Preliminary ecological appraisal • Utilities technical note

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.16%	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 Over 98% of the site is situated within flood zone 1 presenting the lowest level of risk from fluvial flooding. Around 14% of the site has some risk of surface water flooding, most of which is low risk although there is a slight increase in additional risk when climate change is accounted for. The constraints arising from this proportion of the site being subject to flooding risk could be mitigated through sustainable drainage and landscaping schemes. HDC mapping indicates the whole site is classified as grade 2 agricultural land. The detailed site specific soil assessment submitted by the site promoter indicates approximately 40% of the site as grade 2, 40% as grade 3a and 20% as grade 3b with classification affected by soil wetness.	~

The topography of the site poses some challenges, particularly in the south eastern part where the land rises from around 10m in the far corner to around 35m further west. This comprises the edge of the Ouse Valley with similar topography continuing to curve around on land to the east of the site. Within the site with much of the site is at around 35m elevation. Land broadly paralleling the boundary with the B1090 drops slightly towards the road across around a 500m strip. The highest point of the site is near the Lodge Farm buildings which are excluded from the proposed site. The variations in topography and overall height of the land in relation to adjoining land, including existing properties within Huntingdon would need to be taken account of in the overall layout of development. The south western boundary of the site with the A141 is contained by a mixture of medium height hedgerows interspersed with trees providing limited screening only. Across the A141 homes along the north eastern edge of Huntingdon are screened by a substantial tree belt reducing the potential for visual impact but also limiting the potential for integration of any new development into the existing residential community. The south eastern boundary to the former RAF Wyton bomb dump and the A141 is more open with low level hedgerows along much of its length and sporadic clusters of trees such as those near the entrance to Hungary Hall Farm itself. The site's boundary with Bridge Road leading to Broughton is largely open with some stretches of low level hedgerow. These two boundaries both allow extensive views into the site and out from it. Extensive views to the north west can be obtained from the north eastern part of the site. The northern part of the north western edge of the site adjoins open agricultural land which rises back up from the stream that edges the southern boundary of this field with views from the site across the open countryside. Halfway along the north western edge the site adjoins the Rally Karting Centre. South from this point the site has a frontage to Kings Ripton Road with the Jubilee Playing Fields and Huntingdon Crematorium and Cemetery immediately across the road. The playing fields and karting track will generate intermittent noise, particularly during weekends and evenings. The crematorium will generate significant intermittent traffic but is otherwise well landscaped to create a peaceful location. This cluster of uses are all noise sensitive either from the noise the generate or as a noise receptor. This will form a constraint on development within the site in this immediate vicinity that could be addressed through careful layout and introduction of structural landscaping. There are no public rights of way crossing or adjoining the site. There is limited potential for long distance views from public rights of way leading south from Broughton and south from Sawtry Way to the north western end of Houghton and Wyton. The scale of the site and rising nature of the landform along the southern section mean that it would have significant landscape impact. Sensitive masterplanning and boundary treatments would be essential to minimise the impact of any development on nearby uses. The site offers the potential to create a contiguous new neighbourhood with Huntingdon although substantial works would need to be undertaken to the A141 to facilitate integration.	

The site is not affected by any oil or gas pipelines or their buffer zones. No known designated heritage assets are present within the site. At its closest point it is situated about 100m from the Hartford conservation area although the intervening housing and tree belt prevents views between the site and the conservation area. A desk based Heritage Assessment has been submitted with the proposal which has identified potential for a range of pre-historic and Romano-British activity on the site along with areas of medieval ridge and furrow earthworks. Long distance views can be obtained of listed church spires such as St Margaret's in Hemingford Abbots. The impact on the settings of nearby conservation areas is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. A programme of archaeological investigation would be required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording. No designated nature conservation assets are present within the site to form any constraints although there is a scattering of trees with preservation orders on that would need to be retained within any landscaping scheme. The site benefits from two frontages onto the A141 and a third onto the B1090. Proposals for upgrade works to the A141 are being prepared by the Cambridgeshire and Peterborough Combined Authority which will significantly influence the transport accessibility of this site as the A141 currently forms a substantial constraint to its development. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained. The site is wholly greenfield land and offers no potential to contribute towards regeneration. The southern corner falls within a Minerals Safeguarding area for sand and gravel and discussions will be needed with Cambridgeshire County Council regarding working or protecting these resources. It is located outside any water recycling area.	
Availability The site is in multiple ownerships and fully optioned by a housebuilder/ developer. All landowners are supportive of the proposal. There are no known legal restrictions affecting the site. The site would be delivered by the housebuilder holding the options.	+
Achievability Mins water, gas, digital and telecommunications infrastructure are all accessible from the site boundary. A 33KV overhead electricity line crosses the south west corner of the site and 11KV overhead line and underground cable cross the east of the site. The site promoter has submitted a utilities technical note providing additional details. This note that the constraint arising from the overhead wires could be overcome by diverting or undergrounding them to increase the developable area. They acknowledge challenges from the existing electricity network having insufficient capacity to service the proposed development necessitating off site reinforcements. This is to be expected given the scale and location of the site and expected increases in demand for electricity due to national ambitions regarding use of electric powered heating in new homes and installation of electric vehicle requirements. The topography of the site poses some challenges in the south eastern part where the land rises from around 10m in the far corner to around 35m further west within the site. This would need to be taken account of in the overall layout of development and the height of individual properties to ensure amenity levels were maintained. There are no oil or gas pipelines affecting the site. The A141 forms both the south western and south eastern boundaries of the site. This provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess capacity of the A141. As at autumn 2023, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of development along this corridor. Given the scale of the site other major infrastructure would be required in addition to resolving highway issues, in particular secondary education provision would be required.	~
Deliverability / developability The site is open agricultural land with few integral constraints to development although landscape impact would need to be very sensitively addressed through careful masterplanning. Masterplanning would also be needed to either facilitate effective integration with the existing built form of Huntingdon or to create a new, distinctive free-standing development within its own identity. Significant infrastructure constraints will need to be overcome to enable it to be delivered with A141 upgrade proposals already in progress through the Combined Authority. Therefore, 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 in bringing forward the site:

- Lodge Farm is a wholly greenfield site comprising a mixture of grade 2 and grade 3 agricultural land
- It adjoins Huntingdon on the south western side with the A141 forming two of the site's boundaries
- Is located such that it has opportunities to benefit from CPCA proposed upgrades to the A141 and active travel routes in its vicinity potentially enhancing potential occupiers' accessibility to sustainable forms of travel although there is currently no public transport or active travel infrastructure along the A141 where it adjoins Huntingdon and only a limited service on the stretch along the eastern edge of the site.
- is situated on rising land where development would have a significant impact on existing major transport routes
- Has limited opportunities exist to link to and enhance strategic green infrastructure areas
- There are no designated nature conservation assets within the site but a network of green landscaping corridors runs through and around the site offering opportunities for enhancement.
- Development would form a major extension to Huntingdon and push the town's boundary out beyond that established by the A141 since the 1980s which contain the existing late 20th century development of 'The Birds' estate. Opportunities for integration are limited and potential would need to be maximised to gain the sustainability benefits of the site's location adjoining an existing town and providing opportunities to access existing services and facilities rather than being a freestanding site in the countryside.
- Is in an area of mixed housing market demand with relatively low levels of deprivation.
- Is in relatively good proximity to a wider range of employment, social and community services. Some would also be expected to be provided on site given the scale of the development enhancing access to local scale facilities.
- Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area.

In combination the outcomes of the LAA and SA indicate that the site:

- Is well located in relation to Huntingdon but would experience significant challenges in achieving connectivity particularly by active travel routes
- Is highly dependent on transport infrastructure upgrades to the A141 promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site
- Would have a significant landscape impact on land rising to the north of Huntingdon

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 317.69 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 158.85 ha. Further specific exclusions are: 22.74 ha is reserved for the A141 bypass corridor as this bisects the site and 10ha for a secondary school and up to three primary schools. The net developable area for built development is (317.69 ha x 50%) = 158.85 - 32.74 = **126.11 ha**	**158.85 ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.** **22.74 ha for the A141 bypass corridor** **10ha for a secondary school and up to three primary schools** **The net developable area for other built development is 126.11 ha.** **6.4 ha for local centre** (this includes retail/ leisure/ community/ coworking space uses) **7.9 ha for employment uses** **111.81 ha residential development area** for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments: • 3% of land at very high density 145dph. 3.4ha x 145dph = 493 homes • 7% of land at high density 85dph. 7.8ha x 85dph = 663 homes	Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	• 25% of land at moderate density 50dph. 28.0ha x 50dph = 1,400 homes • 55% of land at low density 35dph. 61.5ha x 35dph = 2,153 homes • 10% of land at very low density 25dph. 11.2ha x 25dph = 280 homes **4,989 total homes**	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted a Highways note to provide further technical evidence in support of their proposal.

Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)

Site reference	Wyton on the Hill 4
Site name	Land north of Houghton Road (southern portion), St Ives (Wyton on the Hill)

Site address	**Parish(es)**	**Site area (ha)**
Land north of Houghton Road, St Ives	Wyton on the Hill	14.47

Promoter's Intentions

Promoter's anticipated uses	**Promoter's capacity**	**Promoter's delivery expectations**
Residential: • Market and affordable housing Commercial: • Retail convenience store Infrastructure: • Transport and parking/ lorry parking Open space: • Natural, green and open space	237 to 288 homes 325 sqm convenience shop 1.65ha of transport and parking/ lorry parking infrastructure uses 6.18 ha open space uses	Available 2023 Build out over 4 to 8 years

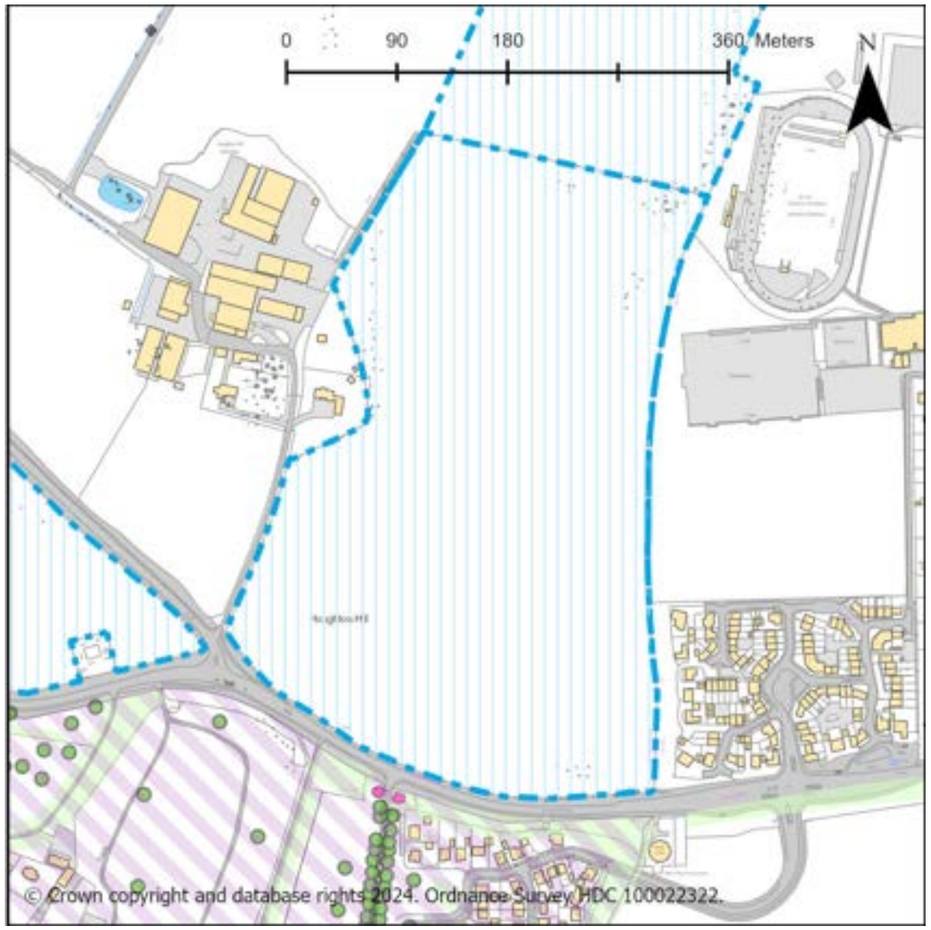
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:263
Relevant planning history	Application number: 18/01882/OUT Proposed development: Erection of up to 325 dwellings, provision of new roundabout access, public open space and landscaping, surface water attenuation and associated infrastructure. Outcome: Withdrawn 9/04/2020 Housing and Economic Land Availability Assessment 2017 - Houghton Hill Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Document 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 wholly in flood zone 1 with very small areas at risk of surface water flooding primarily near the south eastern edge of the site and the northern half of the western boundary. A drainage ditch runs along the eastern edge. The majority of the site is classified as grade 2 agricultural land with approximately the southern third being grade 3. The site	~

entirely comprises open agricultural land with no buildings on it. The site slopes very slightly down towards the north leading into an extensive area of relatively flat land to the north and west of the site. The site is situated on the western edge of St Ives. The southern boundary adjoins the A1123 Houghton Road with new development at Houghton Grange fronting the southern side of this road. The southern third of the eastern edge of the site adjoins modern housing development on Slepe Meadows. The northern section adjoins the St Ivo Outdoor Sports Complex on the eastern side with its football pitch and athletics stadium close to the site. The northern boundary of the site adjoins an extensive area of open agricultural land extending to Wyton Airfield. The western boundary of the site adjoins Houghton Hill Farm and Houghton Hill industries which provide a small element of containment on this edge which is bounded by a track. The site has very little boundary landscaping on the western edge although Houghton Hill Farm and properties associated with Houghton Hill industries provide a limited element of screening from Sawtry Way. The northern edge is very open allowing significant visibility in long distance views from the public right of way that links Sawtry Way to the Old Ramsey Road and properties on the southern edge of Wyton on the Hill. The eastern boundary has a narrow belt of hedging and trees screening it from the St Ivo Outdoor Sports Complex although the landscaping provided to the west of the Slepe Meadow development provides more screening from these properties. The southern boundary nearest to St Ives comprises a mixture of substantial hedging with some trees but further to the west opposite Houghton Grange there are substantial gaps in the hedging through which the site is clearly visible. The limited boundary landscaping would result in impact on the landscape particularly from the north and west. Substantial landscaping buffers would be required to reduce the impact of any built development on the long distance views from Wyton on the Hill and the surrounding countryside. Development on the site has potential to be compatible with surrounding uses providing the impacts on the outdoor sports complex are adequately mitigated. However, properties may be impacted by industrial uses at Houghton Hill Industries and by lighting and noise from the outdoor sports complex. There are no known sources of pollution or contamination constraints affecting the site. Houghton and Wyton conservation area runs along the southern edge of the A1123 in close proximity to the southern boundary of the site. There are no listed buildings within the site but the East and West Lodges to Houghton Grange are directly across the A1123 which are grade II listed; further south from these is the grade II listed Houghton Grange although new development in the grounds of this will minimise the potential for any impact on its setting from development of this site. There are no designated nature conservation assets within the site. The site has a frontage to the A1123 with the site promoter proposing access via a new roundabout to be created at the junction of the A1123 and Sawtry Way.	

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is unaffected by any minerals safeguarding area and is beyond any protection buffers around a water recycling centre.	
Availability The site has multiple owners all of whom support its development. it is optioned by a housebuilder. There are no known legal restrictions affecting the site. The current use is agricultural so there is no use to be relocated. The site is promoted on behalf of a housebuilder whose delivery intentions are clearly set out in the supporting Vision Document which presents three scenarios in terms of the numbers of homes, the mix of uses, their distribution across the site and the potential for phasing of delivery with this parcel of land being put forward as the southern part of a potentially larger site assessed separately as Wyton on the Hill 5. The Vision Document promotes two scenarios on this parcel of land with scenario 2 having an additional 89 homes and a second entrance onto the A1123.	+
Achievability Electricity, gas, water and digital/ telecommunications infrastructure are all accessible from the site boundary which has a frontage on to the public highway. The site is served by the A1123 providing good connectivity for deliveries. The site comprises broadly level open ground with any low spots and ditches in close proximity to the boundaries where they could be incorporated into landscaping schemes. No oil or gas pipeline infrastructure affects the site and no electricity cables cross it. The eastern side adjoins the St Ivo Outdoor Sports Complex which has potential to impact on the site through light and limited noise pollution that would need to be carefully mitigated. Substantial junction improvements will be required to ensure safe access is provided into the site and to minimise impacts on existing road and footpath users in the vicinity. The site promoter intends to incorporate a 4-arm roundabout at the junction of the A1123 and Sawtry Way to address access issues and incorporate a footpath/ cycleway along the frontage to link into the existing network near Garner Way.	~
Deliverability / developability There are no known legal or ownership constraints to bringing the site forward. It is promoted by a housebuilding company which has prepared a masterplan scheme with 3 variants which they intend to deliver themselves. 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

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward the site:

- Is wholly greenfield land of which around two thirds is grade 2 agricultural land
- Is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these
- Has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education
- Has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision
- Is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside
- Is immediately north of Houghton and Wyton conservation area including Houghton Grange
- Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for development as it is sustainably located on the outskirts of a market town with good access to public transport
- Would need very sensitive design and masterplanning to minimise the perception of coalescence of St Ives with Houghton and Wyton
- Would need substantial landscaping to minimise impacts on the Ivo Outdoor Centre and the open countryside to the north and west

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 14.47ha 55% net developable area allowed to support substantial landscaping provision and avoid conflict with the Ivo Outdoor Centre allowing for 6.5 ha of open space uses 14.47 ha x 55% = **7.96 ha net developable area**	Mixed uses to include: **6.5ha open space and landscaping** **1.65ha transport infrastructure** (lorry parking to support A1123) **0.1ha for local retail**	Available post 2028 subject to allocation Build out over 1 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of town location. Low density of 35 dph = 6.21ha x 35 dph = **217 homes**	

Updates after the Initial Assessment

Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)

Site reference	Wyton on the Hill 5
Site name	Land north of Houghton Road (larger site), St Ives (Wyton on the Hill)

Site address	Parish(es)	Site area (ha)
Land north of Houghton Road, St Ives	Wyton on the Hill	23.91

Promoter's Intentions

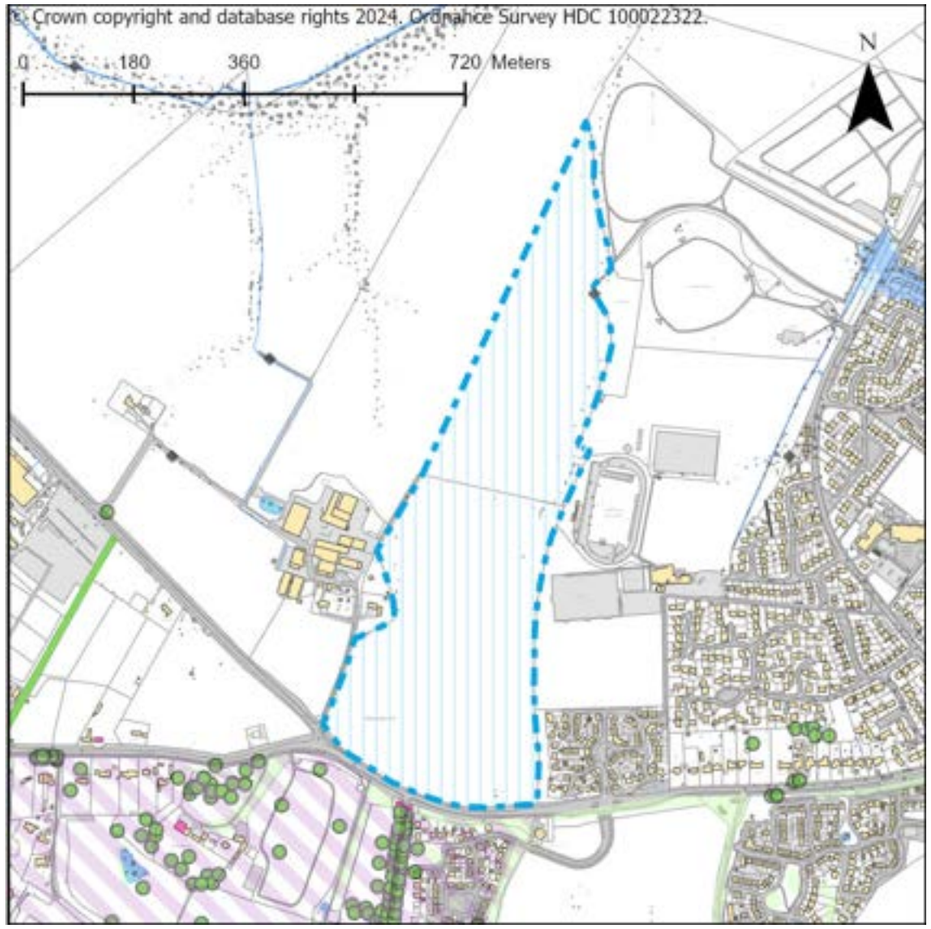
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and affordable housing Commercial: • Retail convenience store Infrastructure: • Transport and parking/ lorry parking Open space: • Natural, green and open space	237 to 400 homes 325 sqm convenience shop 1.65ha of transport and parking/ lorry parking 10.53ha open space uses	Build out over 4 to 8 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:198
Relevant planning history	Application number: 18/01882/OUT Proposed development: Erection of up to 325 dwellings, provision of new roundabout access, public open space and landscaping, surface water attenuation and associated infrastructure.
	Outcome: Withdrawn 9/04/2020 HELAA (December 2017): Houghton Hill Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Document June 2023

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site incorporates the whole of the site Wyton on the Hill 4 and extends further to the north just beyond Hill Rise park and Top Plantation. The site is wholly in flood zone 1 with small areas at risk of surface water flooding near the south eastern edge of the site, across the central field boundary, along the north eastern edge and and close to buildings adjoining the western boundary. A drainage ditch runs along the eastern edge. The majority of the site is classified as grade 2 agricultural land	~

with a small portion of the southern edge being grade 3. The site entirely comprises open agricultural land with no buildings on it. The site slopes very slightly down towards the north leading into an extensive area of relatively flat land to the north and west of the site. The site is situated on the western edge of St Ives. The southern boundary adjoins the A1123 Houghton Road with new development at Houghton Grange fronting the southern side of this road. A small portion at the southern end of the eastern edge of the site adjoins modern housing development on Slepe Meadows. North from this the site adjoins the St Ivo Outdoor Sports Complex on the eastern side Hill Rise Park and Top Plantation. The northern boundary of the site adjoins an extensive area of open agricultural land extending to Wyton airfield. Houghton Hill Farm and Houghton Hill industries adjoin the south western edge of the site with the remainder of the western edge being integral to the adjoining agricultural land. The site has very little boundary landscaping on the western edge other than that in the vicinity of Houghton Hill Farm and properties associated with Houghton Hill industries; much of the western and the northern boundaries currently have no definition from the larger agricultural field of which the northern end of the site forms part. They are very open allowing significant visibility from points along Sawtry Way, in long distance views from the public right of way that links Sawtry Way to the Old Ramsey Road and properties on the southern edge of Wyton on the Hill. The south eastern boundary benefits from the landscaping provided to the west of the Slepe Meadow development which provides screening from these properties. The remainder of the eastern boundary has a narrow belt of hedging and trees screening it from the St Ivo Outdoor Sports Complex, Top Plantation provides a landscaping buffer to much of Hill Rise Park with hedging and trees along the northernmost section. The southern boundary nearest to St Ives comprises of a mixture of substantial hedging with some trees but further to the west opposite Houghton Grange there are substantial gaps in the hedging through which the site is clearly visible. The scale of the site and limited boundary landscaping would result in some impact on the landscape particularly from the north and west. Substantial landscaping buffers would be required to reduce the impact of any built development on the long distance views from Wyton on the Hill and the surrounding countryside. Development on the site has potential to be compatible with surrounding uses providing the impacts on the outdoor sports complex are adequately mitigated. However, properties may be impacted by industrial uses at Houghton Hill Industries and by lighting and noise from the outdoor sports complex. There are no known sources of pollution or contamination constraints affecting the site. Houghton and Wyton conservation area runs along the southern edge of the A1123 in close proximity to the southern boundary of the site. There are no listed buildings within the site but the East and West Lodges to Houghton Grange are directly across the A1123 which are grade II listed; further south from these is the grade II listed Houghton Grange	

although new development in the grounds of this will minimise the potential for any impact on its setting from development of this site. There are no designated nature conservation assets within the site. The site has a frontage to the A1123 with the site promoter proposing access via a new roundabout to be created at the junction of the A1123 and Sawtry Way. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is unaffected by any minerals safeguarding area and is beyond any protection buffers around a water recycling centre.	
Availability The site has multiple owners all of whom support its development. it is optioned by a housebuilder. There are no known legal restrictions affecting the site. The current use is agricultural so there is no use to be relocated. The site is promoted on behalf of a housebuilder whose delivery intentions are clearly set out in the supporting Vision Document which presents three scenarios in terms of the numbers of homes, the mix of uses, their distribution across the site and the potential for phasing of delivery with this larger site containing scenario 3 with approximately 400 new homes and more extensive open space than Wyton on the Hill 4.	+
Achievability Electricity, gas, water and digital/ telecommunications infrastructure are all accessible from the site boundary which has a frontage on to the public highway. The site is served by the A1123 providing good connectivity for deliveries. The site comprises broadly level open ground with any low spots and ditches in close proximity to the boundaries where they could be incorporated into landscaping schemes. No oil or gas pipeline infrastructure affects the site and no electricity cables cross it. The eastern side adjoins the St Ivo Outdoor Sports Complex which has potential to impact on the site through light and limited noise pollution that would need to be carefully mitigated. Substantial junction improvements will be required to ensure safe access is provided into the site and to minimise impacts on existing road and footpath users in the vicinity. The site promoter intends to incorporate a 4-arm roundabout at the junction of the A1123 and Sawtry Way to address access issues and incorporate a footpath/ cycleway along the frontage to link into the existing network near Garner Way.	~
Deliverability / developability	~

There are no known legal or ownership constraints to bringing the site forward. It is promoted by a housebuilding company which has prepared a masterplan scheme with 3 variants which they intend to deliver themselves. 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

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward the site:

- Is wholly greenfield land of which around two thirds is grade 2 agricultural land
- Is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these
- Has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education
- Has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision
- Is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside
- Is immediately north of Houghton and Wyton conservation area including Houghton Grange
- Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for development as it is sustainably located on the outskirts of a market town with good access to public transport
- Would need very sensitive design and masterplanning to minimise the perception of coalescence of St Ives with Houghton and Wyton
- Would need substantial landscaping to minimise impacts on the Ivo Outdoor Centre and the open countryside to the north and west

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 23.91ha 50% net developable area allowed to support substantial landscaping provision and avoid conflict with the Ivo Outdoor Centre allowing for 11.96 ha of open space uses 23.91 ha x 50% = **11.96 ha net developable area**	Mixed uses to include: **11.96ha open space and landscaping** **1.65ha transport infrastructure** (lorry parking to support A1123) **0.1ha for local retail** Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of town location. Low density of 35 dph = 10.21ha x 35 dph = **357 homes**	Available post 2028 subject to allocation Build out over 4- 6 years

Updates after the Initial Assessment

9 Area 7 - Southern Huntingdonshire Site Assessments

9.1 This chapter sets out the site assessments for the sites located within 'Southern Huntingdonshire'. This grouping consists of Buckden; Great Paxton; and St Neots wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

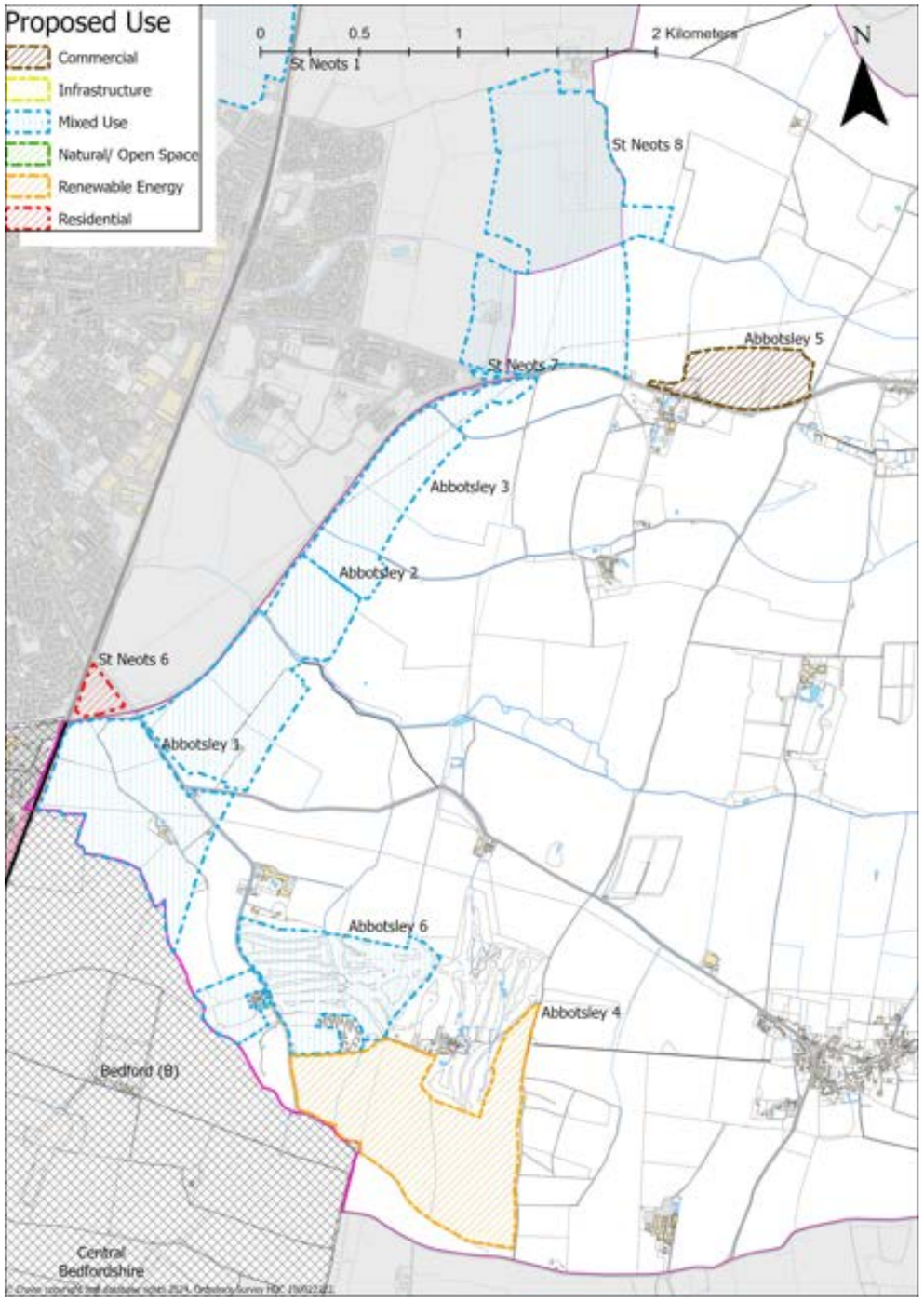
- Abbotsley - 6 sites
- Buckden - 6 sites
- Diddington - 1 site
- Great Gransden - 8 sites
- Great Paxton - 8 sites
- Little Paxton - 2 sites
- Southoe and Midloe - 4 sites
- St Neots - 9 sites
- Toseland - 0 sites
- Waresley-cum-Tetworth - 1 site
- Yelling - 2 sites

Abbotsley

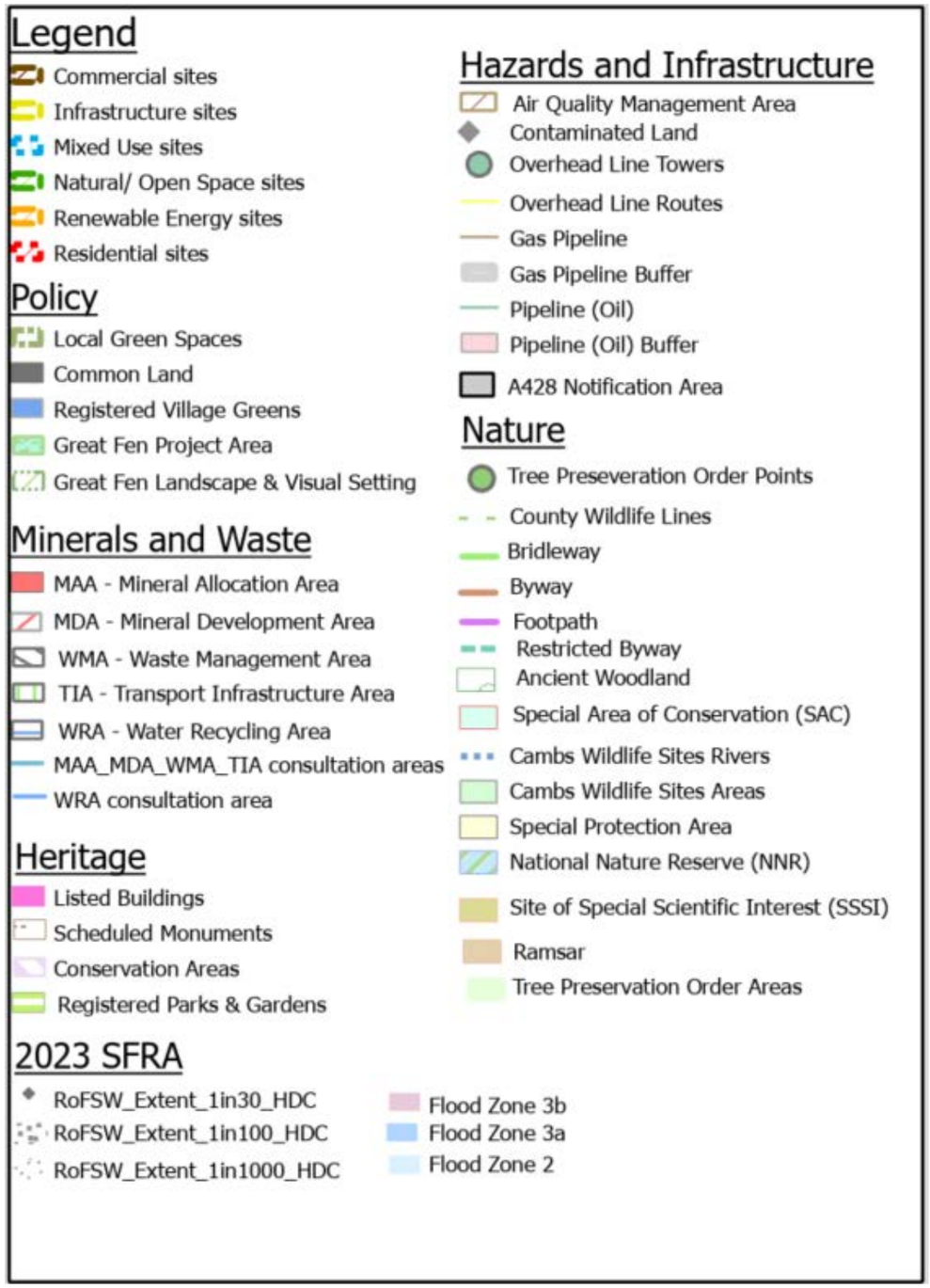
9.2 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke
- Abbotsley 2: Land East of Wintringham Park, St Neots
- Abbotsley 3: Land East of St Neots
- Abbotsley 4: Pear Tree Solar Farm, Abbotsley
- Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots
- Abbotsley 6: Abbotsley Golf Club

9.3 Please note that 'St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots' also partially falls within Abbotsley parish, but it has been included under St Neots as most of the site lies within that parish area.



9.4 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

Site reference	Abbotsley 1
Site name	Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

Site address	Parish(es)	Site area (ha)
Land between current A428 and proposed new A421 road, west of Potton Road (B1046).	Abbotsley	53.0

Promoter's Intentions

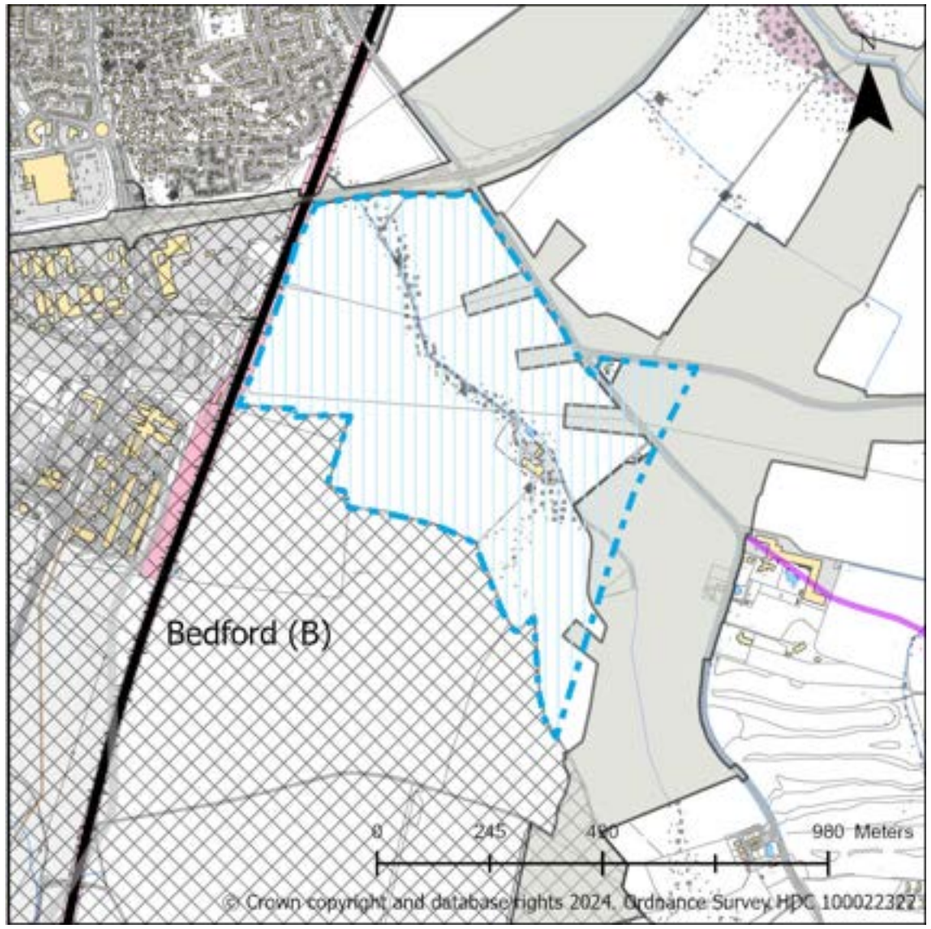
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Employment • Retail Supporting Infrastructure: • Local community centre (if required) • Primary school (if required) • Health facilities (if required) Open spaces: • Natural, green or open spaces • Biodiversity net gain opportunities	Approximately 1100-1200 homes on 30 hectares, average density 35-40 dph. Employment floorspace to be confirmed on up to 1.5 ha. Retail floorspace 1,100 sqm on 0.3 ha. Local community centre (if required) - 225 sqm on 0.2 ha. Primary School (if required) - 1.10 ha for 1 Form Entry, 1.8 ha for 2 form entry. Health facilities (if required) - 0.5 ha. Natural, green or open spaces for a variety of uses. Approximately 18 -19 ha of green space and biodiversity net gain opportunities	Available 2024 - 2028 Build out over 9 - 10 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:21
Relevant planning history	Application number: 1401687FUL Proposed development: Laying of underground cable to connect solar farm to grid network and reinstatement of land involving land south of St Neots Bypass St Neots (extreme northern edge of site only). Outcome: Approved 14 Jan 2015 Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two lane dual carriage way between the Black Cat junction and Caxton Gibbet Junction.
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1; surface water flood risk runs through the centre of the site. There is a pond located in the southern half of the site. The site is wholly classified as grade 2 agricultural land. The site comprises mostly agricultural land, with some agricultural buildings (Rectory Farm), hard standings and access tracks and a small number of existing residential properties (in the landowner's control). The northern half of the site is flat rising gently towards the southern edge. The topography is consistent with the surrounding area and open countryside. The northern edge of the site is bounded by hedgerow and the A428 and the western edge by the railway line. There is sporadic tree planting within the site. Approximately 10.5 ha of the north western edge of the site (adjacent to the railway line) is identified as part of the Great Ouse Green Infrastructure Strategic area which is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). Biodiversity, landscape and environmental impacts of the site would need to be addressed. The landowner notes that the site may contribute to the landscape, wildlife, cultural and historic value of the area which can be met by incorporating the area into the site's strategic landscape and ecology strategy. Opportunities to connect to the potential Little Barford New Settlement green infrastructure strategy would be provided. The site can be clearly seen from the B1046 and Potton Road and is highly exposed in both the local landscape and in longer distance views from the north and east. Significant landscaping buffers would be required to mitigate impact of the development. There is no known pollution or contamination and no oil pipelines or associated buffer zones cross the site. However, a high pressure gas pipe line runs along the western boundary of the site. Electricity lines cross the site running west-east from Little Barford power station which is situated to the south west of the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. The portion of Strategic Expansion Location SEL2: St Neots East known as Wintringham Park is located to the north of the site and is currently under construction with some homes already occupied. The A428 and B1046 separate the submitted site and strategic expansion location making integration difficult to achieve until development on the southern end of SEL2 is complete. The site is currently isolated from other residential areas. The site also bounds the proposed Bedfordshire local plan allocation: Policy HOU Little Barford New Settlement, which is south west of the proposed site. At the time of assessment, the examination of the Bedfordshire Local Plan had been suspended and allocation of the proposed allocation (for 4,000 new homes with an estimated 3,800 to be delivered by 2040) is under question. Land within the proposed allocation had been set aside ('contingency land') for the potential East West Rail route, the station for which is anticipated to be in Tempsford, south of Little Barford. The proposed East West Rail route may separate the submitted site and proposed allocation meaning integration with this site may also be difficult to achieve. The site is not within a mineral safeguarding area or water recycling area.	~
Availability The site is in single/ individual company control. Land is owned in Trust and development is supported by the landowners. There are no known legal restrictions affecting the site. It is unclear whether current residential uses on site would require relocation. The site promoter states that it is the intention to gain allocation status and then sell the land to a third party for obtaining planning permission and development. The promoter suggests the land is available between 2024 and 2028 and delivery is likely to be multi-phased over a 9-10 year period.	+

Achievability The site promoter notes that gas supply is accessible from the site boundary and mains water and electricity supply and digital and telecommunications infrastructure are accessible within the site. Potton Road is accessible from the site boundary. The northern and eastern edges of the site adjoin the A428 and the B1046 and the western edge parallels the East Coast mainline railway. Substantial noise mitigation measures will be required to ensure a high quality residential environment. Portions of the eastern part of the site fall within the A428 Development Consent Order boundary potentially restricting development at least whilst construction is underway. Likewise the southern edge of the site bounds the proposed rerouting of the A428. Noise mitigation measures would be required to address this. The finalisation of the East West Rail route, if it is brought forward, may also have similar impacts (including vibrational) on the site and available land, but these are currently unknown. Air quality as a result of the new A428 (A421) and East West Rail may also impact upon the proposed site. Two overhead powerline routes traverse the site from Little Barford power station which is located to the west of the site beyond the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate their presence, which could impact viability of the site. Utility easements exist within the site; the site promoter anticipates incorporating them into any landscaping scheme. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of St Neots - for example foot and cycle bridges as there is no segregated footway or cycleway along the B1046 to allow connectivity into St Neots. There are several existing residential properties that will need to be either integrated into any proposed scheme or demolished; as they are within the landowner's control these are not an impediment to achieving the site.	~
Deliverability / developability There are no known legal or ownership constraints. Proximity to Little Barford power station and the East Coast mainline railway and proposed A428(A421) and East West Rail may impact on the scale, layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk but surface water flood risk runs through the centre of the site
- The site is predominantly greenfield and grade 2 agricultural land.
- The site could relate well to Wintringam Park to the north once complete having the potential to be integrated with the community.
- Integration with Bedford Local Plan allocation Policy HOU Little Barford New Settlement is uncertain.
- There is potential for the East West Rail route to dissect the site meaning integration may be difficult to achieve.
- Impact on the countryside would be significant due to the site's current isolated location and size
- Proximity to the new A428(A421) and potentially East West Rail could increase the likelihood of noise light, vibrational and visual pollution
- The site has opportunity to provide green space and biodiversity net gain opportunities.
- Access to the railway station is within reasonable distance, as is access to St Neots town centre.
- The site proposes employment and retail uses and could include a local community centre; primary school and land for health facilities. These could provide additional employment and social benefit to the new community.
- The site is within 1km of 10 ha natural greenspace

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for development in the long term contributing to meeting the housing needs of the district and supporting sustainable place-making
- Major infrastructure would be required to support development
- In addition to housing, the site would provide opportunities for employment, retail and proposes a community centre, primary school and health facilities if required
- Access to A and B road networks would provide good long term road connectivity
- The presence of major roads would require further measures to safely integrate the community and connect into St Neots
- Integration of existing residential properties may be required

- Mitigation would be required to relocate or integrate powerlines
- Biodiversity, landscape and environmental impacts of the site would need to be addressed

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 53ha 58.49% net developable area allowed as guided by the site submission following the exclusion for: • 2ha for primary school (2 Form Entry) • 0.5ha for health facility • 19ha for green infrastructure • 0.5ha for community centre 53ha x 58.49% = **31 ha**	The net developable area is 31ha. **0.5ha is deducted for retail** **3ha is deducted for commercial/ employment and retail uses** **27.5 ha residential development area** for a variety of market/affordable homes, self and custom build housing and specialist housing. Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.83ha x 145dph = 120 homes • 7% of land at high density 85dph. 1.93ha x 85dph = 164 homes • 25% of land at moderate density 50dph. 6.88ha x 50dph = 344 homes • 55% of land at low density 35dph. 15.13 ha x 35dph = 530 homes • 10% of land at very low density 25dph. 2.75ha x 10dph = 69 homes	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the East West rail route and delivery if the scheme is confirmed. Build out expected to require more than 10 years.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	1,227 total homes **Note:** this calculation is indicative and may be subject to review if further certainty on the prospects of East West Rail comes forward which is not taken into account in the above.	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal:

- Vision Document (November 2024)
- Illustrative Masterplan (excluding EWR) (drawing no.: PL005_B) (October 2024)
- Illustrative Masterplan (including EWR) (drawing no.: PL008_B) (October 2024)
- Drainage Report (October 2024)
- Flood Risk Statement (October 2024)
- Transport Strategy (November 2024)
- Agricultural Land Classification (ALC) Report (October 2024)
- Landscape Visual Assessment (November 2024)

As identified in the capacity calculation for the site, the capacity is indicative and subject to review based on further information on potential routes for East West Rail. Since the LAA was undertaken, the site is now not considered suitable for development in the short to medium term as the East West Rail safeguarded route runs through the site currently limiting development. Availability of land for development is therefore unknown.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again with the promoter identifying that they are in discussion with EWR. The updates EWR safeguarding zone published in June 2026 covers the majority of the site, making the deliverability of the site in the short term still uncertain.

Abbotsley 2: Land East of Wintringham Park, St Neots

Site reference	Abbotsley 2
Site name	Land East of Wintringham Park, St Neots

Site address	Parish(es)	Site area (ha)
East of Wintringham Park, south of the A428 and north of Potton Road (B1046)	Abbotsley	54.47

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self-build housing Commercial: • Employment Supporting Infrastructure: • Primary school (if required) • Community building (if required) Open space: • Natural, green or open spaces • Biodiversity net gain opportunities- • Land to safeguard against flooding Other: • Live/work hub & local shops (potential)	Approximately 1,100 market and affordable homes including specialist housing to adhere to M4 (3)/bungalows/apartments 5% Custom and self-build plots Business hub at 1,800sqm Primary school (if required) at 1,207sqm Community building (if required) at 2,949sqm Natural, green or open spaces of around 22.38ha Biodiversity net gain opportunities at 10% of around 5.5ha	Available 2024 - 2028 Build out over 8 - 11 years
	Land to safeguard against flooding - 5.06ha within the flood zone, minimum 15m to frontages of proposed dwellings. Approximate attenuation volume 11,879sqm Live/work hub and local shops - no capacity provided	

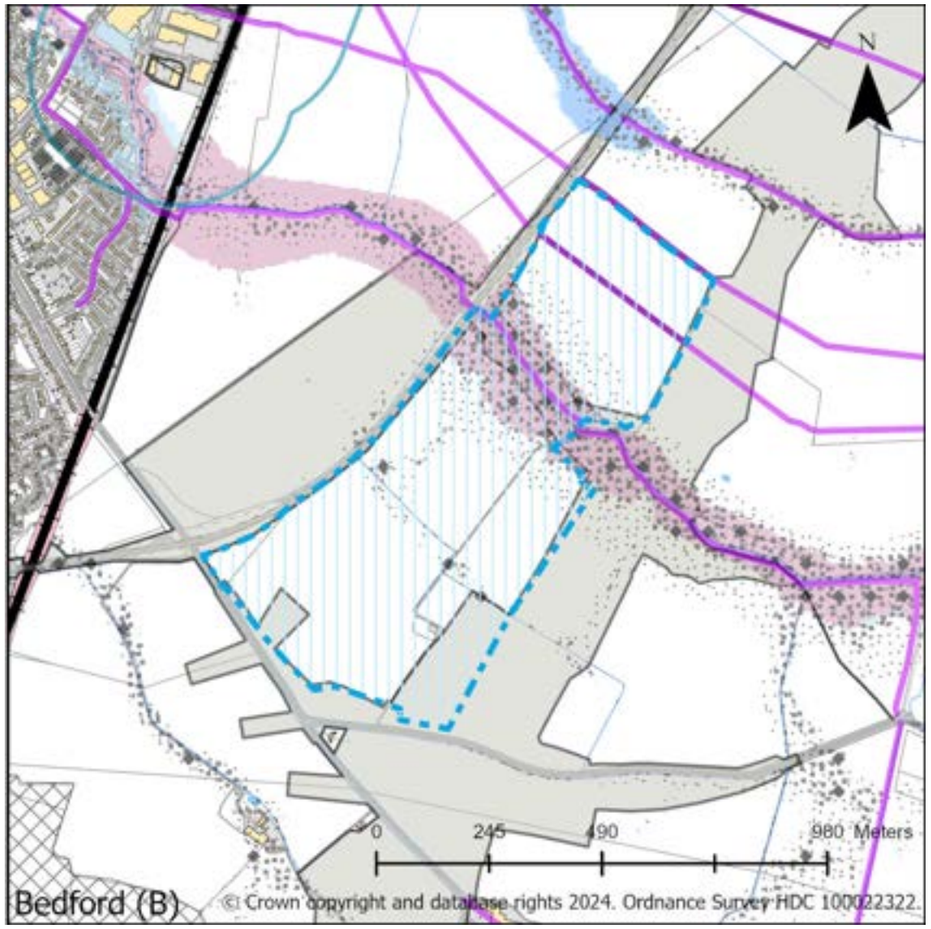
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:208
Relevant planning history	Application number: 23/01308/FUL Proposed development: 2 new agricultural accesses: one from the A428 (North of Hen Brook) and one comprising a new arm from the new A428 roundabout (South of Hen Brook) Outcome: Withdrawn Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two land dual carriage way between the Black Cat junction and Caxton Gibbet Junction. A site in the same location but of a slightly differing size was submitted in the HELAA (December 2017): East of Potton Road, South of A428, St Neots (076)
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	• 1 - Site Location Plan • 2 - Masterplan • 3 - Constraints Plan • 4 - Landscape Baseline Report • 5 - Preliminary Flood Risk and Drainage Assessment to Inform Masterplan And • 6 - Desk-Based Heritage Assessment • 7 - Access Appraisal • 8 - Air quality Assessment • 9 - Noise Impact Assessment

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	There is a veteran Elm tree on the north east boundary. No further nature conservation designations within the site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is in flood zone 1. Several minor watercourses and land drainage ditches are present within the site boundary. The presence of Hen Brook (which traverses the northern half of the site from east to west) means that some of the site is within flood zones 2 and 3a. The site is risk of flooding from surface water in association with Hen Brook and drainage ditches. The site is wholly classified as grade 2 agricultural land which is in arable use. The landform slopes from both northern and southern edges down into the Hen Brook channel which traverses the site from west to east and forms the primary visual feature within the site.	~

The site is broadly consistent with the form of the wider landscape which slopes gently towards St Neots from higher land to the east with Abbotsley Brook following a similar path to Hen Brook only located to the north of the site. To the north of Hen Brook the site is bounded by some hedgerows and trees; some also follow the line of Hen Brook across the site. The southern boundary has a few sporadic trees but the site can be clearly seen from the B1046 other than by a small copse of trees by the intersection of the B1046 and the A428. The eastern boundary is currently very open but will in time be formed by the rerouted A428 (A421). One public right of way traverses the northern half of the site (east to west) with a second on the northern boundary line. The site is highly exposed in both the local landscape and in longer distance views from the B1046, Potton Road and public rights of way along with glimpses from the East Coast mainline railway. Significant landscaping buffers would be required to mitigate the impact of the development on the surrounding landscape. The portion of Strategic Expansion Location SEL2: St Neots East known as Wintringham Park is located to the west of the site and is currently under construction with some homes already occupied. The A428 separates the submitted site and strategic expansion location making integration difficult to achieve. There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. Two overhead powerline routes traverse the site from Little Barford power station which is located to the south-west of the site beyond the railway line. No known heritage assets or nature conservation assets are located within the site and there are no tree preservation orders affecting it although there is a veteran elm tree on the north east boundary. As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form any constraint to development.	
Availability The site is in single/ individual company control with a hybrid control agreement for its promotion for development which is supported by the landowners. There are no known legal restrictions affecting the site and no identified uses to be relocated. There do not appear to be any current uses on site requiring relocation. The site promoter states that it is the intention to gain allocation, obtain planning permission and for the site to then be delivered by a housebuilder. The promoter suggests the land is available between 2024 and 2028 and anticipates completion of 80 to 100 homes per year.	+
Achievability	~

The submission states that gas, mains water, electricity and digital communications supply are accessible from the site boundary. Portions of the site fall within the A428 Development Consent Order boundary, and the eastern edge of the site bounds the proposed rerouting of the A428(A421). This may potentially restrict development in the short term but the A428 upgrade is expected to open in 2027. Noise mitigation measures would be required to mitigate the new A428(A421) rerouting, the existing A428 and the B1046. The finalisation of the East West Rail route, if the project is confirmed, may also have similar impacts on the site (including vibrational) and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction. Two overhead powerline routes traverse the site from Little Barford power station which is located to the south-west of the site beyond the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, which could impact viability of the site. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing built up area of St Neots - for example foot and cycle bridges/crossings. The site promoter provided supporting information to suggest how some of these issues may be mitigated for example a flood risk and drainage strategy has been prepared, noting that watercourse easements and SUDs would be required, and open space provided to coincide with Hen Brook. An Initial Air Quality Review conducted proposes a noise barrier next to the proposed A428(A421) and climate measures suggest include building all homes to an EPC standard of B or above and using a ‘fabric first’ approach. A Travel Plan would be implemented to address sustainable travel principles and landscape guidelines produced.	
Deliverability / developability Proximity to the existing A428 and proposed A428 (A421) and East West Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is within flood zone 1, although flood zone 2 and 3a and some surface water flood risk are present
- The site is wholly greenfield and grade 2 agricultural land.
- The proposed rerouting of the A428(A421) increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route, which could impede comprehensive site development
- The site is reasonably accessible to St Neots town centre
- Potential additional retail could support the immediate needs of a new community
- The site could relate well to Wintringham Park to the west once complete having the potential to be integrated with the community (safe crossings and enhanced transport infrastructure permitting).
- Landscape impact would require significant mitigation
- Proximity to the new A428(A421) and potential East West Rail could potentially increase the likelihood of noise light, and visual pollution

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential for development in the long term contributing to the housing needs of the district and supporting sustainable place-making
- Would require flood mitigation
- Would require significant infrastructure to create linkages into Wintringham Park
- Access to A road networks would provide good long term road connectivity
- Would be required to relocate or integrate powerlines
- Would require substantial landscaping to minimise the landscape impacts of development
- May be bisected by the proposed East West Rail route impeding integration or development of the site
- Would need to integrate public rights of way

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 54.47ha 34.94% net developable area allowed as guided by the site submission following the exclusion for: • 2ha for primary school • 0.5 ha for community centre • 22.38ha for natural green or open spaces • 5.5ha for biodiversity net gain • 5.06ha for flood mitigation 54.47ha x 34.94% = **19.03 ha**	The net developable area is 19ha. **0.5ha is deducted for business hub** **1ha is deducted for live/work hub and retail uses** **17.5ha residential development area** for a variety of market/affordable homes, self and custom build housing and specialist housing Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.525ha x 145dph = 76 homes • 7% of land at high density 85dph. 1.23ha x 85dph = 106 homes • 25% of land at moderate density 50dph. 4.38ha x 50dph = 219 homes • 55% of land at low density 35dph. 9.64ha x 35dph = 337 homes • 10% of land at very low density 25dph. 1.75ha x 25dph = 44 homes **781 total homes**	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the EastWest rail route and delivery if the scheme is confirmed. Build out expected over 8 - 10 years.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Note: this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter resubmitted their masterplan for the site (drawing no.: 005 rev C, June 2023).

As identified in the capacity calculation for the site, the capacity is indicative and subject to review based on further information on potential routes for East West Rail. Since the LAA was undertaken, the site is now not considered suitable for development in the short to medium term as the East West Rail safeguarded route runs through the site currently limiting development. Availability of land for development is therefore unknown.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again with the promoter identifying that they are in discussion with EWR. The updates EWR safeguarding zone [published in June 2026 covers the majority of the site, making the deliverability of the site in the short term still uncertain.

Abbotsley 3: Land East of St Neots

Site reference	Abbotsley 3
Site name	Land East of St Neots

Site address	Parish(es)	Site area (ha)
The site is located to the east of St Neots, Wintringham Park the A428	Abbotsley	Approximately 31.0

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and /or affordable homes • Specialist housing • Custom and self-build housing Commercial: • Employment (including care home) Supporting Infrastructure: • Primary school • Community centre • Health use Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	**Option A:** up to 745 market and /or affordable homes approximately 70 specialist housing homes Custom and self-build housing to be confirmed Up to 40,000sqm employment (Knowledge Intensive Business Services - KIBS E(g) use class) and care home 2.3 hectares for primary school 17,000sqm for community centre and health use Up to 10.0ha (to be confirmed) for natural, green or open spaces	Available 2024 - 2028 Build out over 7 - 8 years
	Biodiversity net gain opportunities to be confirmed **Option B:** up to 655 market and /or affordable homes 2.3 hectares for primary school 17,000sqm for community centre and health use Up to 10.0ha (to be confirmed) for Natural, green or open spaces Biodiversity net gain opportunities to be confirmed	

Core information

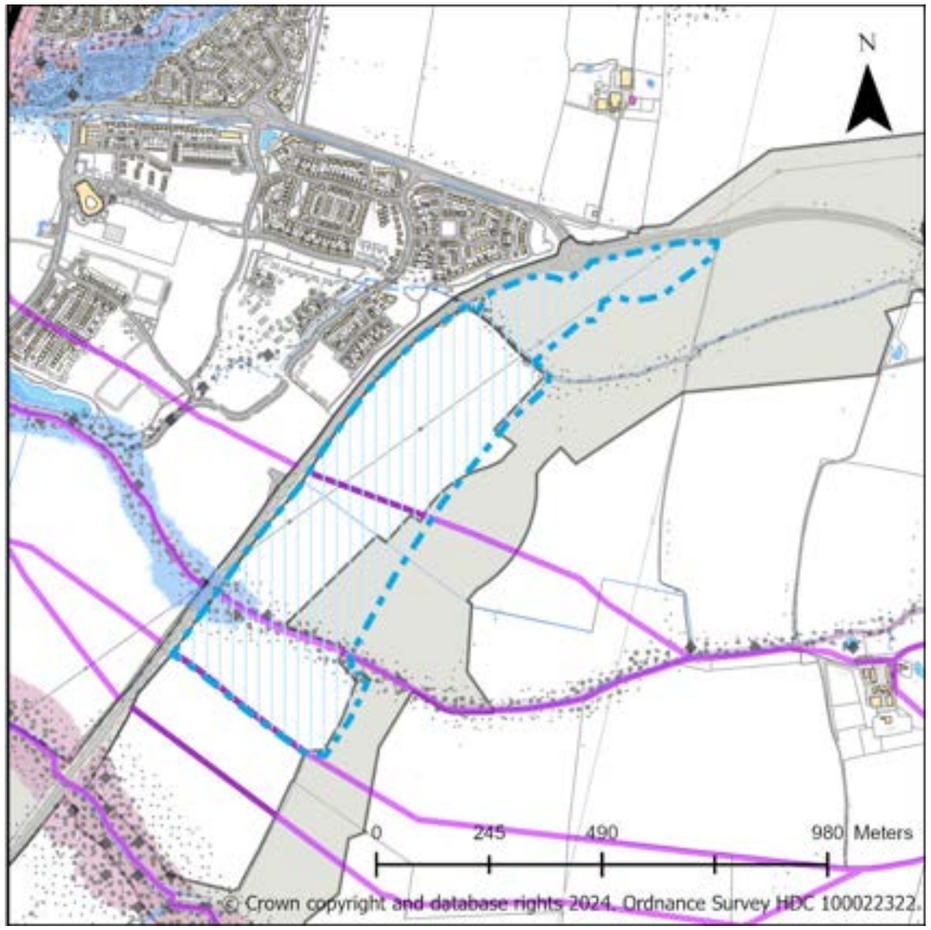
How was the site identified?	Call for sites 2023 submission: site reference – CfS:253
Relevant planning history	Application: 22/01344/FUL Proposed development: Archaeological excavation and engineering works with associated temporary change of use and formation of site compound comprising site offices, welfare facilities and off-road parking facilities as part of the A428 Black Cat to Caxton Gibbet improvements. Outcome: Permitted Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two land dual carriage way between the Black Cat junction and Caxton Gibbet Junction.

	A site in the same location but of a slightly differing size was submitted in the HELAA (December 2017): South east of A428 from roundabout with B1425 Cambridge Road, St Neots (077)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Call for Sites Submission - Representation Report • Initial environmental noise assessment for a proposed development off the A428 St Neots • Land East of St Neots - Vision Document • Landscape and Visual Appraisal • Landscape and Visual Appraisal - Appendix A.1 Figures 1 to 10 • Landscape and Visual Appraisal - Appendix A.2 Figure 11 • Landscape and Visual Appraisal - Appendix B Extracts from Published Landscape Character Assessment • Location Plan • Residential development Access Strategy Options • Technical Note - Transport and Access Considerations

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The majority of the site is within flood zone 1. A small proportion north of the south west corner of the site is located within flood zones 2 and 3a. Three drainage ditches traverse the site from east to west, one in the northern half of the site and two in the southern half.	~

The southern and northernmost of which are susceptible to surface water flooding. The site is wholly classified as grade 2 agricultural land. Three public rights of way traverse the southern half of the site (east to west) one of which is on the southern boundary. The land slopes from north to south with an approximate level difference of 14m from the highest to the lowest points. The topography is consistent with the surrounding area and open countryside. The site is in use as agricultural land. The western edge of the site is bounded by hedgerow and trees. There is sporadic planting within the site. The site can be clearly seen from the public rights of way within the site, from the B1046 and Potton Road and is highly exposed in both the local landscape and in longer distance views from the B1046. Significant landscaping buffers would be required to mitigate the impact of the development. The A428 bounds the western edge of the site. Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park and Loves Farm 2) is located to the west and north of the site and is currently under construction with some homes already occupied. The A428 separates the submitted site and strategic expansion location making integration difficult to achieve until development on the eastern edge is complete. There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. A 132 kW power line runs over head north-east to southwest through the site. A second low voltage overhead line runs also north-west to south from Little Barford power station which is located to the south-west of the site beyond the railway line. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.	
Availability The site is in family control and development is supported by all landowners. There are no known legal restrictions and no identified uses to be relocated. The site promoter states that it is the intention that planning permission is obtained and then the land sold to a third party for development. The landowners suggest the land is available between 2024 and 2028 and likely to be delivered over 7 to 8 years depending on market conditions.	+
Achievability The landowner notes that access to gas supply is unknown; mains water and electricity supply are accessible from within the site and digital and telecommunications infrastructure accessible from the site boundary.	~

The northern section of the site and portions of the eastern part of the site fall within the A428 Development Consent Order boundary. Likewise the eastern edge of the site bounds the proposed rerouting of the A428(A421). This may potentially restrict development in the short term but the A428 upgrade is expected to open in 2027. Noise mitigation measures would be required to address the new A428(A421) rerouting and the current A428. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site. Access to the 'A' road network would provide good long term road connectivity and assist with the logistics of construction. Two overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or address their presence which could impact viability of the site. Significant infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing built up area of St Neots - for example foot and cycle bridges. The site promoter provided supporting information to suggest how some of the constraints may be overcome including the screening of pylons by a green corridor which would run through the length of the site creating a network extension from Wintringham Park and into the wider countryside. Green buffers/ecology corridors are proposed to minimise the impact of the new A428(A421) and pedestrian and cycle routes included within the site and a Travel Plan prepared. Residential and access options include roundabouts and T-junctions	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428(A421) and East West Rail may impact on the scale, layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is within flood zone 1, flood zone 2 and 3a and some surface water flood risk are present

- The site is wholly greenfield and grade 2 agricultural land.
- The proposed rerouting of the A428(A421) increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route
- The site is reasonably close to St Neots town centre, railway station, employment and education facilities
- Potential additional employment, primary school, community/health centre and retail could support the immediate needs of a new community
- The site could relate well to Wintringham Park to the west once complete having the potential to be integrated with the community (safe crossings and enhanced transport infrastructure permitting).
- Landscape impact would require significant mitigation associated with topographical challenges
- Proximity to the new A428(A421) and potential East West Rail could potentially could increase the likelihood of noise light, and visual pollution

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential for development in the long term contributing to the housing needs of the district and supporting sustainable place-making.
- Would require flood mitigation
- Would require significant infrastructure to create linkages into Wintringham Park
- Would be required to relocate or integrate powerlines
- Would require substantial landscaping to minmise the landscape impacts of development
- May be bissected by the proposed East West Rail route impeding integration or development of the site
- Would need to integrate public rights of way

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 31ha 60.32% net developable area allowed as guided by the site submission and vision document following the exclusion for: • 2.3ha for primary school	The net developable area is 18.7ha. **5ha is deducted for a care home, KIBS and Creative industry use class - E(g) and C2 use class** **13.7ha residential development area** for a variety of market/affordable homes.	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the EastWest rail route and delivery if the scheme is confirmed. Build out expected over 8 - 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
• 2ha for community centre and health building • 8ha for natural green or open spaces 31ha x 60.32% = **18.7ha**	Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.41ha x 145dph = 59 homes • 7% of land at high density 85dph. 0.96ha x 85dph = 82 homes • 25% of land at moderate density 50dph. 3.43ha x 50dph = 172 homes • 55% of land at low density 35dph. 7.54ha x 35dph = 264 homes • 10% of land at very low density 25dph. 1.37ha x 25dph = 34 homes **611 total homes** **Note:** this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.	

Updates after the Initial Assessment

As identified in the capacity calculation for the site, the capacity is indicative and subject to review based on further information on potential routes for East West Rail. Since the LAA was undertaken, the site is now not considered suitable for development in the short to medium term as the East West Rail safeguarded route runs through the site currently limiting development. Availability of land for development is therefore unknown.

Abbotsley 4: Pear Tree Solar Farm, Abbotsley

Site reference	Abbotsley 4
Site name	Pear Tree Solar Farm

Site address	Parish(es)	Site area (ha)
East of St Neots and west of Abbotsley, south of Abbotsley Golf Hotel and Course.	Abbotsley	72.0

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Renewable Energy: Solar Farm	72ha Biodiversity Net Gain in excess of 10%	Available 2024 - 2028 Build out over 16 weeks

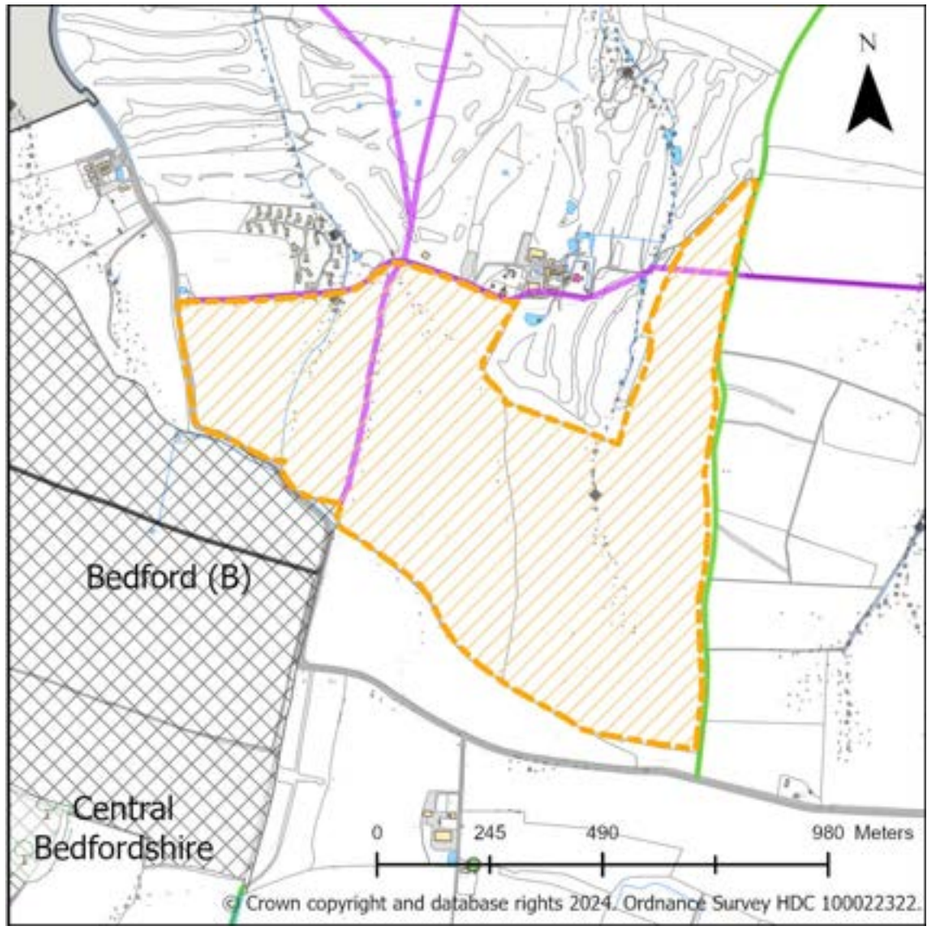
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:103
Relevant planning history	Application number: 23/01507/FUL Proposed development: Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway Outcome: Pending decision Application number: 23/01507/SCRE Proposed development: Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway Outcome: Unknown
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Pear Tree solar farm supporting statement (C5141-4 Eaton Ford Call for Sites Reps)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1. Surface water flood risk runs north to south across the site from two main locations. The site is wholly classified as grade 2 agricultural land. The land slopes gently downwards from south to north. The site is consistent with the wider area which is predominantly agricultural land. The northern site boundary which adjoins	+
Abbotsley Golf Hotel and Course is partially screened by a tree line. Potton Road to the west of the site is screened by a mixture of trees and medium hedgerows. Longer distance views into the site can be seen from the public rights of way and from the northern access road and Drewels Lane to the south (edged by small hedgerow). There is sporadic tree planting within the site and a wooded area bounding eastern boundary and south eastern corner. Three public rights of way traverse the site; one footpath is located in western half of site running north to south, one footpath is located along northern boundary of site running west to east and crossing into north eastern part of site and a bridleway runs along eastern edge of the site. The landscape impact would be limited given the boundary trees and hedging around most of the site. However, the impact from the southern aspect may be noticeable, limited landscape buffers may be required. The site promoter provides supporting information to suggest how some constraints may be overcome such as buffer zones either side of existing footpaths. Decommissioning of the site after a 40 year period to return the land to agricultural use with any legacy planting to remain. A planning application would be accompanied by a landscape and visual impact assessment and where possible hedgerows, trees, field patterns and strong boundary features will be used to mitigate the visual impact of solar energy developments. The site is in use as arable agricultural land and has no buildings within or immediately adjacent to the site. The presence of solar farms are compatible with agricultural land as they can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. Solar farms can contribute to addressing climate change. There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.	
Availability The site is in single/individual company control and the land is optioned. The proposed development is supported by all landowners. There are no known legal restrictions. There appears to be no current uses on site requiring relocation. The site promoter states that it is the intention to acquire planning permission and then be delivered by a renewables company. The site is available between 2024 and 2028 and likely to be delivered over 16 weeks with a temporary use period of 40 years.	+
Achievability	+

The submission notes that access to gas, mains water and electricity supply are accessible from the site boundary as is the public highway and digital and telecommunications infrastructure. No gas/oil pipelines and buffer zones cross the site or electricity pylons/infrastructure. No noise impacts are expected from the use of the site. The site is surrounded on three sides by B and access roads which would provide connectivity and assist with the logistics of construction.. No additional major infrastructure would be required. Limited landscape buffers may be required and the retention of public rights of way though and adjoining the site. The site promoter notes that consideration will be given to the access roads, security fencing, lighting and any buildings so as to minimise its visual impact, whilst ensuring that the development causes no risk to public safety. A transport statement and construction management statement would also be provided to consider impact on highways network.	
Deliverability / developability There are no known legal or ownership constraints and minimal constraints to overcome. The site is categorised as developable.	~

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 72ha 80% net developable area following land excluded for landscaping and Biodiversity Net Gain. 72ha x 80% = **57.6ha**	**Net developable area 57.6ha for a Solar Farm**	Available 2024-2028 Build out over 4-8 months

Updates after the Initial Assessment

Site now has permission (23/01507/FUL). Therefore the site has not been taken forward as an allocation as development is approved.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is in flood zone 1 with surface water flood risk
- The site is wholly classified as grade 2 agricultural land.
- Consideration of impact on Eynesbury Hardwicke House may require mitigation
- The site use compatible with agricultural land with potential to positively impact on agricultural land quality one use is removed.
- Some agricultural uses would also be able to continue around and within the site.
- the proposed use is classified as essential infrastructure meaning development is compatible.

In combination the outcomes of the LAA and SA indicate that the site:

- May help to contribute towards achieving net zero ambitions and address climate change
- Is suitable for solar energy generation
- Public Rights of Way would require integration

Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots

Site reference	Abbotsley 5
Site name	North of Wintringham Hall, Cambridge Road, St Neots

Site address	Parish(es)	Site area (ha)
The site is located to the East of St Neots, north of the A428 and Wintringham Hall	Abbotsley	19.0

Promoter's Intentions

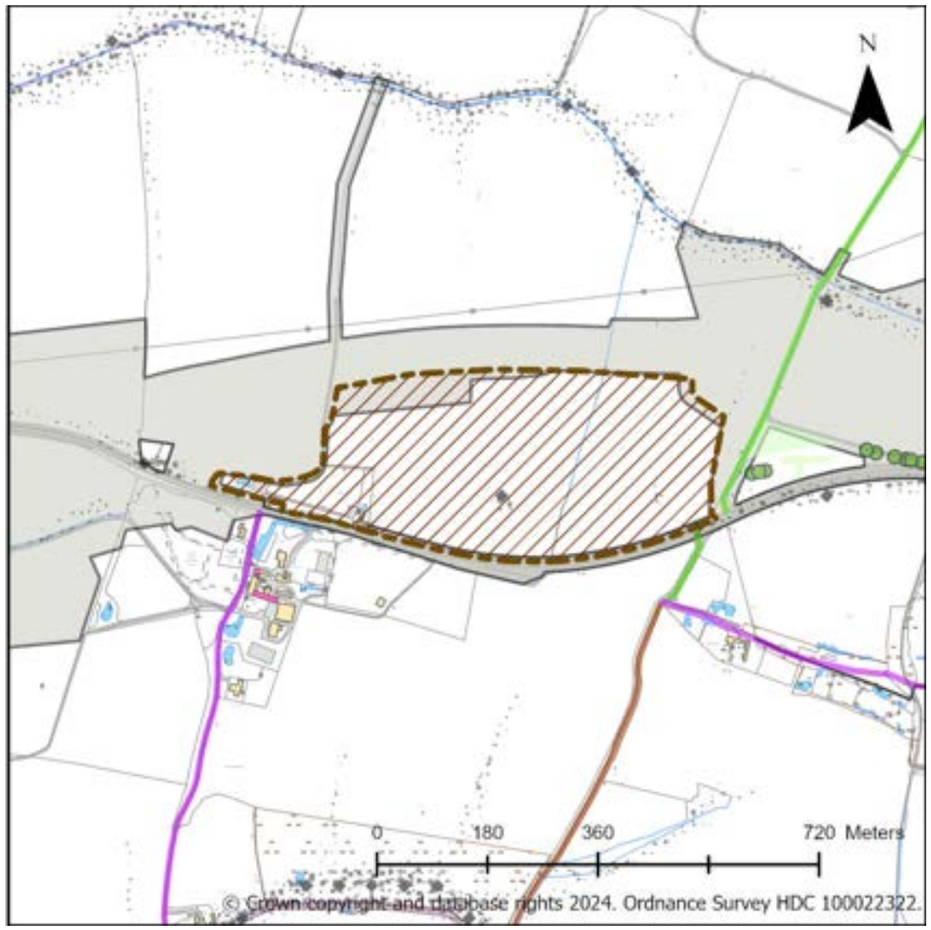
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics	1,500 sqm of employment (Knowledge Intensive Business Services - KIBS - use class E(g) 15,000 sqm of logistics	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:278
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission - Representation Report Land East of St Neots - Vision Document Landscape and Visual Appraisal Landscape and Visual Appraisal - Appendix A.1 Figures 1 to 10
	Landscape and Visual Appraisal - Appendix A.2 Figure 11 Landscape and Visual Appraisal - Appendix B Extracts from Published Landscape Character Assessment Location Plan Commercial Development Access Strategy Options Technical Note - Transport and Access Considerations

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1. The site has elements of surface water flood along the southern boundary as well as associated with drainage ditches that enter the site from the north. The site is wholly classified as grade 2 agricultural land which is in arable use. The site is relatively flat just sloping slightly down from the south east corner to the north west and forms the higher part of the local landscape which falls away to the north west towards Fox Brook but continues at a similar elevation to the site towards the north east. The southern boundary is edged by trees and hedgerow which screen the site from the A428. All other boundaries are relatively open with just some sporadic hedgerow sections along the eastern boundary. The site is located in open countryside and views	~
into the site can be currently seen from the bridleway to the east of the site. Long distance views can be seen from Priory Hill and public rights of way to the north of the site making it highly exposed from the north. Significant landscaping buffers would be required to mitigate the impact of any development on the adjoining countryside. Toll Gate Cottage is located just outside the south west boundary of the site and the semi-detached Wintringham Cottages are located within the southern boundary. The compatibility of the proposed land use and the significance of the properties and their setting would require further assessment. The site promoter provides supporting information to suggest how some of the constraints may be overcome including a green buffer to the south and east and an ecology corridor to the north. The Vision Document presents the opportunity for a smaller cluster of employment buildings for KIBS and creative industries in the south western corner in keeping with surrounding properties, with large scale logistics buildings on the remainder of the land (8.00ha) separated by a green buffer. There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. No known heritage assets are located within the site although the deserted medieval settlement of Wintringham and listed buildings at Wintringham Hall are located just to the south. There are no nature conservation assets within the site and there are no tree preservation orders affecting it. As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.	
Availability The site is in single/individual company control and the proposed development is supported by all landowners. There are no known legal restrictions affecting the site. There are current residential uses on site which would require integration. The site promoter states that it is their intention to acquire planning permission and then sell to a third party for development. The site is available between 2024 and 2028 and likely to be delivered over 2-3 years.	~
Achievability There is no access to gas supply and access to digital telecommunications infrastructure for the site is unknown. Mains water and electricity supply are accessible from the site boundary. No gas/oil pipelines or their associated buffer zones cross the site and there are no overhead power lines or infrastructure within the site . Noise impacts are expected from the use of the site which would require mitigation.	~

The site has immediate access to the A428 from the southern boundary. Transport movements as a result of the proposed employment and logistics uses may impact on the safety of the local road network. The site is surrounded by the A428 Development Consent Order boundary with both northern and southern portions of the site directly impacted by the DCO boundary. The northern edge of the site bounds the proposed rerouting of the A428(A421) which may impact on potential accesses for the site and its orientation. The DCO may potentially restrict development in the short term but the A428(A421) upgrade is expected to open in 2027. Noise mitigation measures would be required to address the new A428(A421) routing as well as traffic on the current A428. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land (potentially being located to the north of the site), but this is currently unknown. Air quality as a result of the proposed use of the site, new A428(A421) and East West Rail may also impact upon the proposed site and existing residential properties. Integration of the proposed site with the existing properties would need careful consideration. Access to the A road network would provide good long term road connectivity and assist with the logistics of construction. The site promoter proposes access to the site via a new roundabout on the A428 and a second entry only junction opposite the entrance to Wintringham Hall. There is some flexibility regarding the type and quantum of employment uses on the site. Sustainable transport options proposed for employees may include walking, cycling or public transport infrastructure and the site promoters note that a Travel plan would provided.	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428(A421) and East West Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present
- It is grade 2 agricultural land and wholly greenfield
- The site has potential to adversely impact nearby listed buildings
- The site is in proximity to St Neots train station and a public right of way, but no substantial active travel links are available to facilitate non-motorised vehicular commuting
- The site would be surrounded by the existing A428 and new route of the A428(A421). The local transport network may be impacted by the proposed uses
- The proposed use could increase light, odour and visual pollution
- The site is in open countryside and landscape impact of development would require mitigation
- Successful integration of properties within and just outside the site would require careful masterplanning

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for employment and small logistics development
- Would be surrounded by the new and old A428 which would require mitigation from light, air and visual pollution
- Would require landscape integration
- Would require a transport impact assessment and traffic movement and access solutions
- Would require careful masterplanning to minimise impact on listed buildings and buildings within and nearby the site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 19ha 60% net developable area following land being excluded for landscaping, integration of existing buildings and mitigation for impact on listed building, biodiversity net gain, movement of HGVs and mitigation from new and existing A428 19ha x 60% = **11.4ha**	The net developable area is 11.4ha 8ha is for Logistics. (8ha of land at 0.40 plot ratio) x 10,000sqm = (8ha x 0.40) x 10,000 = **32,000sqm of logistics** 2.4ha is for KIBS and Creative industries (Knowledge Intensive Business Services - KIBS E(g) use class) 2.4 ha of land at 0.35 plot ratio) x 10,000sqm = (2.4ha x 0.35) x 10,000	Available from 2029 subject to allocation. Build out expected over 2-5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	= **8,400sqm of E(g) use class**	

Updates after the Initial Assessment

Abbotsley 6: Abbotsley Golf Club

Site reference	Abbotsley 6
Site name	Abbotsley Golf Club

Site address	Parish(es)	Site area (ha)
Abbotsley Golf Club, Drewels Lane, Eynesbury Hardwicke, St Neots	Abbotsley	48.90

Promoter's Intentions

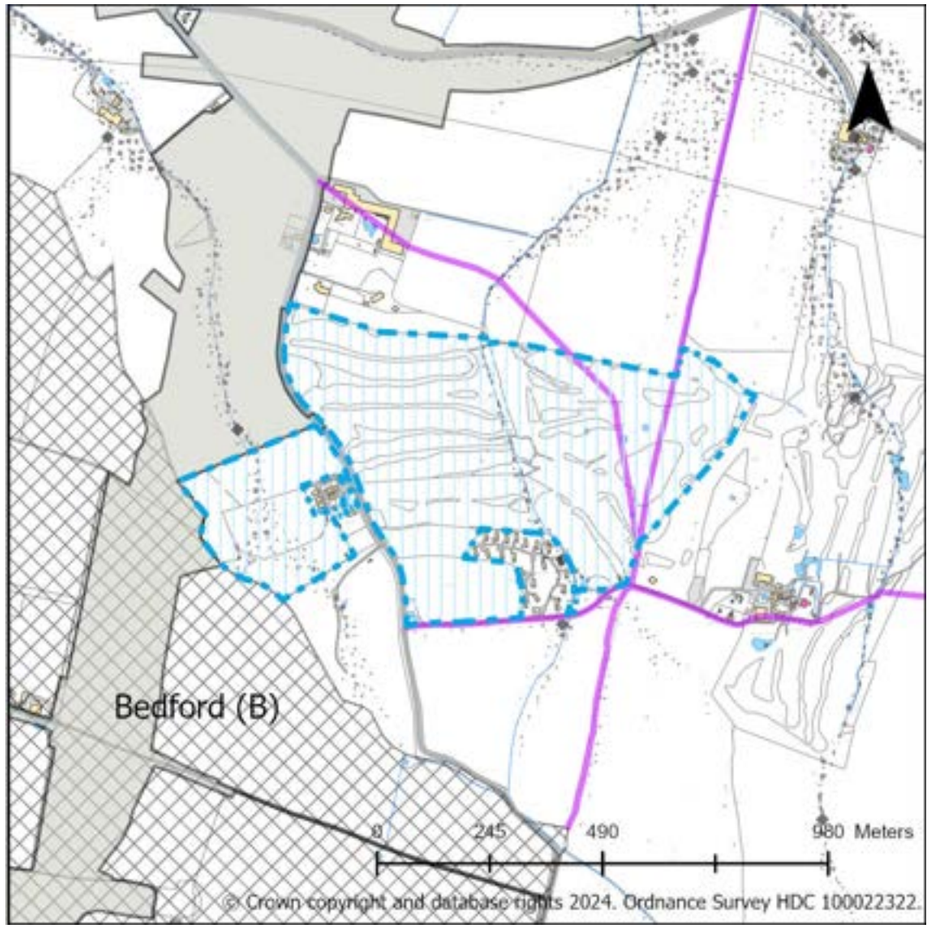
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing	500 - 1,000 homes Retirement complex - including limited retail and employment opportunities commensurate to the proposed scale and uses.	Available 2024 - 2028 Build out over 6 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:234
Relevant planning history	Application Number: 22/01129/S106 Proposed Development: Remove the obligation relating to the woodland area and the occupancy of the approved lodges for holiday use only - 91/0949 Outcome: Pending Decision. HELAA (December 2017) Abbotsley Squash Club and Cromwell Golf Course, South of B1046, Abbotsley (051)
Land type	Wholly greenfield land Note: Promoter considers land to be wholly previously developed land
Current use of the site	Leisure use
Supporting information	Bedford Borough Council Local Plan 2040: Plan for Submission April 2022 Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is in flood zone 1. The site is separated into two parcels of land by Potton Road. The western section of the site shows surface water flood risk running north to south through the centre. The western portion of the site wraps around built development at The Range and Orchard House with the majority being grassland with hedgerows and intermittent trees fronting all boundaries including that to Potton Road. A strong tree belt sits within the site running west from The Range.	~
The eastern section of the site experiences surface water flood risk through the centre of that part of the site and some ponds are present on site. The site is wholly classified as grade 2 agricultural land. The land slopes gently upwards from north to south. Two public rights of way traverse the site south to north from the southeast boundary. Mature trees and hedgerows surround the boundaries with Potton Road and the southern boundary. Longer distance views can be seen from within the site from the public footpaths. There is mature tree planting within the site associated with its landscaping as a golf course. Jenny Wissen Wood is located on the southern boundary of the site immediately east of Potton Road. The southern part of the site boundary excludes Abbotsley Country Homes holiday homes park which is largely screened by tree belts other than a small portion of their western boundary with the site. Further landscaping may be required to reinforce the amenity of users of this leisure site. The eastern portion of the site is currently laid out as a golf course. The northern boundary of the site is also largely contained by a hedgerow with sporadic trees. To the north west corner of this section of the site there are a couple of residential properties and a small cluster of low level industrial and warehousing buildings. Tall development within the site that exceeds the height of existing landscaping would be readily visible from multiple public viewing points and would likely have a detrimental impact on the landscape. The site is in an isolated countryside location but bounds the proposed Bedfordshire local plan allocation: Policy HOU Little Barford New Settlement, which is to the west of the proposed site. At the time of assessment, the examination of the Bedfordshire Local Plan had been suspended and allocation of the proposed allocation (for 4,000 new homes with an estimated 3,800 to be delivered by 2040) is under question. Land within the proposed allocation had been set aside ('contingency land') for the new East West Rail route, the station for which is anticipated to be in Tempsford, south of Little Barford. The proposed East West Rail route may separate the submitted site and proposed allocation meaning integration with other nearby development would be difficult to achieve. There is no known pollution or contamination and no gas/oil pipelines and associated buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation areas affecting it. As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.	
Availability The site is in single individual/company control and development is supported by the landowner. There are no known legal restrictions affecting the site. The submission states that it is the intention to acquire planning permission before selling the land a third party for development. The submission suggests the land is available between 2024 and 2028 and is likely to be delivered over 6 years.	+

Achievability The submission notes that gas, mains water and electricity supplies are accessible from the site boundary as is digital and telecommunications infrastructure. The public highway runs through the site with the larger portion to the east. No gas or oil pipelines or associated buffer zones cross the site or overhead power lines/infrastructure. The north western and western boundaries of the western edge of the site are bounded by the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. This route may in time result in noise impacts on the site. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of East West Rail and the new A428(A421) may also impact upon the proposed site. Access to Potton Road would provide long term road connectivity and assist with the logistics of construction. The presence of major roads including the new A428(A421) and proposed East West Rail would require further measures to safely integrate the community from the submitted site with the proposed allocation at Little Barford (if it were to proceed to allocation), for example foot and cycle bridges. Integration or effective screening of the proposed site with the existing properties would need careful consideration. The site promoter provides some supporting information to suggest how some of these issues may be mitigated for example supporting infrastructure and green spaces and improved accessibility through the opportunity to provide a strategic road junction off the new A428(A4421) and proximity to the East West Rail station. It was also envisaged that the proposed allocation at Little Barford (it it were to proceed to allocation) would create sustainable transport links which could serve the future residents at Abbotsley through improved connectivity at Little Barford.	~
Deliverability / developability There are no known legal or ownership constraints. Proximity to the A428, new A428(A421) and proposed East West Rail may impact on the layout and mix of uses appropriate on the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk but some surface water flood risk is present
- The site is wholly greenfield and grade 2 agricultural land
- The site is in an isolated countryside location and integration with nearby residential areas would not be feasible
- The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown)
- The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site and further separating the site from the proposed Little Barford allocation
- Impact on the countryside would be significant due to the site's current isolated location and size
- Access to the railway station via motorised vehicle is within reasonable distance, as is access to St Neots town centre, education and employment opportunities.

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development and does not supporting sustainable place-making
- The site would be separated and dissected by the new A428(A421) and potentially East West Rail making integration with any potential development in Bedfordshire difficult to achieve without significant infrastructure and could impede achievability of development
- Major infrastructure would be required to support development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to its landscape impact and isolated location.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted additional supporting plans and documents, these are listed below and demonstrates the site promoter has explored the potential for a larger proposal whilst providing a masterplan for the current land proposed:

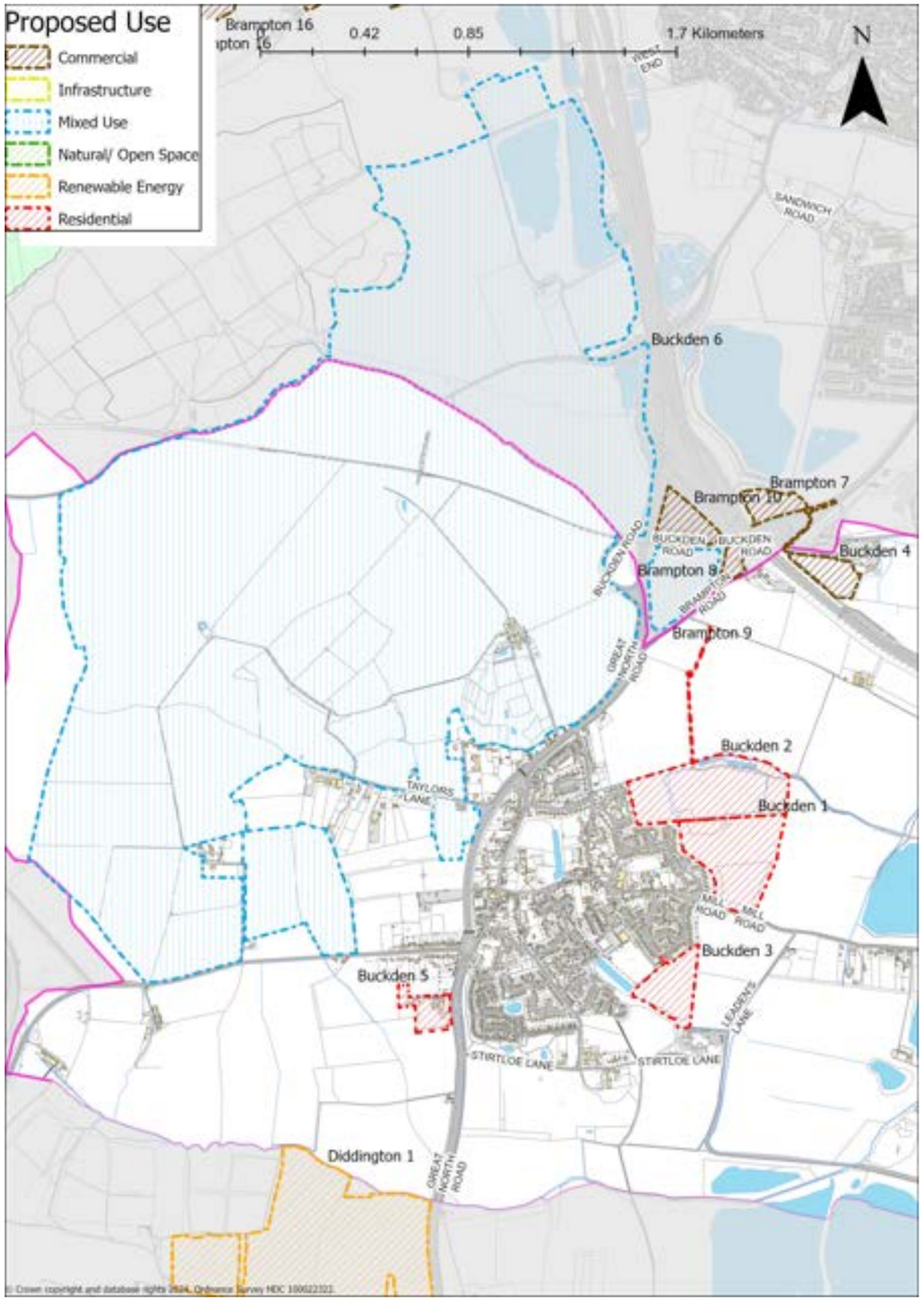
- Bedford Borough Council Local Plan Inspectors letter - November 2023
- Bedford Borough Local Plan 2040 Statement of Common Ground between Bedford Borough Council and Lands Improvement Holdings (The Executors of the Late Nigel Alington) - May 2023
- Capacity Plan (drawing no.: 01152_02 rev 00, July 2024)
- Constraints Plan (drawing no.: 01152_01, rev A, July 2024)

- Vision Diagram (wider area) (drawing no.: 01152_03, rev 01, August 2024)
- Vision Diagram (drawing no.: 01152_03, rev 01, August 2024)

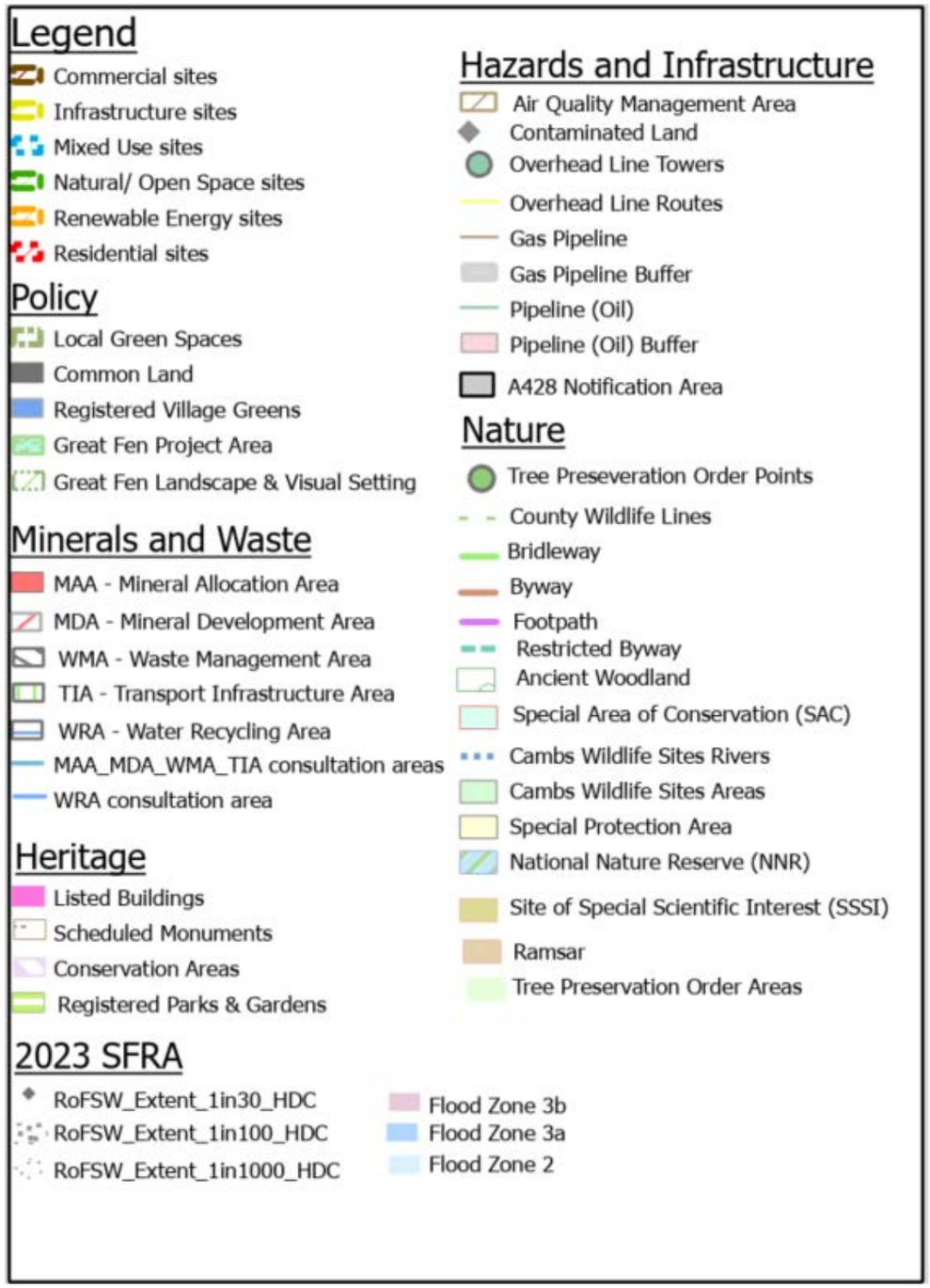
Buckden

9.5 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Buckden 1: Land at Mill Road, Buckden
- Buckden 2: Land South of the B1514, Buckden
- Buckden 3: Land off Vineyard Way, Buckden
- Buckden 4: Brampton Road, Buckden
- Buckden 5: Land at Westfield Farm, Great North Road, Buckden
- Buckden 6: Land West of A1 from Buckden to Brampton - this site crosses over into Brampton parish but is assessed here as the majority of the site areas falls within Buckden parish.



9.6 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Buckden 1: Land at Mill Road, Buckden

Site reference	Buckden 1
Site name	Land at Mill Road, Buckden

Site address	Parish(es)	Site area (ha)
North east of Buckden, with Mill Road forming the southern boundary	Buckden	11.70

Promoter's Intentions

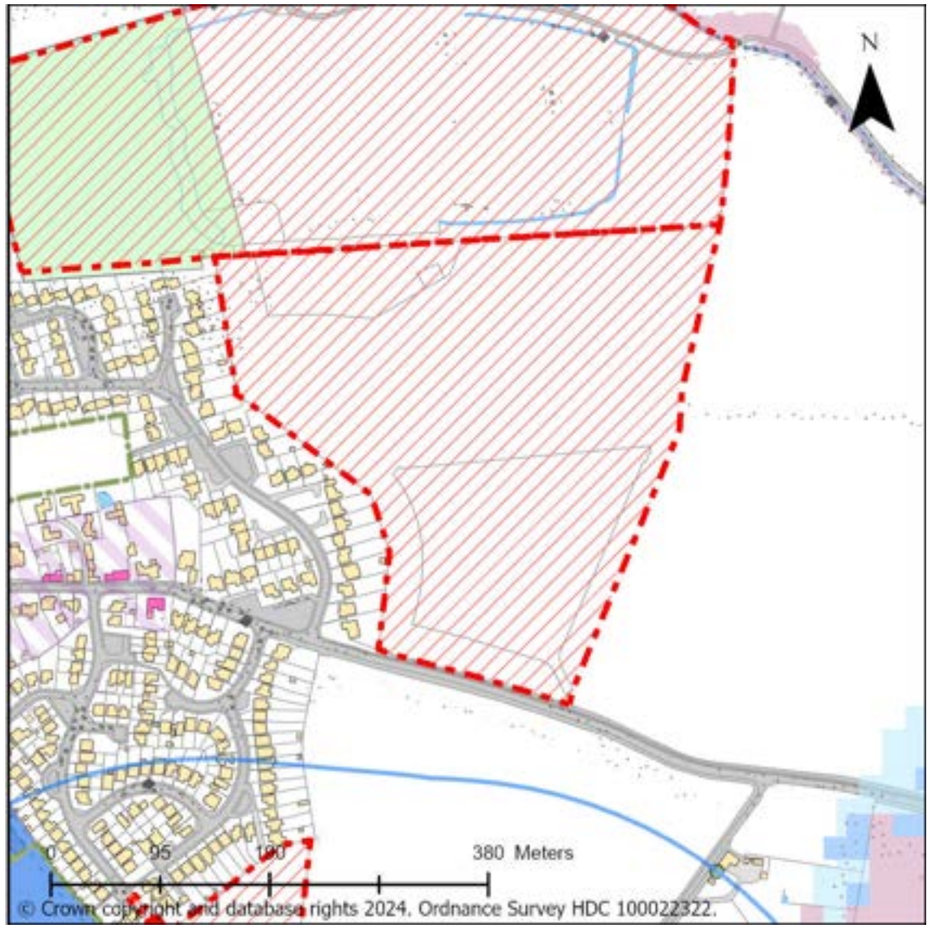
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green and open space	230 homes 3.86 ha	Available 2024 - 2028 Build out over 4 - 5 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:294
Relevant planning history	Application number: 18/01395/OUT Proposed development: The erection of up to 195 dwellings with public open space, landscaping and sustainable drainage system (SuDS). All matters reserved. Outcome: Withdrawn on 17th March 2023
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Responses to the Issues Engagement Paper (July 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 placing it at low flood risk. It is classified as grade 2 agricultural land which is in arable use with no buildings in it. The landform is a continuation of the gentle slope rising up from the River Great Ouse to the east into the village with the highest point being in the south west corner. The northern boundary of the site comprises hedgerows and trees which limit views through to the disused sand and gravel pit and the Settling Bed county wildlife site that adjoins the north western corner of the site. The eastern boundary is very open with a narrow, low level hedgerow providing limited separation from the adjoining field. Mill Road forms the southern boundary of the site which is lined by a substantial hedgerow with some trees providing effective screening of the site from the	~
road and an attractive rural approach to Buckden. To the south of Mill Road is further level arable land also bounded by a substantial hedgerow. The western edge of the site adjoins residential properties on Greenway and Hoo Close which predominantly have hedgerows and trees separating their rear gardens from the site. Overall the site sits well within the wider gently undulating arable landscape. The nearest public rights of way are at some distance from the site. Long distance views from the Ouse Valley Way to the east are limited by hedgerows and trees around the intervening lakes; those from the public right of way along Diddington Brook are well screened by trees and hedgerows. Leaden's Lane which runs south from Mill Road sits lower in the landscape than intervening land to the west which reduces any visibility of the site from there. Development would necessitate removal of some of the southern boundary trees and hedgerow to facilitate access to the site would would increase its visibility from Mill Road and the wider landscape to the south east. A strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. Natural landscaping would also be essential to facilitate connections between the Settling Beds county wildlife site and the wider Great Ouse valley ecological network. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is not within the Buckden conservation area although at its nearest point is just 110m away and around 200m away along Mill Road. It does not contains any listed buildings or other known heritage assets. The north eastern parcel of the site is designated as being within the Great Ouse Valley green infrastructure priority area. The site also adjoins the Settling Beds county wildlife site which is covered by an area tree preservation order. The site can potentially be accessed from Mill Road. Investigations during the previous planning application indicated that the potential amount of traffic generation from the site may have significant impact on the local road network and capacity and safe operation of the Buckden roundabout on the A1. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is wholly covered by a minerals safeguarding area for sand and gravel; consultation would be required with Cambridgeshire County Council to determine the prospects of the site being a workable resource. It is beyond the 400m buffer around a water recycling site.	
Availability The site is owned and controlled by a single family which supports its development; a planning promotion agreement is in place with a consultancy. There are no known legal restrictions affecting the site. The promoter proposes the site will be delivered by obtaining planning permission before being sold to a third party for development. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.	+

Achievability Mains water, digital and telecoms infrastructure are accessible from the site boundary with gas supply and electricity not being immediately available. The site has a boundary to Mill Road and the site promoter acknowledges the achievability challenges faced by their 2018 planning application for development of the site and the need for further highway investigations. Highways mitigation works are expected to be required potentially including works to the Buckden roundabout on the A1 which may have significant viability challenges. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present.	~
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are very significant constraints that require mitigation. Landscaping, impact on the Great Ouse Valley green infrastructure priority area and Cambridgeshire Wildlife Site and impact on highways are key development considerations within a future masterplanning of the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- It comprises the grade 2 greenfield agricultural land
- Has reasonable access to local social and educational facilities but it is remote from retail and employment destinations
- Some limited public transport access but access to the site from Mill Road could have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout
- Development would not enhance or protect the Settling Beds county wildlife site and the wider Great Ouse valley ecological network
- Development would not contribute to protecting the form and character of the surrounding townscape and landscape

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for a built development due to impact on nearby green infrastructure assets and highway constraints

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development	N/A	N/A

Updates after the Initial Assessment

During the Preferred Options consultation held in Autumn 2025, the site promoter provided an indicative site layout plan in support of their site. No substantive new evidence to overcome landscaping and highways concerns.

Buckden 2: Land East of Bishops Way, Buckden

Site reference	Buckden 2
Site name	Land East of Bishops Way, Buckden

Site address	Parish(es)	Site area (ha)
Land east of Bishops Way/ South of the B1514, Buckden, St.Neots, PE19 5TZ (nearest postcode)	Buckden	14.36

Promoter's Intentions

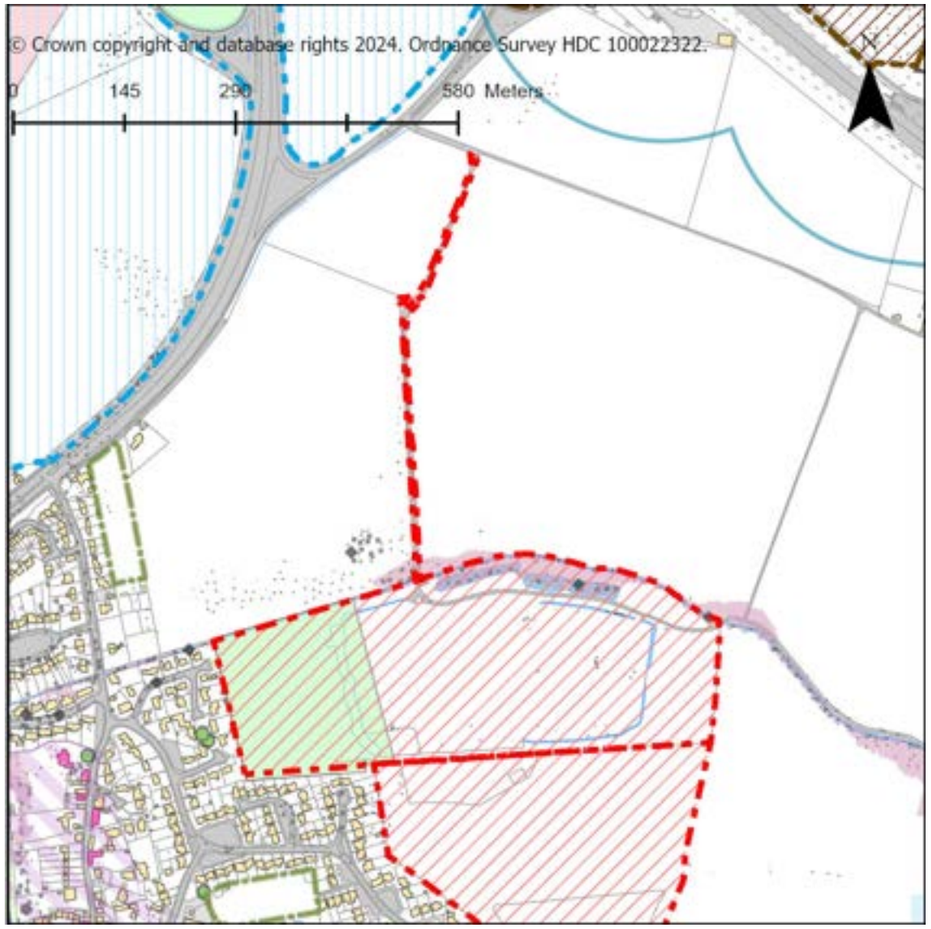
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	162	Available from 2024 - 2028 Build out over 4 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:210
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Other (county wildlife site and former gravel works)
Supporting information	Call for Sites 2023 - Buckden - Covering Letter (July 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site wholly in flood zone 1 but there is risk of surface water flooding as there is a stream that runs through the northern part of the site joining a lake about 560m away from site; there are also small ponds near the north eastern edge of the site. Around 15% of the site is classified as grade 3 agricultural land and the rest as grade 2 agricultural land. However, the western quarter is predominantly covered in trees and shrubs which are designated as the Buckden Settling Beds county wildlife site, with the trees also protected by a tree preservation order. The remainder of the site is levelled former sand and gravel workings. The site is relatively flat with a slight slope up from the Ouse Valley to the east towards the existing edge of Buckden. It is contiguous with the broader landscape of the Ouse Valley. The northern boundary is predominantly trees and hedgerows with a small copse in the centre of this boundary. Beyond this new residential development is permitted. The eastern boundary comprises a hedgerow with trees dispersed throughout the easternmost 100m of the site. The southern boundary is the most open with an approximately 15m wide belt of hedgerows and shrubs. Collectively these provide reasonable screening from the adjoining countryside. The western edge of the site is fully covered with trees extending approximately 150m into the site forming the county wildlife site. However, immediately adjoining the western edge are residential properties at Bishops Way with homes on Aragon Close and Hoo Close adjoining a small portion of the south western boundary. The nearest public right of way is the Ouse Valley path over 1km to the east with views limited by intervening lakes, trees and hedgerows. Glimpsed views may be obtained from the road network to the north but these are largely obscured by trees and hedgerows. The site is relatively isolated in its countryside setting and development would have a substantial impact on the local landscape. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is not within the Buckden conservation area, it contains no listed buildings and no other known heritage assets. The western part of the site is recognised as a county wildlife site and covered by a tree preservation order, and the eastern part of the site lies within the Ouse Valley green infrastructure priority area. The site has very limited access to the public highway network via a long track; however, the site promoter proposes putting an access in through the county wildlife site to connect to Bishops Way. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is wholly covered by a minerals safeguarding area for sand and gravel; consultation would be required with Cambridgeshire County Council to determine the prospects of the site being a workable resource. It is beyond the 400m buffer around a water recycling site.	-
Availability	+
The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028 and would be delivered by a master developer. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.	
Achievability The site promoter acknowledges that access to electricity, gas, water and digital and telecommunications infrastructure from the site boundary are currently unknown. The site is relatively level but is constrained by the risk of surface flooding from ponds and drainage ditches particularly near its northern boundary. The site is also constrained by the classification of the eastern parcel as a green infrastructure priority area and recognition of the western parcel as a county wildlife site. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site access is currently from a long track to the north adjoining with B1514. The site promoter proposes cutting an access through the county wildlife site and linking into Bishops Way. Although there is a turning head, there is a strip of land approximately 10m wide between the site boundary and the public highway which is in the ownership of the two adjoining houses; acquisition may significantly impact on achievability. There are no built structures on the site that require clearance. The site promoter seek residential development of 162 homes.	–
Deliverability / developability There are no structures on site to clear but there are significant constraints that impede the development of the site. Impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the the wider ecological network of the Ouse Valley would be detrimental. Also, access to the site from Bishops Way may be unachievable. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as not developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to significant constraints that impede the development of the site, impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the the wider ecological network of the Ouse Valley. Access to the site from Bishops Way may also be unachievable.

Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted an illustrative masterplan for the site alongside a letter to justify their proposals. A key issue with this site is integration with the existing built form as development would be separated by the CWS and also impact on the Great Ouse Valley landscape as the site extends eastwards. Another issue is the ecological impact including impact to the CWS. No ecological assessment has been provided. It is considered that the site promoter's letter does not adequately address the Council's concerns, therefore the assessment is unchanged and the site is still considered inappropriate.

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted a response that covered commentary on ecological, integration, locational and mineral issues impacting the site. The response did not include technical work to assess these in detail. This does not overcome the fundamental issues identified which makes the site unsustainable and incapable of successful integration without significant ecological damage impacting a County Wildlife Site as well as unsuitable means of access.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

Buckden 3: Land off Vineyard Way, Buckden

Site reference	Buckden 3
Site name	Land off Vineyard Way, Buckden

Site address	Parish(es)	Site area (ha)
Land off Vineyard Way, Buckden	Buckden	4.77

Promoter's Intentions

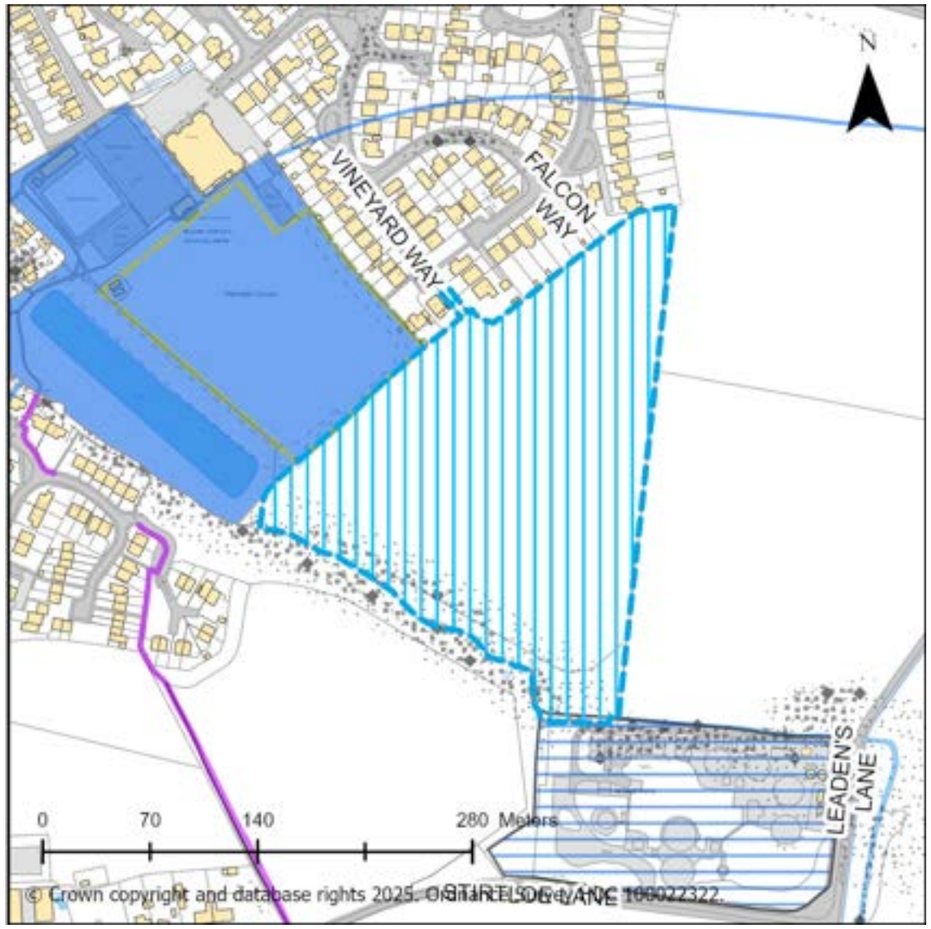
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space: • Natural, green and open space	5 homes Biodiversity net gain, and community uses including allotments, recreation and open space	2024 - 2028 Build out in 1- 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:93
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Highways Statement (June 2023) • Supporting Call for Sites Statement (June 2022) • Land Promotion Plan (drawing number: 22321_02 revision B) (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is wholly within water recycling area but has submitted an odour assessment.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, there is surface water flood risk along the southern edge of the site. The site is classified as being predominately grade 3 agricultural land with the north eastern corner being grade 2. The site gently slopes downwards towards its southern edge by some 5m. It is clearly defined by trees and vegetation along all of its boundaries. The site is located on the south eastern edge of the built form of Buckden with residential properties adjoining its northern boundary as well as sports pitches to the north west. To the south is Buckden sewage works and to the east is open countryside.	~

There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Telecommunications cables also run over the north eastern corner of the site. There are no heritage or nature conservation designations on site. There is currently an access from Park Road, the submitted Highways Statement states that it is possible to achieve an access that meets Cambridgeshire County Council requirements, the feasibility of this access for the proposed development will need to be further investigated to ensure that safe access can be secured at this point. The site is greenfield land so will not contribute to the reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is within 400m from a water recycling site. They identify that residential development will be located on the northerly part of site furthest from the WRA but still within 400m of it, with the remainder of the site providing associated open space and biodiversity net gain, and community uses including allotments, recreation and open space. Integrating the open space with the existing sports pitches to the north west may be challenging as this would likely require the removal of some trees in order to create an access and through link as indicated by the site promoter's proposed site layout plan. The odour assessment concludes that in their view 'the results of the assessment, based on the indicative development plans, concluded that the Buckden STW would have a Negligible Risk of odour impacts and a resulting Negligible Effect upon future residents. The residual effect will be not significant, with no requirement for mitigation, provided that the site layout does not change significantly.... although it is recommended that this assessment be reviewed at planning application stage, when final site layout is confirmed'.	
Availability The site is in the ownership of a single family with all members supporting its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to deliver the site directly via the landowner and suggests the land would be available between 2024 and 2028. It could take between 1 and 2 years to complete.	+
Achievability The site promoter has identified that all main services are unknown apart from the public highway being accessible from the site boundary. There are no buildings on site to clear. The access will require further investigation onto Park Road. Additionally, overcoming any odour impacts on residential amenity will be a critical factor to overcome and further investigations and agreement with Anglian Water will be required to inform the site layout and acceptability of development on this site. Telecommunications cables run over the north eastern corner of the site which may impact the layout of the scheme.	~
Deliverability / developability	~

There are no existing structures to clear, the site is located in a sensitive location being so close to the sewage works. The site promoter seeks to deliver the site directly via the landowner. No planning application has been submitted on site and there are cumulative constraints to overcome, considering these the site is categorised as being developable.	

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:

- It comprises greenfield land classified as mostly grade 3 but with some grade 2
- Has good access to local social and educational facilities but it is remote from retail and employment destinations
- Has reasonable sustainable travel connections via bus nut not rail
- Is not constrained by nature conservations designations or by heritage assets
- It adjoins the southern edge of the built form of Buckden so does relate to the existing settlement however integration may be more challenging based on the achievability of the access
- Could provide some additional open space and community facilities

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for a built development due to its proximity to the sewage works and the feasibility of achieving a suitable highways access

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development based on its proximity to the sewage works and highways constraints.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted an odour assessment in support of their site. This assessment means that the site can progress to a detailed assessment.

Buckden 4: Brampton Road, Buckden

Site reference	Buckden 4
Site name	Brampton Road, Buckden

Site address	Parish(es)	Site area (ha)
Land between Tin Lid and Station House Brampton Road Buckden	Buckden	2.80

Promoter's Intentions

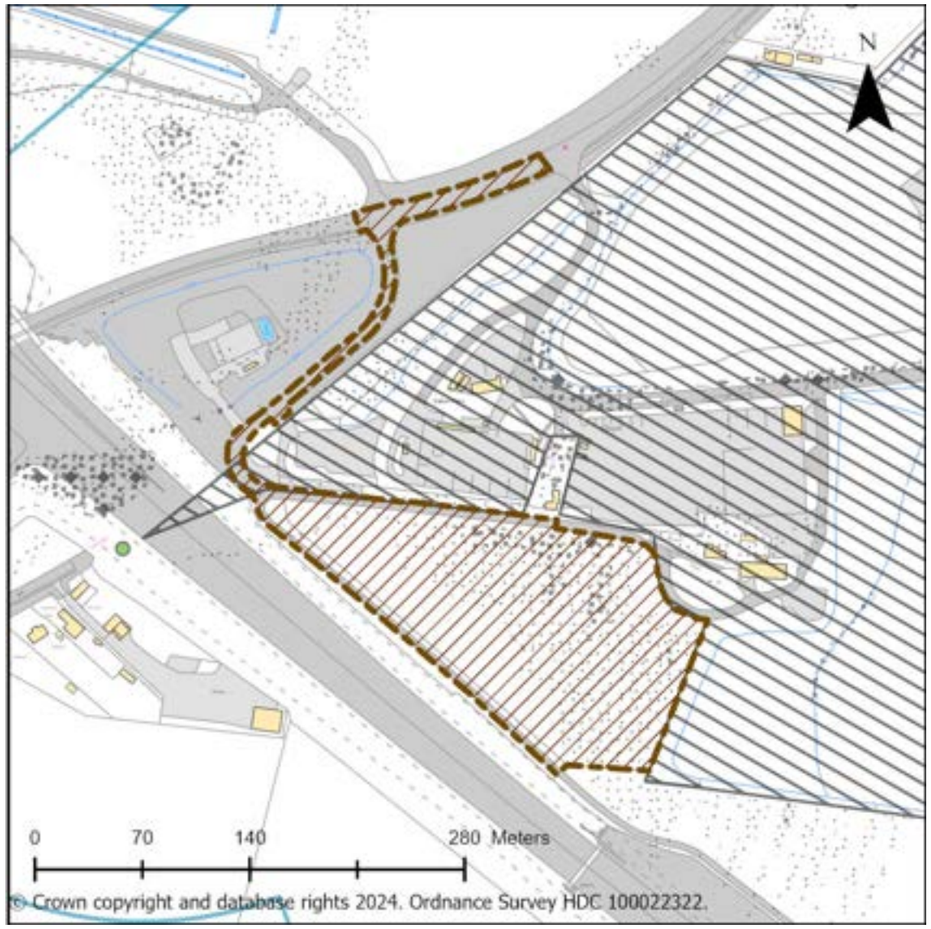
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Employment	8,678 sqm	Available 2023 Build out over 2 - 4 years

Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS:281
Relevant planning history	21/00651/OUT - Outline application, with details of access, for Business Park comprising Use Classes E, B2 and B8. Appeal against non-determination was dismissed in April 2024.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Statement (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes, it adjoins the Buckden Landfill Waste Management Area (WMA) and the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. The site therefore fails the fundamental constraints.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it is wholly within a waste management area and actually adjoins the WMA.	N/A	N/A

Updates after the Initial Assessment

The site promoter identified that the site is not within a minerals development area. The assessment has been corrected to state that the site is within a waste management area instead as it adjoins the Buckden Landfill Waste Management Area (WMA). The site therefore still fails the fundamental constraints as the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. Therefore, the outcome of the assessment remains unchanged.

During the Preferred Options consultation held in Autumn 2025, the site promoter states it benefits from extant planning permission and is deliverable now. Statement provides response to appeal decision, market conditions and comparison to commercial allocations. Despite this further information, significant constraints remain including impact on Great Ouse Valley, minerals and waste, and the site's poor location for sustainable travel.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is wholly within a waste management area and adjoins the Buckden Landfill Waste Management Area (WMA) which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for waste resources.

Buckden 5: Land at Westfield Farm, Great North Road, Buckden

Site reference	Buckden 5
Site name	Land at Westfield Farm, Great North Road, Buckden

Site address	Parish(es)	Site area (ha)
Land at Westfield Farm, Great North Road, Buckden	Buckden	2.45

Promoter's Intentions

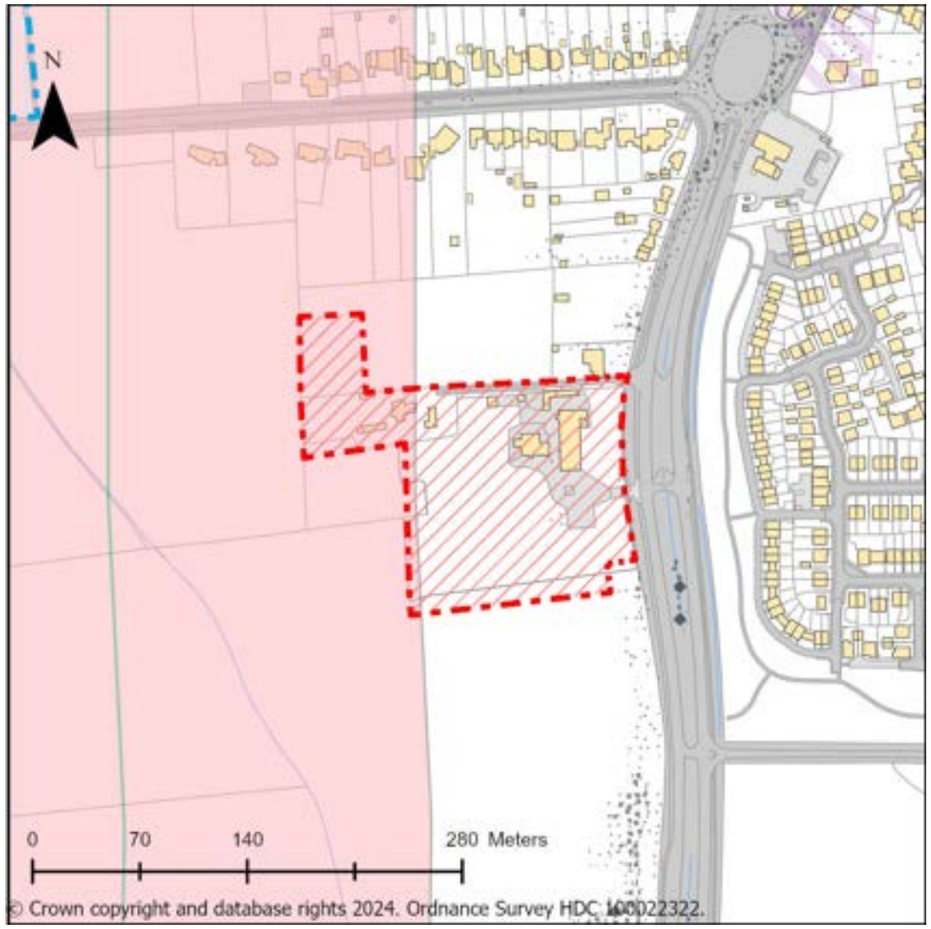
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Self and custom build housing Open space: • Natural, green for open spaces • Biodiversity net gain opportunities	38 homes (16 market and 12 affordable homes) 2 self and custom build plots 0.2 ha for open space 0.25ha for biodiversity net gain	Available 2024 - 2028 Build out over 1 - 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:311
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but there some pockets of surface water flood risk within the site mostly concentrated within the portion closest to the A1. The site is classified as being predominately grade 2 agricultural land with the eastern most third of the site being grade 3. The site is slightly higher along the western edge and slopes downwards towards the A1. The rising land to the western edge forms part of a larger landscape feature which continues to rise to the north west across Perry Road. The site is most constrained visually on its eastern side where a mixture of trees, hedgerows and fencing largely obscures the site from view from the footpath which runs along the A1. The northern, southern and western edges of the site are more open with low and medium height hedgerows forming boundary edges. The site contains two residential homes and a variety of agricultural structures and outbuildings. To the north of most of the site is a paddock of which is small portion is included within the site. Beyond this is ribbon development along Perry Road and fronting onto the A1 along with an allotment garden. The A1 forms a strong boundary feature to the east separating the site from the main part of Buckden village. To the west and south is open countryside which gradually falls to Diddington Brook. The site's proximity to the A1 gives rise to constraints in terms of noise, air and visual forms of pollution for future users. There is no known contamination or pollution on site however this may require further investigations considering the current use of the site. No gas or oil pipelines run through the site, however, a portion of the western part of the site falls within an oil pipeline buffer. Telecommunications cables also run over the site. There are no heritage or nature conservation designations on site. There is currently access from the A1 which will need to be further investigated to ensure that safe access can be secured at this point particularly considering how close the access is to the Buckden roundabout. Consultation with Cambridgeshire County Council and National Highways will be required on this. The site is partially greenfield and partially previously developed so will contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire an allocation status and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from within the site apart from the public highway which is accessible from the site boundary. There are buildings on site so clearance work would be required or integration of existing residential property if the aspiration is to retain either or both of them. Telecommunications cables run over the site. There is currently access from the A1 which will need to be further investigated to ensure that safe access can be secured at this point particularly considering how close the access is to the Buckden roundabout. The site promoter has stated there is also a potential access to be secured from Perry Road as the site ownership includes land that links to Perry Road although this land has not been submitted as part of the Call for Sites so is not taken into consideration in this assessment.	~

Deliverability / developability	
There are existing structures to clear, the site is located in a sensitive location being so close to the A1 and detached from the main built form of Buckden being on the opposite side of the A1 from that. The site promoter seeks an allocation status and then intends to sell the site to a third party for obtaining planning permission and development. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is predominantly grade 2 agricultural land
- Is physically detached from the main built form of Buckden and relates more closely to the countryside
- Has reduced accessibility to village services, shops and facilities
- Has very low potential for integration of built development into the existing community
- Is likely to be impacted from higher levels of air, noise and light pollution arising from its proximity to the A1

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development
- Will have a detrimental impact the form and character of the area
- Will not support sustainable place-making

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted several additional documents in support of their site:

- Site Plan As Existing (drawing no.: 24.110.DX0001_A) (November 2024)
- Site Plan As Proposed (drawing no.: 24.110.DK0001_A) (November 2024)
- Site Plan As Proposed Detail (drawing no.: 24.110.DK0002_A) (November 2024)
- Location Plan (drawing no.: 24.110.DL0101_A) (November 2024)
- Access Technical Note (1271-TN-01) (November 2024)
- Proposed Access Great North Road Left In Left Out (drawing no.: 1271-TA10, rev A) (November 2024)
- Proposed Access Great North Road Left Out All In (drawing no.: 1271-TA12) (November 2024)
- Proposed Access Perry Road (drawing no.: 1271-TA11) (November 2024)
- Appeal Statement for 23/02476/PIP (May 2024)

Since the close of the consultation in March 2025, the Appeal made against 23/02476/PIP located in the north eastern corner of the site adjoining 1 Great North Road and adjacent to the A1 was allowed. This was for permission in principle for 3 to 5 dwellings. While the outcome of the appeal is noted, the site and proposed scale of development put forward in the Call for Sites is substantially larger and extends into the open countryside away form the built up area of Buckden and away from key services. This landscape impact is significant and introducing in depth development in this location is out of character with the linear and looser form of development found to the west of the A1.

The amended location plan shows an additional point of access from Perry Road linking through agricultural fields to the rear of the submitted site. This has increased the site area to 2.74ha:

The proposed site plans show two points of vehicular access, one from the A1 and the other from Perry Road. The Highways Authority commented that the single access form the A1 is insufficient. While a second point of access may assist in vehicular access, this puts additional traffic along Perry Road that would enter and exit at the roundabout. This access also would result in harm to the character of the area. Considering these amendments and the information supplied, the site is still considered to be inappropriate for development.

Buckden 6: Land West of A1 from Buckden to Brampton

Site reference	Buckden 6
Site name	Land West of A1 from Buckden to Brampton

Site address	Parish(es)	Site area (ha)
Land West of A1 from Buckden to Brampton	Buckden and Brampton	527

Promoter's Intentions

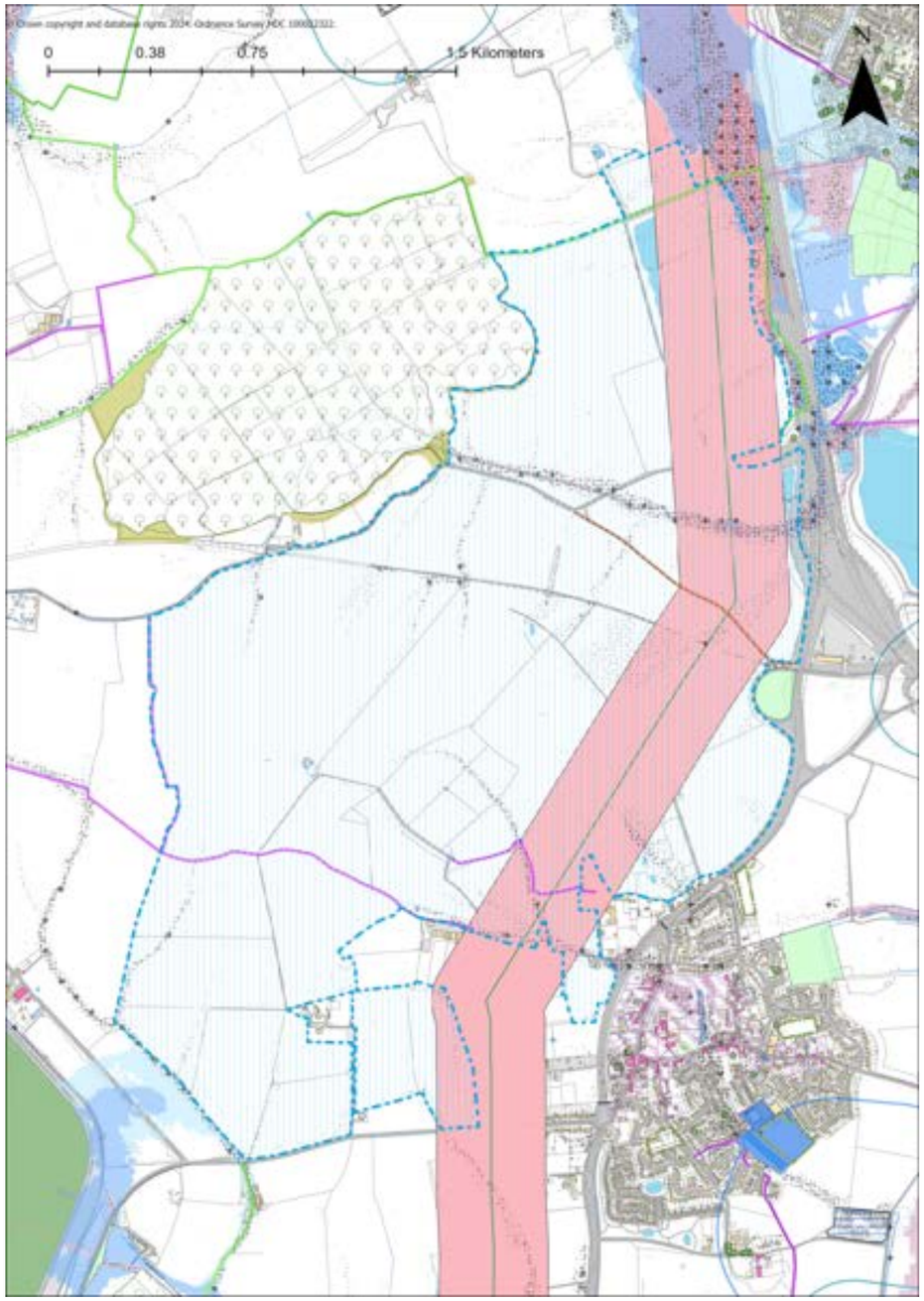
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Nursing and care homes Commercial: • Employment • Retail Infrastructure: • Supporting infrastructure • Health uses • Renewable energy Open space uses: • Natural, green or open space uses	• Around 9,200 homes • Quantity of specialist housing and nursing/ care homes unknown at this stage • Around 690,000 sqm (69ha) of employment floorspace • Around 260,000 sqm (26ha) of retail floorspace • Local centre to include shops, services to support the daily needs of the community, and school(s) • Community centres and/or places of worship • Open space and play and sport provision to support the local community	Available 2023 Build out over 30+ years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:363
Relevant planning history	None relevant
	The site was assessed in the HELAA 2017 (West of A1 from Buckden to Brampton, site reference 208) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Predominantly greenfield land/ with some farmhouses and cottages forming previously developed land
Current use of the site	Largely agricultural land with some residential properties
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A very limited area classed as flood zone 3b in the north-east corner of the site.	Pass
Designated local green space	None	Pass
Nature conservation designation	None within the site	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability This very extensive area of land lies for the most part adjacent to the A1 in open countryside and extends from Brampton Wood south almost to Grafham Water. The land is almost entirely used as arable farmland, as such the vast majority of the land is greenfield. A small number of farmhouses and cottages within the site form a small amount of previously developed land. Most of the land is classed as flood zone 1. However, a very small area in the south-west corner of the site, adjacent to Shooter's Hollow Cottage, is classed as flood zone 2. Within the north-east corner and along the eastern boundary to Great North Road, small areas of the land are classed as flood zone 3a and with a very limited area classed as flood zone 3b in the north-east corner of the site.. Surface water flood risk is present across the site coinciding with the network of drains found across the site. The vast majority of the land is classed as grade 2 agricultural land. However, a small part of the land which abuts Buckden is classed as grade 3 and a limited area of the land abutting Brampton Wood is classed as non agricultural. The site is very large and its topography rises towards the centre of the site. The lowest part of the site is at its north eastern corner, the highest along its western side which is some 30m higher. The landscape is generally open with limited substantial vegetation apart from that found along field boundaries. From its northernmost edge to its southernmost edge, the site measures almost 4km and from east to west some 2km. It is wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. Considering these factors and the rising land levels of the site, development would be visible from a significant distance from a number of different directions and very significantly alter the landscape character of the area and of surrounding settlements such as Brampton, Buckden and Grafham. There are several public rights of way within the site, one that continues from Taylors Lane, another from Hardwick Lane and one from Buckden roundabout. There is no known contamination or pollution on site however this may require further investigations across the whole of the site area. An oil pipeline and its buffer zone runs through the eastern edge of the site. Large parts of the site are adjacent to the A1 so development may be subject to air, noise and light pollution. There are no heritage or nature conservation designations on site but there are several designations nearby to the site. Brampton Wood SSSI and ancient woodland is adjacent to the north-western boundary of the site and Grafham Water SSSI is around 290m from the southwestern boundary. Development of the site could have significant detrimental impacts on both of these. The site is within 5km of the Portholme Meadow Special Area of Conservation and SSSI located to the east of the site. There are also a number of county wildlife sites within close proximity of the site. Buckden conservation area is situated approximately 200 metres east of the site along Taylors Lane and 17 Taylors Lane, approximately 50 metres east of the site, is	-

grade II listed. There is currently access from the A1 which will need to be further scoped to ensure that safe access can be secured at this point particularly considering how close the access is to Buckden roundabout. Assessment will also need to be made on the impact on traffic flows and what sort of infrastructure requirements would be required onto the A1 and the local road network. Engagement with Cambridgeshire County Council and National Highways will be required on this. The site is predominantly greenfield with some previously developed elements where residential properties are located. As such the development of the site would not contribute towards the reuse of previously developed land or regeneration. The majority of the site is located outside of an extensive mineral safeguarding area, but the north eastern edge of the site is located in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single organisation who support its development. There are no known legal restrictions affecting the site. The site promoter states that it is anticipated that the landowner will seek to secure an allocation and planning permission before jointly working with a developer to deliver the scheme. The site promoter states that the Church Commissioners are developing a masterplan for the site which will be underpinned by a suite of technical information but none have been provided to date. The promoter suggests the land is available now.	+
Achievability The site promoter has stated that access to all main services are unknown apart from the public highway which is accessible from the site boundary. The site's topography rises to the west and there is potential for significant landscape impact arising from development. There are multiple nature conservation designations of national significance in very close proximity to the site which form substantial constraints as well as Portholme Meadow to the east which could be impacted by development. The proposed scale of the site would also give rise to significant transport impacts arising from additional traffic and vehicle movements. The site can be accessed from the A1 but the feasibility of this supporting the amount of development will need to be assessed particularly considering the existing capacity constraints arising from the Buckden roundabout on the A1. Considering the constraints to developing the site of this scale, the proposed development is not considered to be achievable.	-
Deliverability / developability	-

The site has significant issues and development constraints to overcome and masterplanning would be required including landscape impact, access and transport and impact to nature conservation sites. The site promoter states that it is anticipated that the landowner will seek to secure an allocation and planning permission before jointly working with a developer to deliver the scheme. A masterplan is being prepared which will be supported by technical evidence, it is unclear what studies will be undertaken at this stage and the timelines for producing these. Due to the complexity of potentially delivering a scheme at this scale and considering the very early stages of its masterplanning, the site is categorised as not being deliverable or developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Although the site is not considered to be suitable, achievable or developable a sustainability appraisal is completed to provide more detailed analysis and evidence to reinforce this assessment due to the potential for the site to influence the overall development strategy for Huntingdonshire should it be brought forward.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site consists of 527ha of land and is greenfield land with some previously developed elements
- Most of the site is classified as flood zone 1 with some minimal elements being within higher flood risk zones
- The site is generally not accessible to natural greenspace but is near to Grafham Water and is of a scale that could provide substantial amounts of open space as part of a balanced and mixed community
- The site is located adjacent to the A1(M) nearby to several settlements but is not particularly accessible via sustainable modes of transport to these to access services and facilities, employment opportunities or shops and education. The proposed development would however be a free standing community which would provide all of these elements
- Is nearby to designated nature conservation designations including being within 5km of Portholme Meadow, as a result it is likely to impact these sites but could provide opportunities to enhance and link these at a strategic scale
- Development would require a new junction onto the A1(M) as well as onto other roads which is likely to be very costly and may not be feasible in highways terms

- The site is not served by public transport but could potentially be linked into the public transport network
- A mix of housing sizes, types and tenures would be provided as part of a mixed and balanced community meeting various market and affordable needs
- Development at this scale would result in a very significant impact on the landscape which while of a scale to provide landscape buffers and zones to mitigate impact, would fundamentally alter the character of the area

In combination the outcomes of the LAA and SA indicate that the site:

- The site is inappropriate for development due to the very significant landscape impact of the development and the scale of development fundamentally impacting the character of the landscape and setting of various settlements.
- Access and a new junction onto the A1(M) will require considerable engagement with Cambridgeshire County Council as well as detailed viability work which has not bee undertaken to date.

Additionally, it is unclear whether the original larger scheme is still being pursued and these will be a first phase to that development. If so, this raises concerns regarding masterplanning and holistically addressing constraints and ensuring adequate infrastructure to serve that development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

The site promoter resubmitted part of this site to the Ongoing Call for Sites. They made two submissions of two parcels:

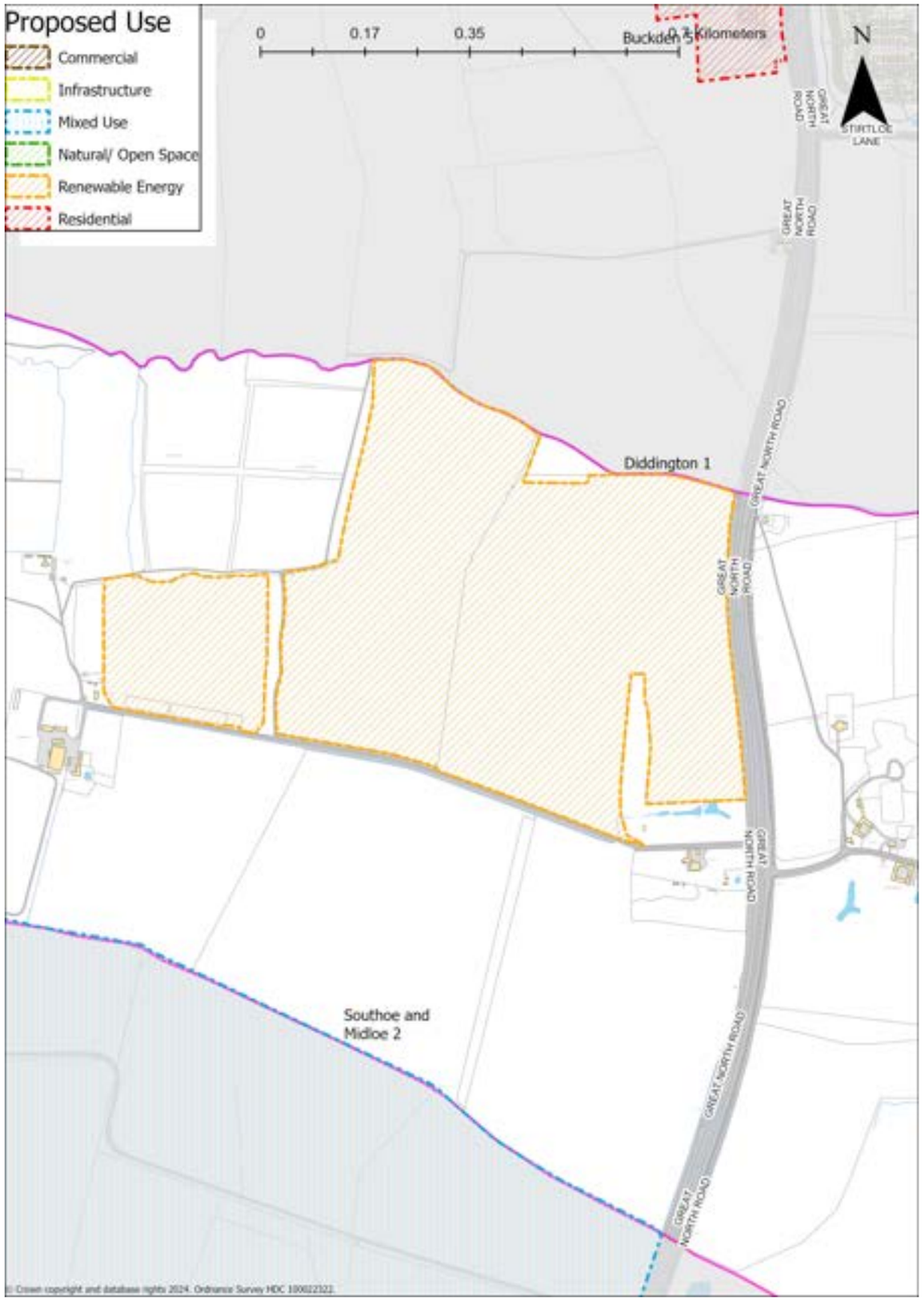
- CfS23-24220 - a 3.46ha parcel south of Taylors Lane adjacent to the A1(M). They propose approximately 90 dwellings and open space uses.
- CfS23-24223 - a 3.4ha parcel south of Taylors Lane adjacent to the A1(M). They propose approximately 89 dwellings and open space uses.

Development of these sites would introduce in depth development out of character with the linear and more loose form of development found to the west of the A1(M). Both resubmitted pieces of land would result in landscape harm and also not reflect the character of its immediate landscape. Access from Taylors Lane is possible however introducing up to 180 additional dwellings here would likely require highways improvements in particular safety from turning off or getting onto the A1(M). In their resubmission, the site promoter states that 'as part of the promotion process, technical evidence will be undertaken to advise on the design of the development and to demonstrate that the Site is developable and beneficial to the locality.' At this stage, these smaller sites are still considered to be unsuitable, unachievable and undeliverable.

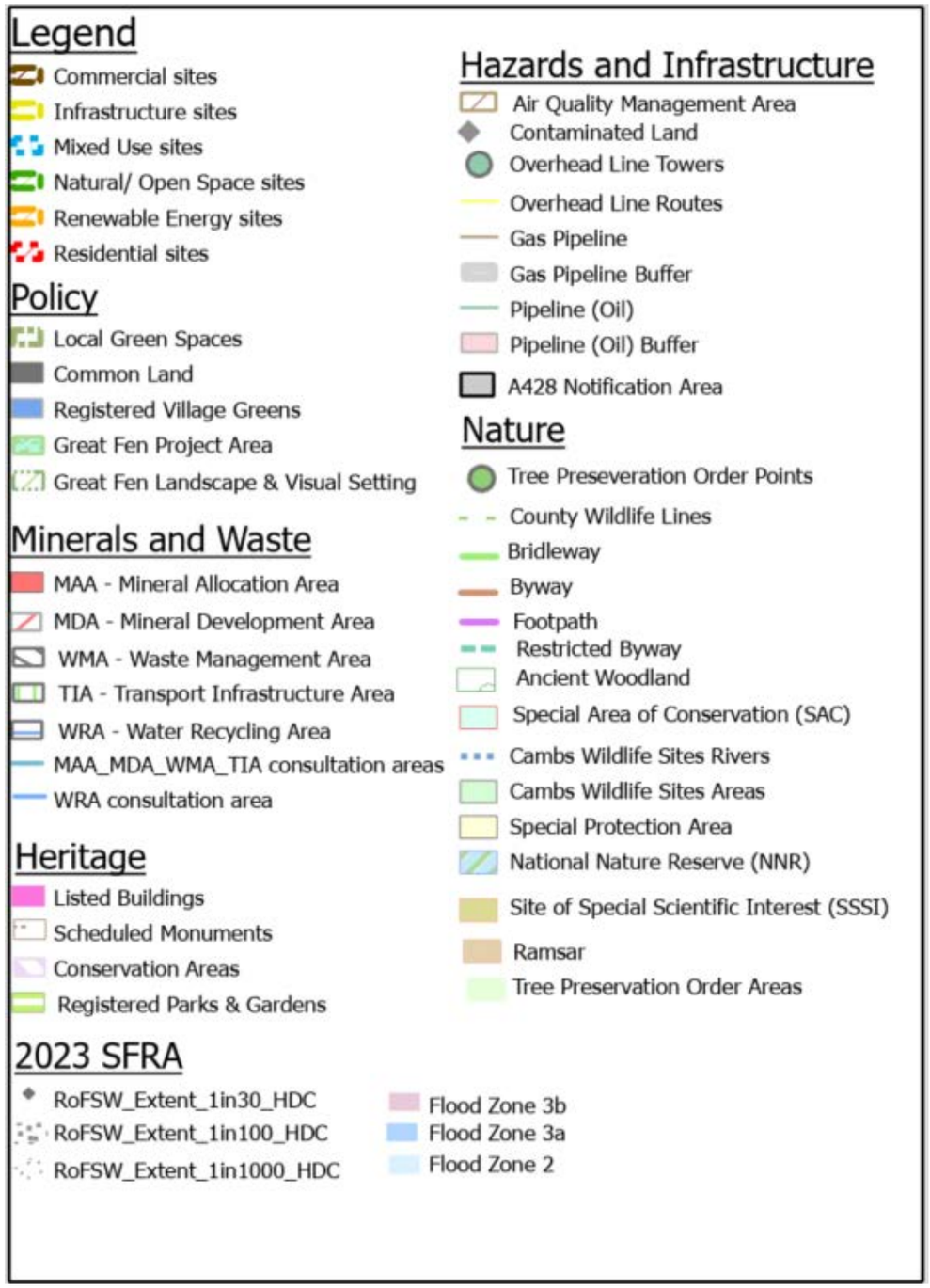
Diddington

9.7 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Diddington 1: Cell Energy, Vicarage Lane, Diddington



9.8 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Diddington 1: Cell Energy, Vicarage Lane, Diddington

Site reference	Diddington 1
Site name	Cell Energy, Vicarage Lane, Diddington

Site address	Parish(es)	Site area (ha)
Cell Energy, Vicarage Lane, Diddington	Diddington	47.17

Promoter's Intentions

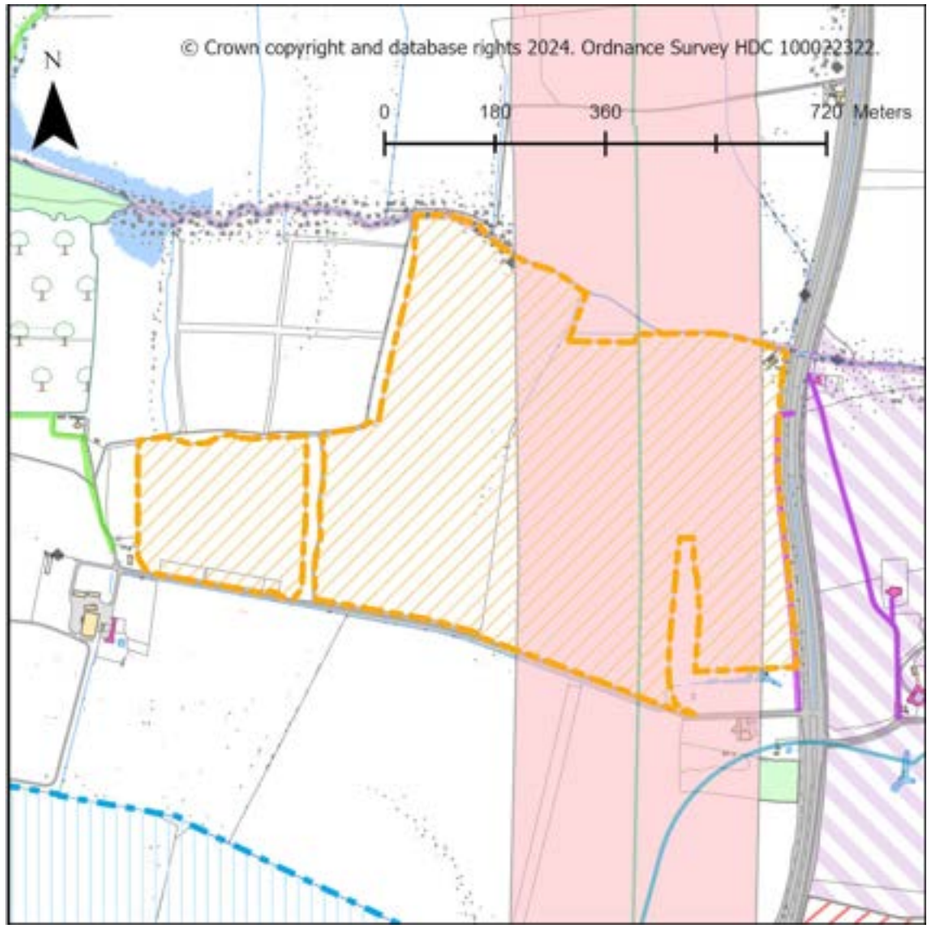
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: Renewable energy - solar	47.17 ha solar farm	Available 2023 Build out over 12 months

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:143
Relevant planning history	• 23/00258/FUL for the installation of a solar photovoltaic (PV) park generating up to 35 MW of electricity comprising of ground-mounted photovoltaic solar arrays, together with inverters/transformer stations, Distribution Network Operator (DNO) Substation, customer substation/switchgear and meter kiosk, internal buried cabling and private wire cable to Anglian Water facility, internal access tracks, security fencing and gates and CCTV cameras, upgraded existing site access, other ancillary infrastructure, landscaping and biodiversity enhancements. Pending consideration as at April 2024.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Site location and plan detailing surrounding land in the same ownership (drawing number: C_D01_21 1003 Revision 5P) (November 2021).

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, there are some large areas of surface water flood risk located along the site's northern boundary which in places flows into the centre of the site. This flood risk is attributed to Diddington Brook. The site is mostly classified as grade 3 agricultural land, however there are small portions of the site's northern and western edges that are classified as grade 2. The site consists of several fields clearly marked by field lines and strong boundary edges arising from dense vegetation. The southern part of the site is some 20m higher than the northern edge. It adjoins Jubilee Copse and Coronation	~
Wood on its north western corner. The A1 forms a clear eastern edge to the site. To the north, southwest and south is predominantly open countryside with two large residential properties the south close to each corner of the southern boundary. There is no known contamination or pollution on site. No gas pipelines run through the site, however an oil pipeline runs through the site and about half of the site falls within the oil pipeline buffer zone. Telecommunications cables run along the site's southern and northern boundaries. There are no heritage or nature conservation designations on site. However, the site is in close proximity to country wildlife sites and ancient woodland. The site can be accessed via a trackway along Vicarage Lane which connects directly onto the A1. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. The vast majority of the site is not situated in an extensive mineral safeguarding area, but the north eastern corner of the site falls within the sand and gravel mineral safeguarding area; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual/ company who supports its development. The site promoter has identified that the site has been optioned. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. They identify that the land is leased by the owner for 40 years. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply, mains water supply and electricity supply being not immediately accessible. There are no buildings on site so no clearance work would be required. Telecommunications cables run along the site's southern and northern boundaries. The site can be accessed via a trackway along Vicarage Lan which connects directly onto the A1.	+
Deliverability / developability There are no existing structures to clear but the site's location and topography means that any future development will need to be sensitive to its landscape setting and be designed to reduce and mitigate any landscape impact. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. It appears the site has already been optioned. The site location and boundary plan shows that the much of the land around the site is within the ownership of the site	~

promoter's client. It shows that there will be two parcels of land used for solar panels and a private wire cable route of approximately 3m wide running to the west of the site. There is also proposed to be a UKPN 33kVA cable route to connect the panels to the grid. Consultation will be required with various utilities providers. A planning application is pending consideration for a solar farm, as this has not yet been determined the site is categorised as developable.	

Updates after the Initial Assessment

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:

- Is wholly greenfield land with most of the site classified as grade 3 agricultural land
- Is in very close proximity to designated nature sites and ancient woodland
- Is adjacent to the Great Ouse Valley and Grafham Water Green Infrastructure Priority Areas
- Surface water flood risk along boundary adjoining Diddington Brook
- Solar farm will assist in the generation of renewable energy
- There may be some impact on designated heritage assets but this is likely to be minimal considering that development will be ground mounted solar panels

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for a solar farm development incorporating appropriate levels of landscaping to mitigate landscape impact and harm to designated nature conservation sites.
- Solar farm will assist in the generation of renewable energy

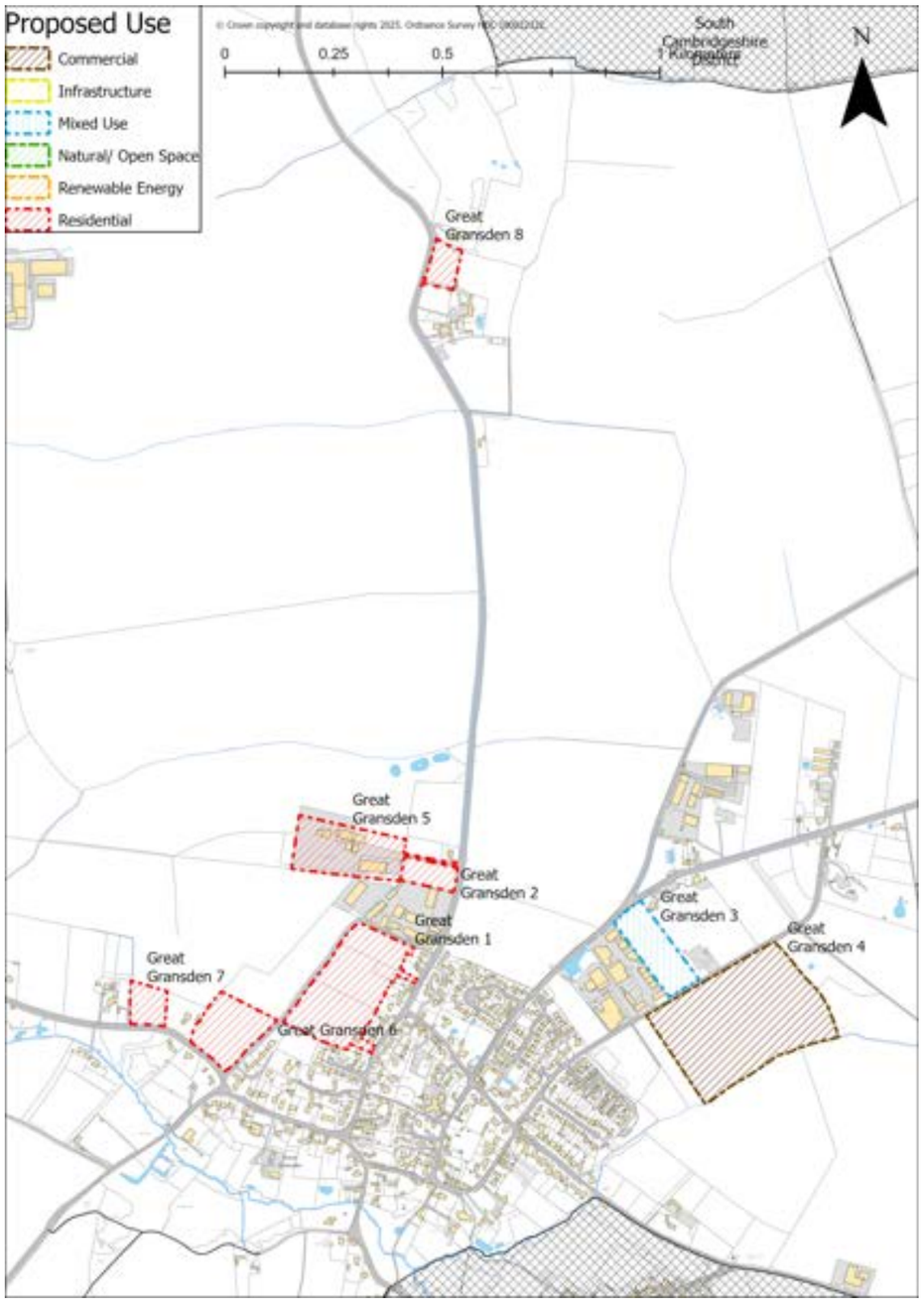
HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 47.17 ha. 80% net developable area to allow for appropriate landscaping. 47.17 ha x standard proportion of 80% = **37.7 ha**	Infrastructure - renewable energy - solar **37.7ha** of ground mounted solar panels	Available 2024 - 2028 Build out over 12 months in line with site promoter's expectations

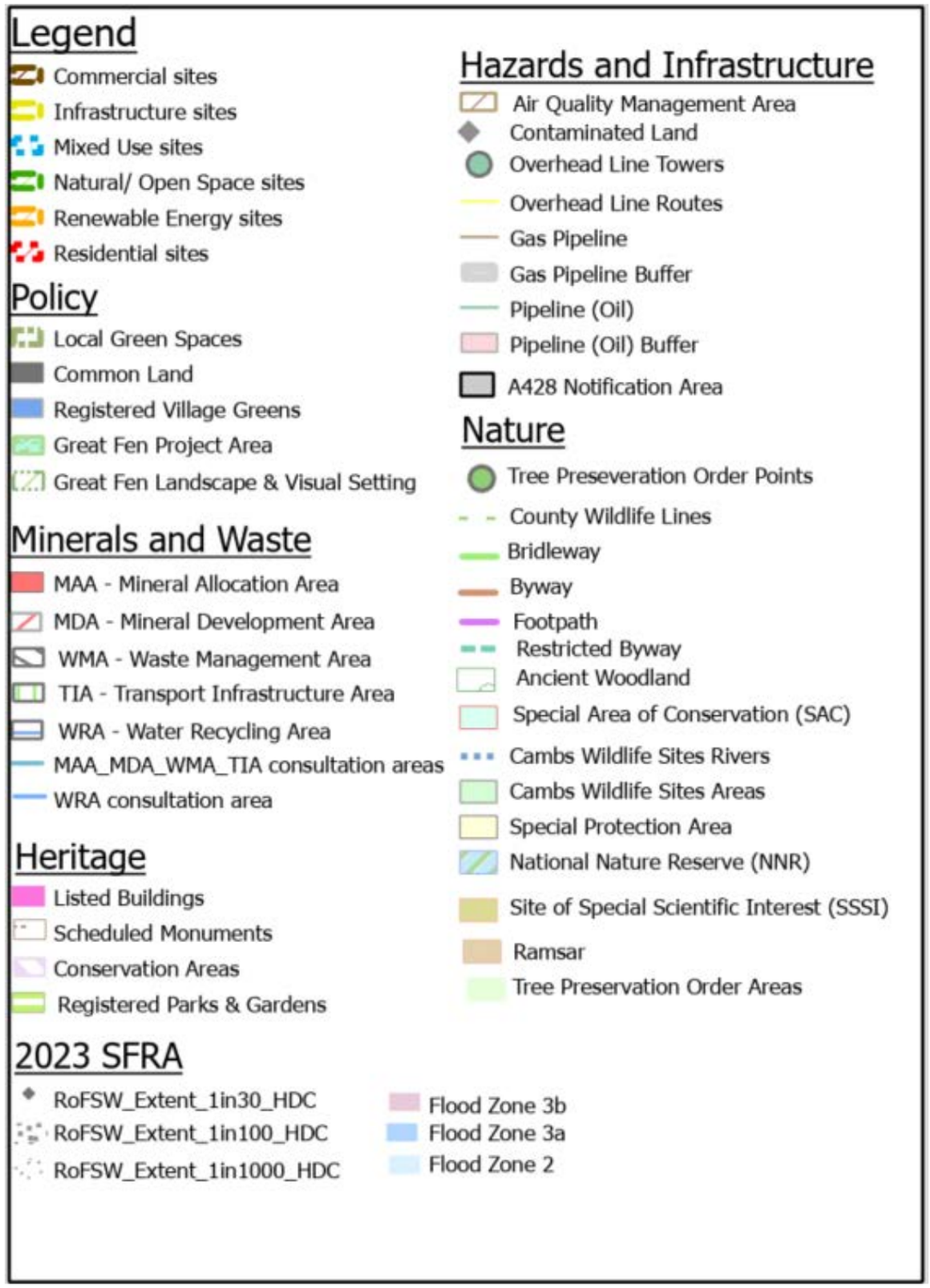
Great Gransden

9.9 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gransden 1: Land West of West Street, Great Gransden
- Great Gransden 2: Land West of Eltisley Road, Great Gransden
- Great Gransden 3: Land South of Caxton Road, Great Gransden
- Great Gransden 4: Land at Sand Road, Great Gransden
- Great Gransden 5: Highbury Fields Business Park, Great Gransden
- Great Gransden 6: Land adjacent to Meadow Road and Hall Farm Road, Great Gransden
- Great Gransden 7: Land North of Meadow Road, Great Gransden
- Great Gransden 8: Leycourt Farm, Eltisley Road



9.10 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Great Gransden 1: Land West of West Street, Great Gransden

Site reference	Great Gransden 1
Site name	Land West of West Street, Great Gransden

Site address	Parish(es)	Site area (ha)
Land West of West Street, Great Gransden	Great Gransden	4.4

Promoter's Intentions

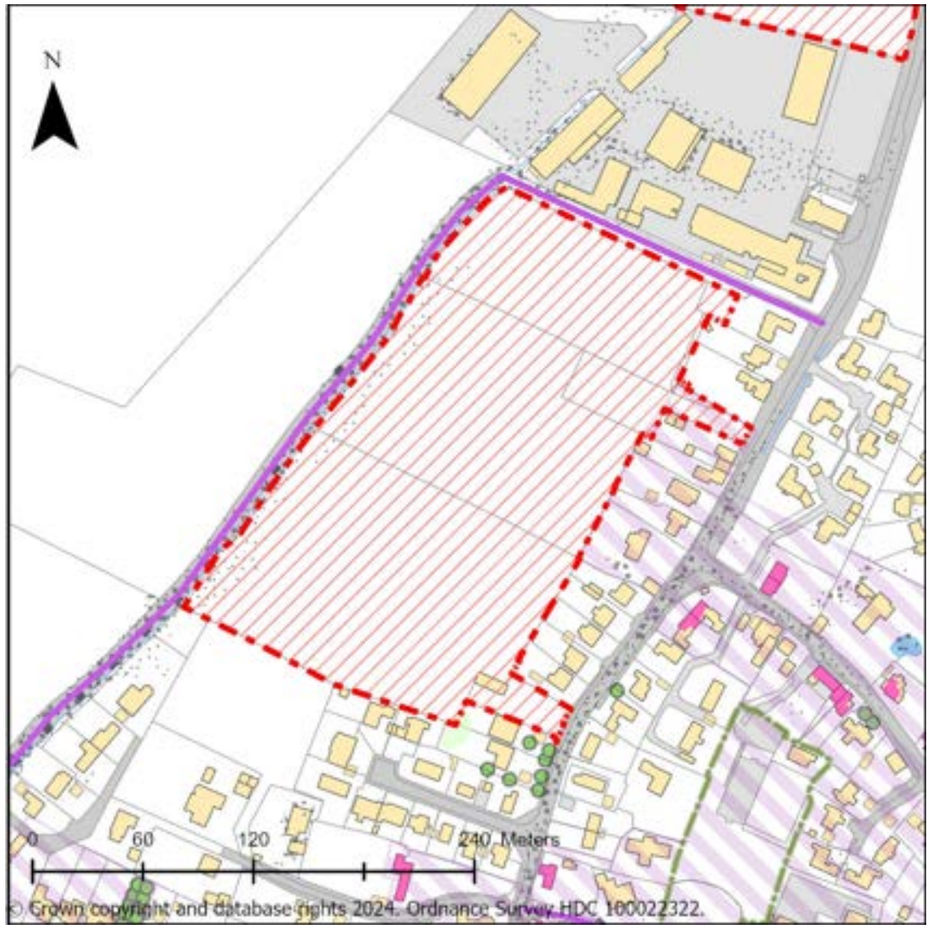
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	65 homes	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:257
Relevant planning history	• 18/02720/OUT - Outline planning permission for the erection of up to 33 dwellings with all matters reserved apart from access. This was withdrawn in February 2020. • 22/01631/PIP - Permission in principle for residential development containing up to eight dwellings (rural exceptions housing) on the south eastern corner of the site. This was refused in April 2023. • The site was included in the HELAA (2017) (124 - North West of West Street, Great Gransden), the site was considered potentially suitable for low density residential development across a net developable area of 60% of the site but was not taken forward as an allocation.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Design Vision Document (June 2023) • Supporting text to CfS257

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located wholly within flood zone 1, there is some surface water flood risk along its western edge. The site is classified as grade 2 agricultural land with no existing structures on site apart from an agricultural building which is situated along the eastern boundary. The site is located on the western edge of Great Gransden. The site slopes downwards in a westerly direction, to its low point at the south western boundary. To the north of the site is an existing industrial area which has permission to be relocated and redeveloped for self and custom build homes. To the east and south is residential development and to the west of the site is open countryside. The site hosts substantial trees and hedgerows along its boundaries and within the site which is virtually sub-divided into three parts by existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. A public right of way runs along the site's western and northern boundaries. The site promoter has stated that in support of a previous planning application on site a Phase 1 Environmental Site Assessment (dated October 2018) was undertaken, it identified that the potential sources of contamination at the site presented a low risk to residential development. No gas or oil pipelines run through the site but there are overhead 11kV (HV) cables within the site. The central portion of the site is adjacent to the conservation area. There is potential for archaeology on site particularly arising from medieval agricultural practices which will require investigation. There are no nature conservation designations on site but the site promoter in their Call for Sites submission has highlighted that previous studies on site have shown the presence of bats on site and presence of other wildlife of ecological value. There is a footpath connection at its south western corner which links to a pedestrian path. There are two points of access, one to the south and to the north of the site, both adjoining to West Street and both fairly narrow. A Transport Statement dated December 2018) identified that suitable highway access could be provided, with junction arrangement, footways and visibility splays that were in accordance with highway design standards. This will need to be reviewed with the County Council to ensure this is still the case when considering the proposed capacity of the site. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. In terms of land control arrangements, a development company is involved with the site. The site promoter states that it their intention to deliver the development directly via a housebuilder and that there are no issues to resolve before the site can be made available for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required, there are however quite considerable amounts of mature trees and hedgerows. The access to the site is from West Street which is fairly narrow so access will need careful consideration.	~
Deliverability / developability	~

There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design terms and landscape mitigation as well as the impact on any mature trees and hedgerows. The site promoter does not seek an allocation before acquiring planning permission. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

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:

- Is wholly greenfield grade 2 agricultural land
- In walking distance to village services and facilities and employment opportunities
- Accessible to natural green space
- Located on the western edge of the village and could be integrated into the existing place and community
- Limited public transport access
- Potential for some impact on heritage assets and archaeology

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.4 ha 60% net developable area allowed due to need for landscaping, SuDs to address surface water flood risk and allow for sensitive design to minimise harm any impact on heritage assets.	Residential - market and/or affordable homes	Available 2024 - 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
4.4 ha x standard proportion of 60% = **2.64 ha**	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 2.64 ha x 25 dph = **66 homes**	Build out over 2 years

Updates after the Initial Assessment

Policy G6 of the neighbourhood plan identifies this area as an opportunity to restore or enhance existing ecological network access. The site is therefore considered **inappropriate for development** due to potential for ecological impact.

In response to the additional site allocations consultation held between May and June 2026, the site was promoted again but no technical evidence was submitted to overcome concerns.

Great Gransden 2: Land West of Eltisley Road, Great Gransden

Site reference	Great Gransden 2
Site name	Land West of Eltisley Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land West of Eltisley Road, Great Gransden	Great Gransden	0.7

Promoter's Intentions

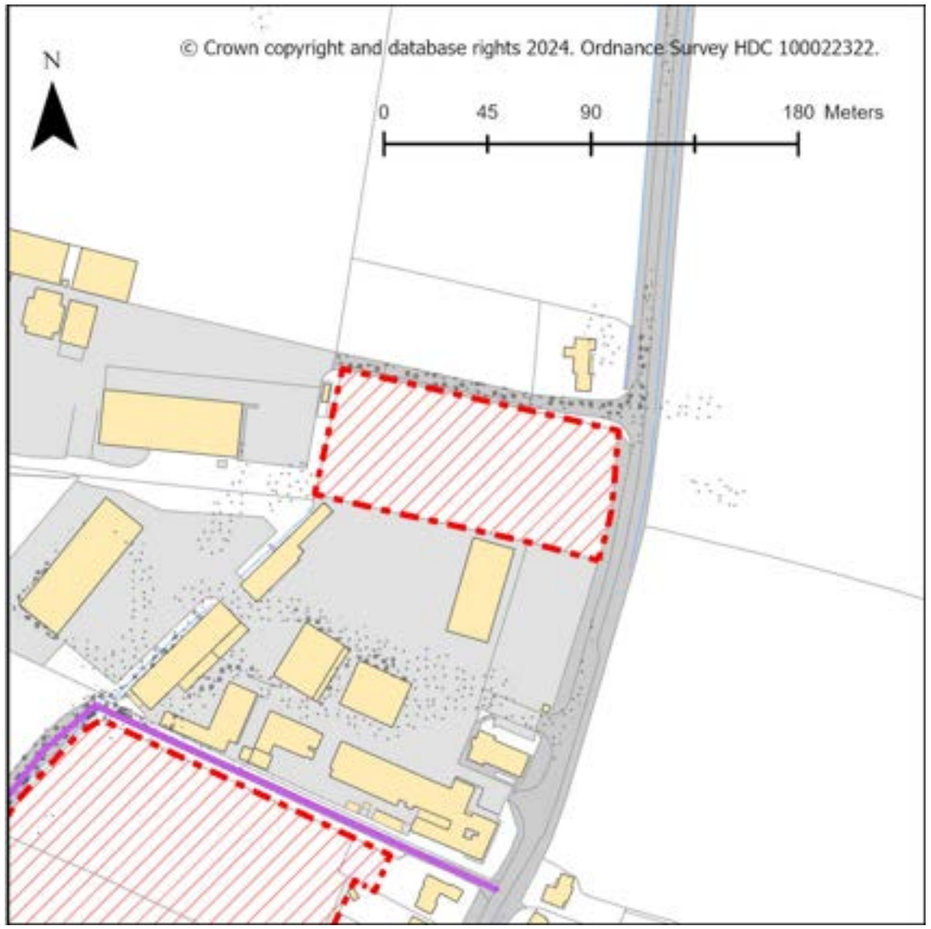
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 15 homes	Available 2023 Build out over 1 to 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:249
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly located within flood zone 1 and the only recorded risk from surface water flooding is a very small amount in the site's south western corner. The site is classified as grade 2 agricultural land with no existing structures on site. The site is broadly level but slopes downwards slightly towards its western end. The site is set within landscape that is gently rising in a northern direction from Great Gransden. The site is completely enclosed by vegetation on all sides obscuring much of the site from public view. To the south of the site is Kingspan Timber Solution's industrial site (this has permission to redevelop the site for self and custom build residential properties). To the west is another employment site and to the north of the site is a residential property. It is also opposite a field used for the Gransden Show. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site and there are no nature conservation designations on site. Vehicular access can be achieved from Eltisley Road but there is no footpath to the site. If development were to take place, some of the established vegetation along the site's boundaries would possibly have to be removed to establish an access point into the site. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in a mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission following the site being allocated. The development will be delivered by an SME or potentially via self-builders. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. The site is broadly level and there are no buildings on site so no clearance work would be required, however some vegetation would probably have to be removed to provide an access into the site from Eltisley Road.	+
Deliverability / developability There are no existing structures to clear but some vegetation would have to be removed. There will need to be careful consideration on its landscape impact and how it can integrate with surrounding uses. Even though the site to the south has planning permission for residential development, it is unclear when this may be delivered which may impact the viability of proposals on this site. The site promoter seeks an allocation before acquiring planning permission and then seeks to deliver the development via potentially SME housebuilders or custom and self builders. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 2 agricultural land
- Remote from public transport access and natural green space
- In close proximity to local services and employment but there is no footpath provision connecting the site
- Development of the whole site would be out of character until the adjoining site is redeveloped for housing
- Very low potential to integrate built development into the existing community so it would not support sustainable place-making

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development once the adjoining site is developed for housing

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.70 ha 90% net developable area allowed for incorporation of landscaping. 0.7 ha x 90% = **0.63 ha**	Residential - market and/or affordable homes and custom and self build housing Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.63 ha x 25 dph = **16 homes**	Post delivery of adjoining site

Updates after the Initial Assessment

Great Gransden 3: Land South of Caxton Road, Great Gransden

Site reference	Great Gransden 3
Site name	Land South of Caxton Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land South of Caxton Road, Great Gransden	Great Gransden	1.8

Promoter's Intentions

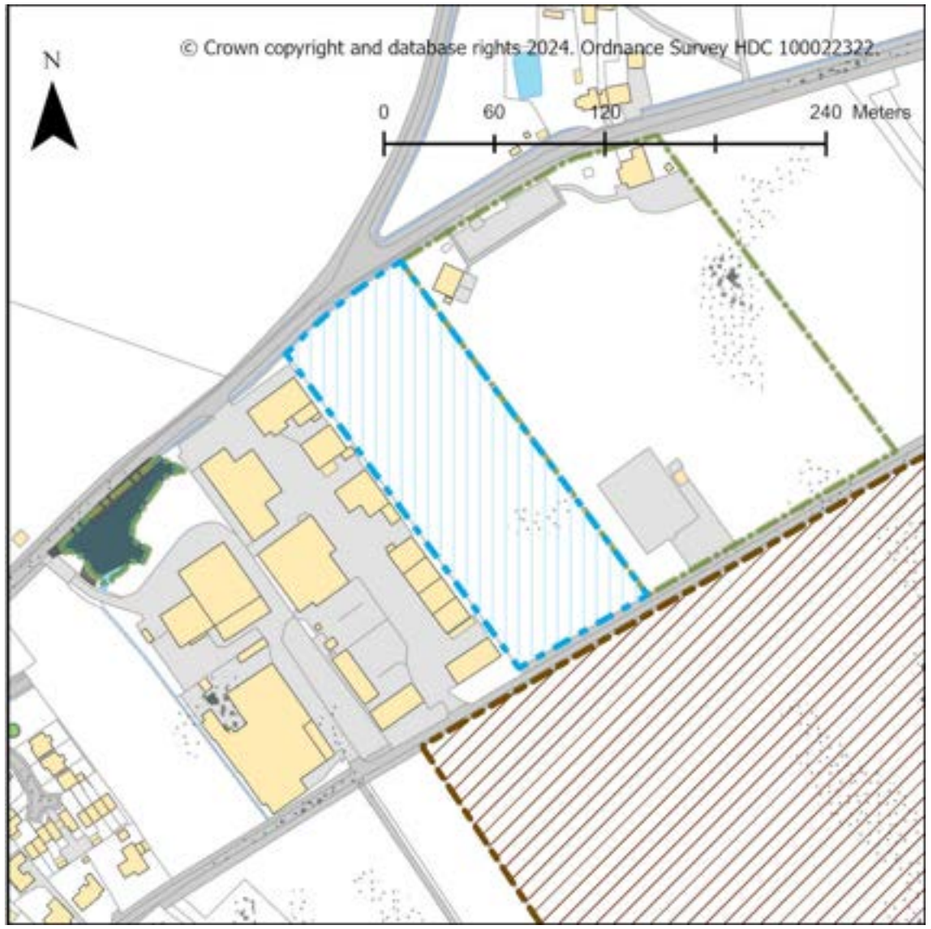
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Or Commercial: Employment	41 homes or 6,500 sqm of mixed commercial floorspace	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:202
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 and there is only a small patch of recorded surface water flood risk within the southern part of the site. The site is classified as grade 2 agricultural land with no existing structures on site. The site is broadly level. The site's boundaries are clearly marked by lines of hedgerows and trees. Along Caxton Road and Sand Road, the site is enclosed by trees which largely obscure the site from public view. The site is adjoins the Sand Road Industrial Estate on its western edge and a sports field and sports club on its eastern edge. The football club is designated as a local green space within the Great Gransden Neighbourhood Plan. To the south is open countryside but the field opposite this site has also been submitted in the Call for Sites for employment development. To the north is open agricultural land. The site promoter has submitted the site for either residential development or employment development. They state that it is the preference of the landowners to develop the site for housing but could provide employment as a fall back position. The integration of housing next to the industrial estate and football club will need very careful consideration and masterplanning. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site and there are no nature conservation designations on site. Access can be achieved from Caxton Road and/or Sand Road but trees and hedging will have to be removed to provide this. It may be more likely that access would have to be from Sand Road due to the position of a small junction along Caxton Road where Hardwicke Road joins. The views of Cambridgeshire County Council will be required to assess this. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their is intention to obtain an allocation status and then sell the site to a third party to secure planning permission and develop the site. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that the public highway is accessible from the site boundary, gas supply is not immediately accessible and that access to mains water supply, electricity supply and digital and telecommunications infrastructure are unknown. The site promoter has stated that these are unknown at this time because a utilities search has not yet been completed; but they consider it is likely the site has access to utilities as the adjoining Industrial Estate and sports club are understood to benefit from service provision. The site is broadly level and there are no buildings on site so no clearance work would be required. The access to the site could be achieved from Caxton Road and/or Sand Road.	~
Deliverability / developability There are no existing structures to clear. The site promoter seeks an allocation status before selling the site to a third party for obtaining planning permission and development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 2 agricultural land
- Adjoins existing employment development
- Limited access to public transport
- Residential development in proximity to the industrial estate would be out of character with the pattern of development within Great Gransden
- The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration.
- It is considered that the proposed residential use may present difficulties with integration with the existing uses.
- It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement.
- It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for residential development, considering the proximity to the industrial estate and that such large cluster of residential properties would be out of character with the pattern of development within Great Gransden
- May be appropriate for employment development as an extension to the existing Sand Road Industrial Estate

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of **1.8 ha** For solely employment developments, the gross site area is used as there is usually minimal differences between net and gross site areas due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.	Commercial - employment The industrial areas (0.40 plot ratio) has been used to calculate a potential capacity for the site as this is complimentary to the adjoining land uses: 0.40 plot ratio x 1.8 ha = 0.72 ha of land for employment uses equating to **7,200 sqm.**	Available 2024 - 2028 Build out over 2 years

Updates after the Initial Assessment

Great Gransden 4: Land at Sand Road, Great Gransden

Site reference	Great Gransden 4
Site name	Land at Sand Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land at Sand Road, Great Gransden	Great Gransden	8.52

Promoter's Intentions

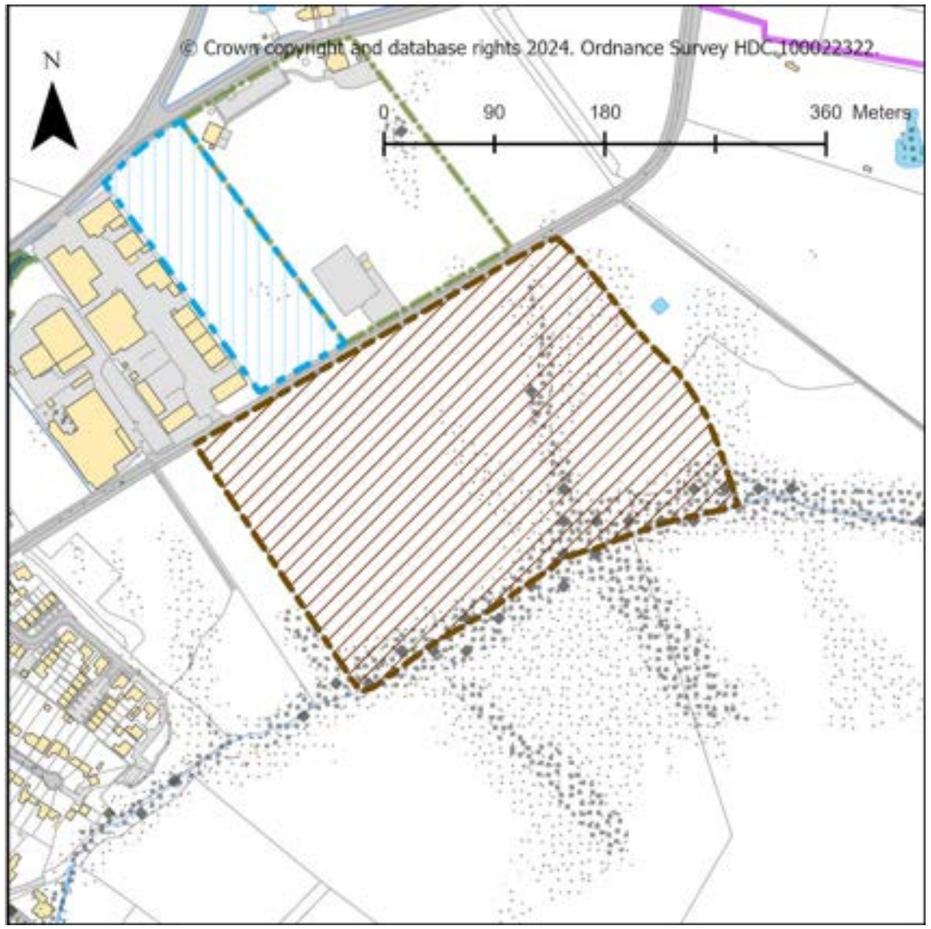
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Phased development that could provide between 5,000 and 10,000 sqm	Available 2024 - 2028 Build out over 3 - 4 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:297
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly located within flood zone 1 but there is quite considerable risk from surface water flooding along the site's southern boundary and on its eastern side arising from its proximity to Mandean Brook. The site is classified as grade 2 agricultural land with no existing structures on site. The site slopes downwards somewhat in a south eastern direction and as such development would be prominent in long distance views in the landscape. Along Sand Road there is a line of vegetation obscuring much of the site from public view although it is more visible during winter. The site's boundaries are clearly delineated with a hedgerow on the western side, Mandean Brook on the southern boundary and a copse on the eastern edge. The frontage to Sand Road is entirely open with just a narrow strip of grassland separating the arable field from the road. To the north are Sand Road Industrial Estate and a sports field and sports club. To the west is a field which separates the site from the edge of Great Gransden. To the south and south east is open countryside in agricultural use with a small copse adjoining the north eastern corner of the site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Telegraph poles run along the site's western edge. There are no heritage assets within the site and there are no nature conservation designations on site. Access could be achieved from Sand Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site slopes downwards somewhat in a south eastern direction meaning that is landscape impact would be greater. Surface water flood risk is a constraint at the southern and eastern edge of the site but these parts could be used for landscaping to mitigate against any impact and also keeping development outside of areas at risk of known flooding. There are no buildings on site so no clearance work would be required.	~
Deliverability / developability	~

There are no existing structures to clear but the impact on the landscape will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As a result, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	

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:

- Is wholly greenfield land classified as grade 2 agricultural land
- Very limited public transport access
- Has considerable surface water flood risk
- Is detached from the main built form of the village although partially located adjacent to existing employment development
- Is prominent in the local landscape and likely to give rise to significant landscape impact

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the potential serious adverse impacts on the landscape

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

Great Gransden 5: Highbury Fields Business Park, Great Gransden

Site reference	Great Gransden 5
Site name	Highbury Fields Business Park, Great Gransden

Site address	Parish(es)	Site area (ha)
Highbury Fields, Great Gransden, Sandy, SG19 3AR	Great Gransden	2.7

Promoter's Intentions

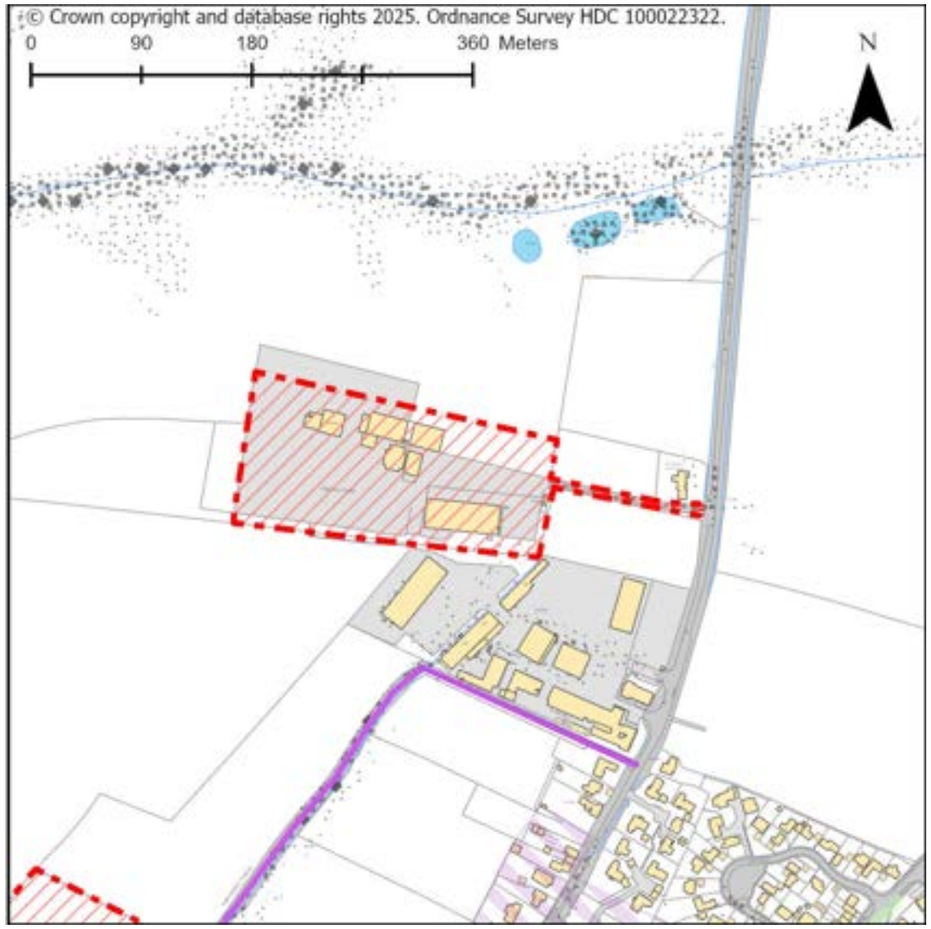
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses • Biodiversity net gain opportunities	45 homes including 18 affordable 0.25ha Biodiversity Net Gain	Available between 2035-2039 Build out over 2 years

Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24187
Relevant planning history	Application reference: 23/01997/FUL Proposed development: Extension to existing warehouse Outcome: Pending consideration Application reference: 23/02196/FUL Proposed development: Retrospective planning application to retain and use units 4 & 5 including extension to Unit 5 for business use. Outcome: Permission Application reference: 22/01245/FUL Proposed development: Extension of existing warehouse Outcome: Withdrawn Application reference: 1201005FUL Proposed development: Erection of garage/ workshop Outcome: Permission Application reference: 0900874FUL Proposed development: Continuation and extension of open storage use (B8) with additional hardstanding, temporary modular building and bio disc plant. Outcome: Permission
Land type	Wholly previously developed land.
Current use of the site	Commercial/ industrial
Supporting information	• Inforgraphic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly previously developed land, classified as grade 2 agricultural land class. The site is in flood zone 1 with no recorded risk of surface water flooding. The site slopes upwards from the west to the east by approximately 5 metres. The land surrounding the site also slopes upwards from the west to the east, from Crumple Dean Brook approximately 0.5km directly to the west at 48m elevation to Hardwicke Road directly to the east (1km) at approximately 70m. There are significant, in use, industrial buildings that would require removal to accommodate the development. The existing boundaries seem to be relatively sparse wholly adjoining greenfield, agricultural, land a part from the south east where there is a large scale industrial site which has extant permission for 38 self/ custom build plots	~
and therefore without appropriate landscaping there would be significant adverse landscape impact. In addition, the proposal would be visible from a public right of way that runs nearby to the southern boundary requiring careful mitigation. If the adjoining proposal to the south east is completed/ built out this would improve the proposals integration with the built form but if the industrial use remains the site may be subject to some forms of pollution, reducing compatibility. The site is not impacted by oil or gas pipelines, ground contamination or pollution. However, due to the site being wholly previously developed land with existing industrial uses, further assessment of ground contamination would be required. There are no designated nature or heritage assets within the site. There is existing access to the site from Eltisley Road which could accommodate the proposal. The site is wholly brownfield land and would therefore contribute to the regeneration of previously developed land. The site is remote from a water recycling plant and a mineral safeguarding area.	
Availability The site is controlled by a single individual/ company who support the proposal. The promoter has identified that there are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has stated the land is expected to become available between 2035-2039 once the existing tenancies have expired and would take 2 years to build out. This implies there are some legal/ relocation of existing businesses challenges to overcome prior to development.	~
Achievability The site promoter has stated that water mains, digital and telecommunications infrastructure, highway access and electricity supply are available from the site boundary. Access to gas supply is unknown. Highway access to the site could be achieved from Eltisley Road. There are no major topographical constraints to overcome. Significant landscape buffering would be required to screen the site from surrounding countryside and adjoining public right of way to the south. Therefore, the layout and capacity of the site would need to be carefully considered but could be overcome through effective masterplanning.	~
Deliverability / developability There are significant built structures and hard standing that would require removal prior to development. As mentioned, there are constraints to overcome relating to potential adverse landscape impact and compatibility with adjoining uses (industrial site to the south east). The site is not expected to available until 2035 and therefore would not be built prior to the implementation of the new local plan. Hence, the proposal is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- It is flood zone 1 with no known recorded risk of surface water flooding.
- Wholly previously developed land and therefore could allow circular economy principles to be implemented.
- Within 1km of Waresly Wood SSSI but sufficiently remote from the other designated nature assets
- Sufficiently remote from designated heritage assets.
- It is remote from natural green space.
- Good access to education facilities, culture and leisure facilities, a local convenience store and employment opportunities
- Development would result in the loss of employment land.
- Active travel infrastructure that could be used to access services within the village is not immediately available.
- There would likely be adverse landscape impact and it would be difficult to integrate the site with the existing place and community.

In combination the outcomes of the LAA and SA indicate that the site:

- Is deemed inappropriate for development due to the separation of the site from Great Gransden and close relationship with the countryside.
- The compatibility with adjoining industrial site to the south east depends on an unimplemented permission for self build/ custom build homes.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The proposal is deemed inappropriate for development and therefore a capacity calculation has not be been undertaken.	N/A	N/A

Updates after the Initial Assessment

Great Gransden 6: Land adjacent to Meadow Road and Hall Farm Road, Great Gransden

Site reference	Great Gransden 6
Site name	Land adjacent to Meadow Road and Hall Farm Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land adjacent Meadow Road and Hall Farm Road, Great Gransden	Great Gransden	1.93ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses: • Biodiversity net gain opportunities	34 homes including 14 affordable 0.25ha Biodiversity Net Gain	Available between 2024-2025 Build out over 2 years

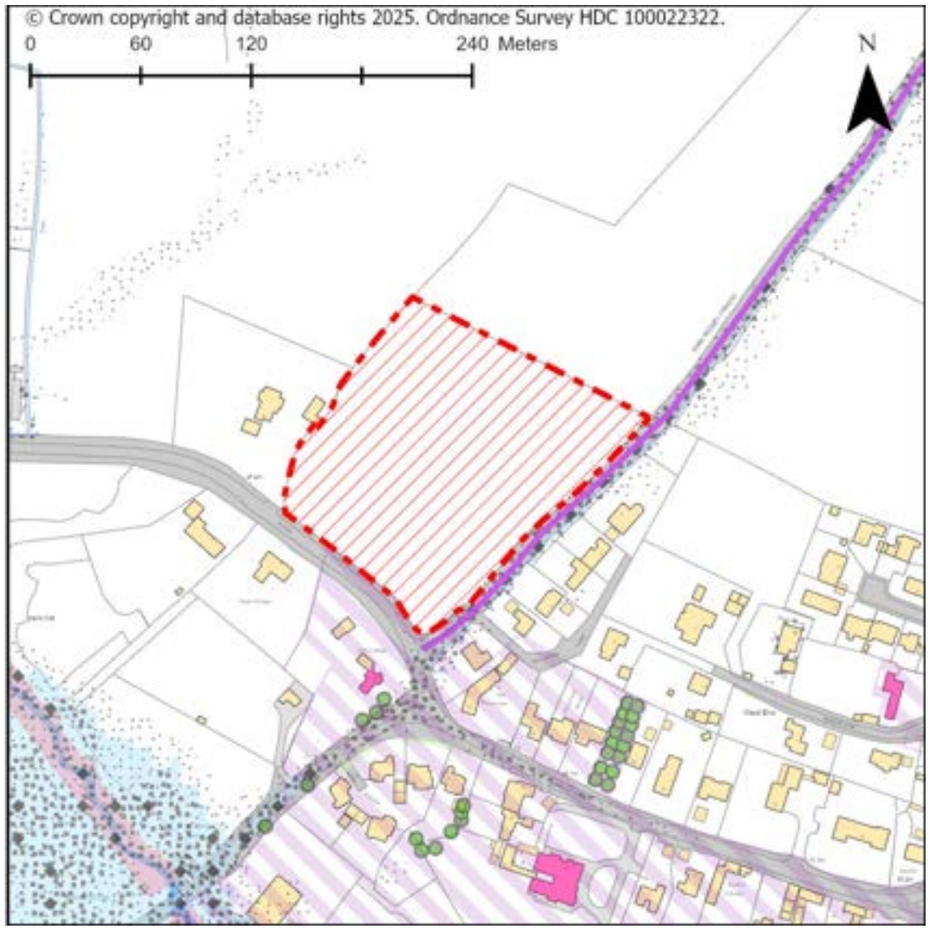
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24234
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	None	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly greenfield, classified as grade 2 agricultural land. It is in flood zone 1 with no recorded risk of surface water flooding. The elevation of the site is broadly even except in the southern corner where it drops to 47m which is considerably lower than the north eastern corner (53m). This reflects the topography from a wider perspective, sloping upwards from countryside to the south west to built form to the east/ north east. Established trees and hedgerow wholly bound the site other than an opening in the northern corner to allow access to adjoining agricultural land and a patch of low lying bushes to the south. This considered, the site seems to be largely screened from adjoining land uses, residential areas situated to the east and greenfield land to the north east and north west. The eastern boundary is a public right of way which traverses a dense treeline limiting views into the site. The proposal would need to be sensitive to this to ensure public benefit earned from this walkway is not comprimised. Overall, ensuring the existing boundaries are reinforced there would likely be minimal landscape impact but further assessment would be required. The site is not impacted by oil or gas pipelines, ground contamination or pollution. There seems to be an electricity line running along the site's frontage (Meadow Lane) which would need to be considered if the proposal were to come forward. There are no designated nature assets within the site. It is in the vicinity of Great Gransden Conservation area and a listed building, the former being immediately to the south and the latter situated approximately 30m to the south west. The site could be access from Meadow Lane which fronts the southern boundary but would involve the removal of protected vegetation within Great Gransden Conservation Area, which would require permission and could constrain development The site is wholly greenfield land and would therefore not contribute to the regeneration of previously developed land. The site is remote from a water recycling plant and a mineral safeguarding area.	~
Availability he site is controlled by a single family who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has identified the land is available now and would take 2 years to build out.	+
Achievability The site promoter has stated that water mains, electricity, digital and telecommunications infrastructure is available from the site boundary but access to gas supply is unknown. The drop in elevation on southern edge of the site would need to be considered and may require levelling. There is no existing highway access to the site but it could be accessed via Meadow Lane (B1046) adjoining the southern boundary, this road being one of the main routes into Great Gransden village. Assessment of harm, from creating an access point here, to the existing habitats along the southern boundary would be require investigation. Whilst largely enclosed by existing hedgerow and vegetation it is important this is reinforced due to the site's position in the countryside. A significant constraint is that the site is located immediately opposite Great Gransden Conservation Area and in the setting of a listed building. Therefore, access to the site would require the removal of vegetation and need permission to do so. Through effective design and landscaping and appropriate assessments, harm to these designated heritage assets could be mitigated. Overall, there are constraints relating to designated heritage assets, highway access, adverse landscape and existing habitats but this could potentially be overcome.	~
Deliverability / developability There are no built structures to clear prior to development. As mentioned, there are constraints relating to designated heritage assets, highway access, adverse landscape and existing habitats but this could potentially be overcome. It is intended that the proposal would be sold to a third party once allocation status has been attained, is available now and built out over 2 years. The proposal would be contrary to existing policy and therefore is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- It is in flood zone 1 with no recorded risk of surface flooding
- Wholly greenfield, classified as grade 2 (high quality) agricultural land.
- Shops, services, employment opportunities are in close proximity to the site.
- It is in setting of designated heritage assets including Great Gransden Conservation Area
- There is a bus service nearby but this is classed as infrequent
- It is remote from natural green space
- Within 700m of Waresly Wood SSSI but sufficiently remote from the other designated heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development subject to effective masterplanning to ensure integration with surrounding heritage assets.

- Further assessment would be required to understand the feasibility of highway access given the likely removal of protected vegetation within the conservation area.
- Development on the site would result in the loss of highly productive agricultural land and this should be considered carefully in future decisions.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.93 ha 60% net developable area to allow for landscape buffering and other appropriate measures to improve integration with surrounding landscape, townscape and protected assets. 1.96 ha x 70% = **1.37 ha**	1.37 ha net developable area 25 dph to reflect the site being located in a rural village. 1.37 x 25 = **34 homes**	Allocation statues required. Build out over 2 years.

Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, additional evidence was provided that demonstrated the site is subject to a restrictive covenant which limits the site to agricultural use up to 2047. The site is therefore not immediately available for development without amending this covenant.

Great Gransden 7: Land North of Meadow Road, Great Gransden

Site reference	Great Gransden 7
Site name	Land North of Meadow Lane, Great Gransden

Site address	Parish(es)	Site area (ha)
Land North of Meadow Lane, Great Gransden.	Great Gransden	0.4

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses • Biodiversity Net Gain	6 homes 0.1 ha Biodiversity Net Gain	Available between 2024-2028 Build out over 2 years

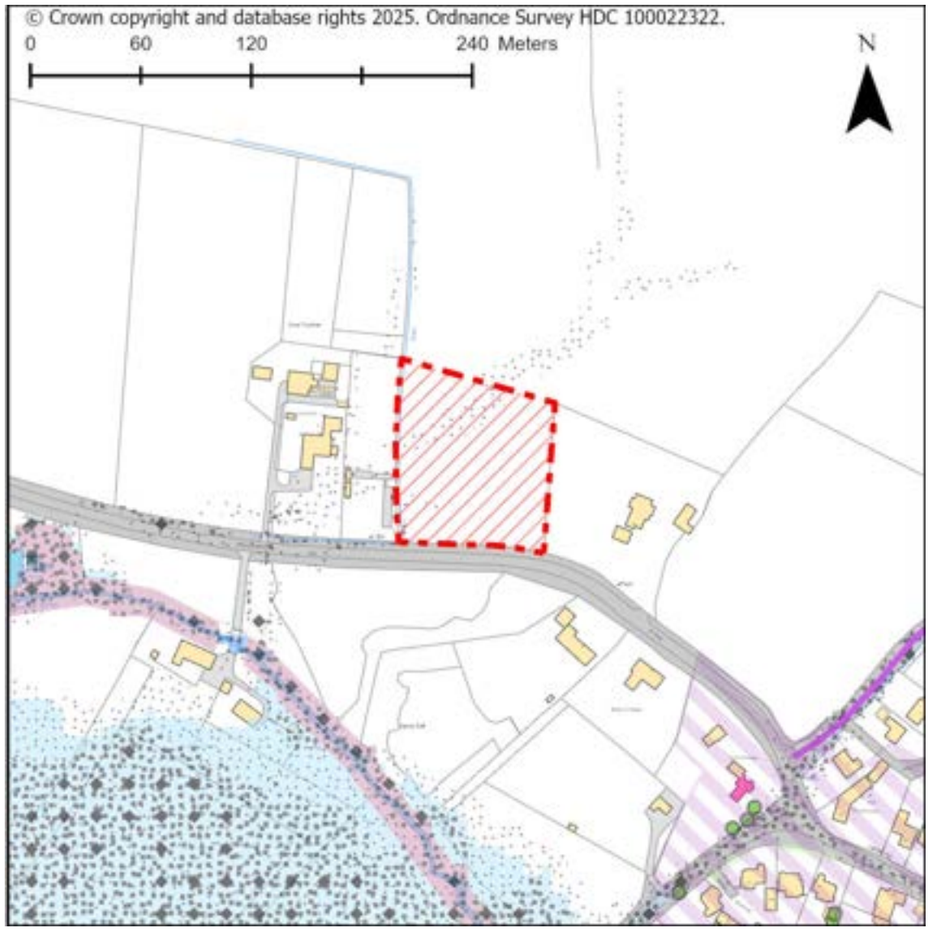
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24235
Relevant planning history	No known planning history
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	• Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is greenfield wholly classified as grade 2 agricultural land. It is wholly within flood zone 1 with no recorded risk of surface water flooding. The site is mostly level, sloping gently upwards from the centre to the south east and comprises arable farmland. The southern and western boundary consist of dense vegetation screening the site from the properties to the west and from Meadow Lane along the southern edge. In contrast, the northern and eastern boundary are completely open, forming part of a larger agricultural field which continues north and next to greenfield land associated with a residential property immediately to the east. Without mitigation there would be significant landscape impact viewing the proposal from the north and east, potentially visible from Park Riddey, a public right of way. The site is not impacted by oil or gas pipelines, ground contamination or pollution. There seems to be an electricity line running along the northern boundary which would need to be considered if the proposal were to come forward. There are no designated nature or heritage assets within the site. The site could be access from Meadow Lane which fronts the southern boundary, consultation with Cambridgeshire County Council will be required to ascertain if safe and appropriate access from Meadow Lane is suitable. The site is wholly greenfield land and would therefore not contribute to the regeneration of previously developed land. The site is remote from a water recycling plant and a mineral safeguarding area.	
Availability The site is controlled by a single family who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has identified the land is available now and would take 2 years to build out.	+
Achievability The site promoter has stated that water mains, electricity, digital and telecommunications infrastructure is available from the site boundary but access to gas supply is unknown. There are no topographical challenges to overcome. There is no existing highway access to the site but it could be accessed via Meadow Lane (B1046) which is a main route in the Great Gransden village. Safety issues with highway access to the site could arise due to being separate from the main residential area and therefore consultation with Cambridgeshire County Council would be required. In addition, assessment of harm to the existing habitats along the southern boundary would be required. There is potential for significant adverse landscape impact which would need to be overcome through establishing a boundary and implementing landscape buffering to the north and east. The promoter has considered this in their proposal, stating 'landscape impact will be mitigated through hedgerow and tree planting along the open boundaries'. Hence there are issues to overcome relating to highway access and landscape impact.	~
Deliverability / developability	~

There are no built structures to clear prior to development. As mentioned, there are issues to overcome relating to adverse landscape impact and highway access. It is intended that the proposal would be sold to a third party once allocation statues has been attained, is available now and built out over 2 years. The proposal would be contrary to existing policy and therefore is considered to be developable.	

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 the site:

- Wholly greenfield, classified as grade 2 agricultural land.
- In flood zone 1 with minimal recorded risk of surface water flooding.
- In close proximity to culture and leisure facilities, employment opportunities and a public right of way.
- It is remote from natural green space.
- Sufficiently beyond any designated heritage assets but further assessment would be required.
- Close relationship with the countryside.
- Difficult to integrate with the surrounding community.
- Near to a poorly rated bus service.

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for development due to the site being largely separate from the main settlement and is highly prominent within the countryside
- It would be difficult to integrate the site with the existing place and community.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to being deemed inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, additional evidence was provided that demonstrated the site is subject to a restrictive covenant which limits the site to agricultural use up to 2047. The site is therefore not immediately available for development without amending this covenant.

Great Gransden 8: Leycourt Farm, Eltisley Road

Site reference	Great Gransden 8
Site name	Leycourt Farm, Etilsey Road

Site address	Parish(es)	Site area (ha)
Leycourt Farm, Great Gransden, Sandy SG19 3AS	Great Gransden	0.68

Promoter's Intentions

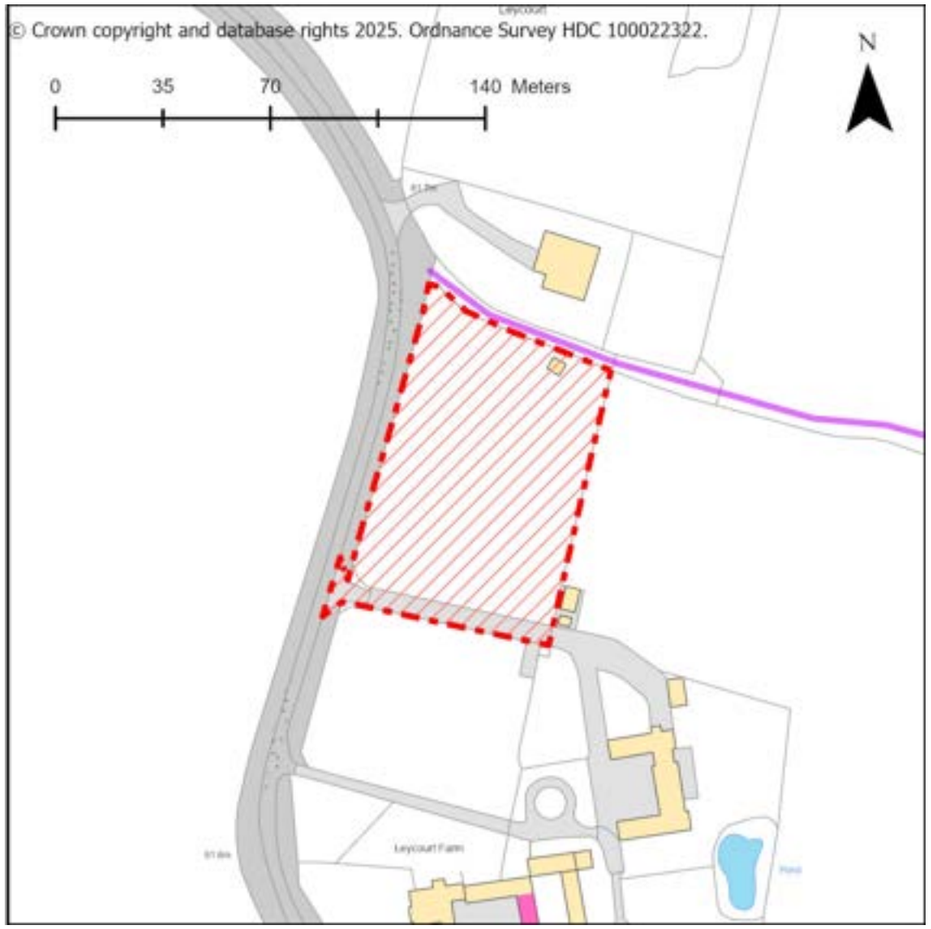
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing	8 homes	Available between 2024-2028 Build out over 1-2 years

Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24235
Relevant planning history	Application number: 18/02269/FUL Proposal: Erection of a single dwelling with associated amenity area, following the demolition of an existing commercial premises Outcome: Permission
Land type	Wholly greenfield land
Current use of the site	Horse paddock/ grazing land
Supporting information	• Supporting Statement

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is in flood zone 1 with no risk of surface water flooding. The site is greenfield, wholly classified as grade 2 agricultural land. The site is rurally located adjoining or adjacent to greenfield land on all sides. It is approximately 2.5km south of Eltisley (South Cambridgeshire Local Authority) and 1.6km north of Great Gransden but does form part of a a commercial and residential cluster within Leycourt Farm to the south. The land within and surrounding the site broadly level, with only a small built structure within the site to the north. Despite the site being situated within the countryside there would likely be minimal landscape impact due to the scale of the proposal and established trees and vegetation bounding the western, eastern and northern boundary. The southern boundary is more open but the site is obscured from views from the south due to tree lines within the wider farm (Leycourt Farm). That said, there is a public right of way which runs along the northern boundary and therefore public benefit gained from this path would need to protected. It is important boundary screening is maintained and reinforced because of the site's sensitive location and subsequent potential or adverse landcape impact. The site is not impacted by pollution, ground contamination and oil or gas pipelines. There are no designated heritage assets within the site but a Grade II Listed Building is situated immediately to the south. There are no designated nature assets within the site. The site could be accessed via an existing track within the red line boundary that connects to Etisley Road. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not located within a mineral safeguarding area.	~
Availability The site is controlled by a single family who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has identified the land is available now and would take 1-2 years to build out	+
Achievability Electricity, public highway access and digital infrastructure is available from the site boundary but gas supply and water mains is not immediately accessible. The site could be accessed via an existing access point from Eltisley Road, consultation with Cambridgeshire County Council will be required to ascertain whether this can accommodate the proposal. There are constraints to some overcome relating to heritage and preserving the form and character of the landscape.	~
Deliverability / developability	~
There are no significant structures to clear prior to development. There are constraints to overcome relating to heritage assets and being located in the countryside. It is intended that the proposal would be sold to a third party once allocation status has been attained, is available now and built out over 1-2 years. Due to the site being rurally located/ in the countryside it would be contrary to existing policy and therefore an allocation status would be required. As a result the proposal is considered developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- Flood zone 1 with no risk of surface water flooding
- Wholly greenfield land classified as grade 2 agricultural land
- No relationship to the nearest settlement due to being located in the countryside approximately 1.6km north of Great Gransden.
- Difficult to integrate with the existing place and community.
- Very poor sustainability being remote from schools, shops, public transport, culture and leisure facilities and natural green space.
- Does have access to a public right of way which runs along the northern boundary.
- Within 5km of Established Employment Areas.
- Close proximity to a listed building on Leycourt Farm
- Sufficiently remote from all of the designated nature assets.

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for development due to being located in the countryside beyond walking distance from key services and facilities and would therefore fail to achieve sustainable development.
- Located on high quality agricultural land

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Is deemed inappropriate for development due it's unsustainable location.	N/A	N/A

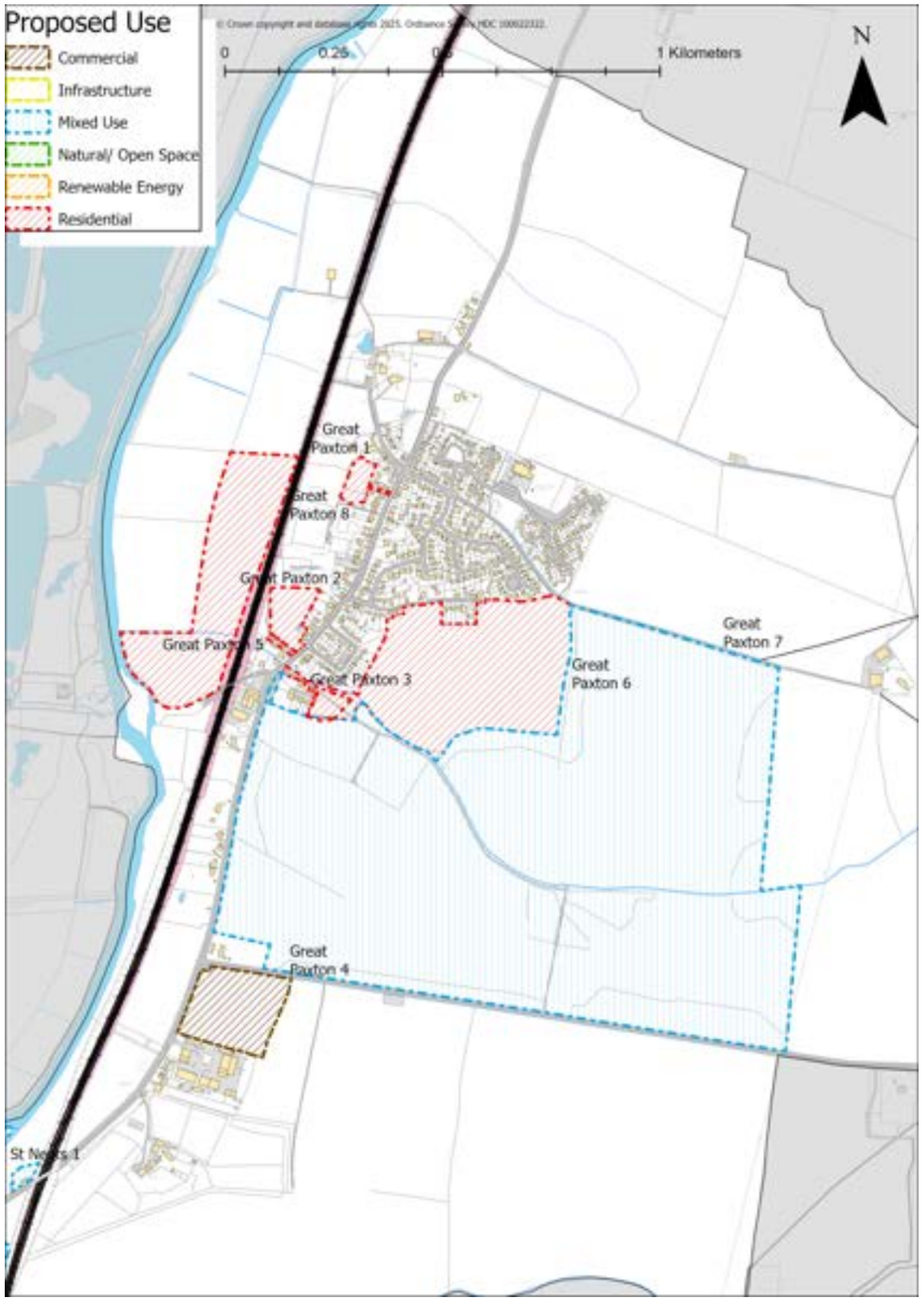
Updates after the Initial Assessment

Great Paxton

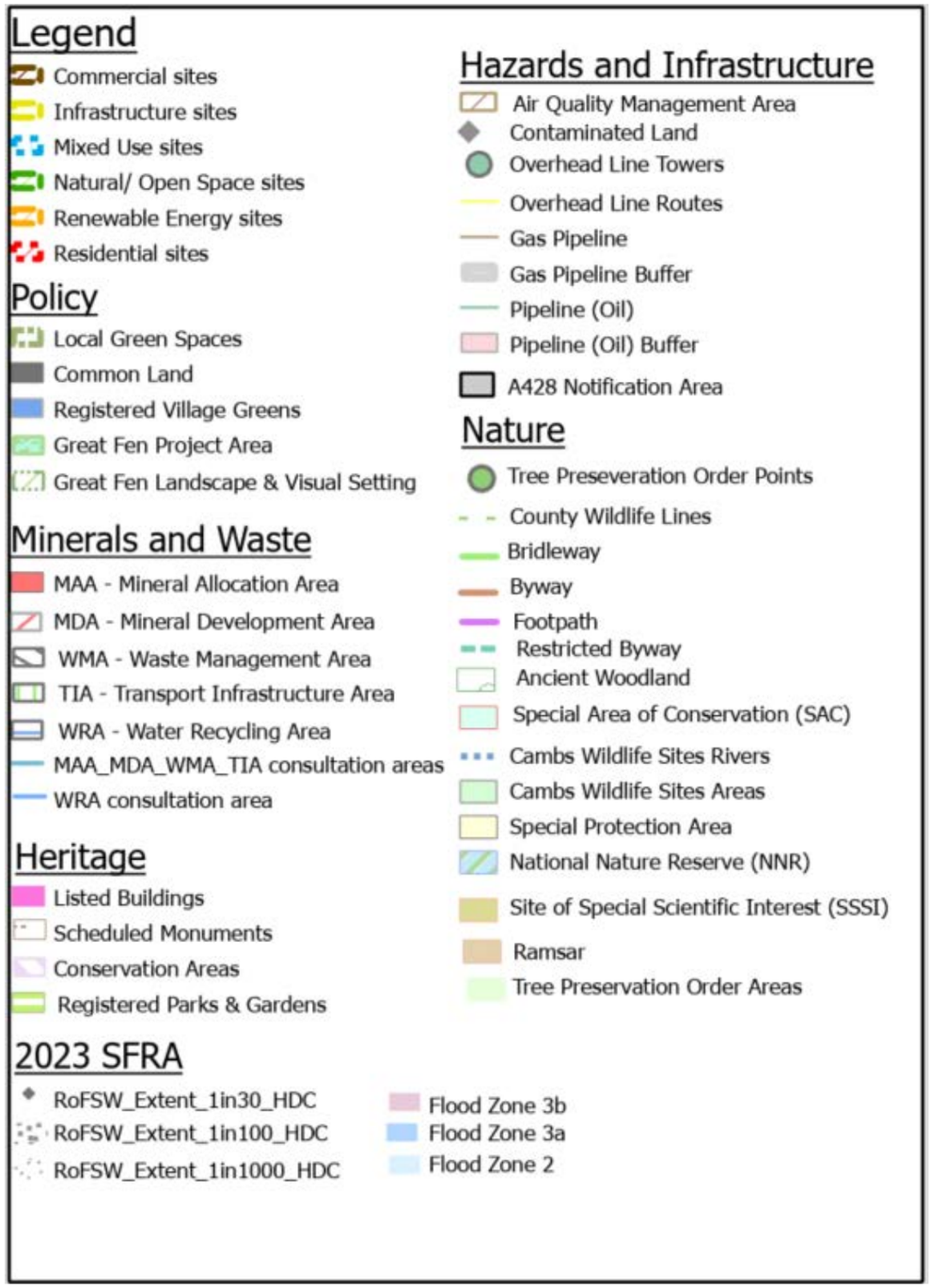
9.11 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Paxton 1: West of High Street, Great Paxton
- Great Paxton 2: Land to the West of High Street, Great Paxton
- Great Paxton 3: Land East of Dovecote Lane, Great Paxton
- Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton
- Great Paxton 5: Land Adjacent to 2 High Street, Great Paxton
- Great Paxton 6: Land to the South of London Lane, Great Paxton
- Great Paxton 7: Land to the East of Paxton Hill, Great Paxton
- Great Paxton 8: Land to the West of Great Paxton

9.12 Please note that 'St Neots 1: Land North of Priory Park, St Neots' also partially falls within Great Paxton and Little Paxton parishes, but it has been included under St Neots as most of the site lies within that parish area.



9.13 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Great Paxton 1: West of High Street, Great Paxton

Site reference	Great Paxton 1
Site name	West of High Street, Great Paxton

Site address	Parish(es)	Site area (ha)
West of High Street, Great Paxton	Great Paxton	0.5

Promoter's Intentions

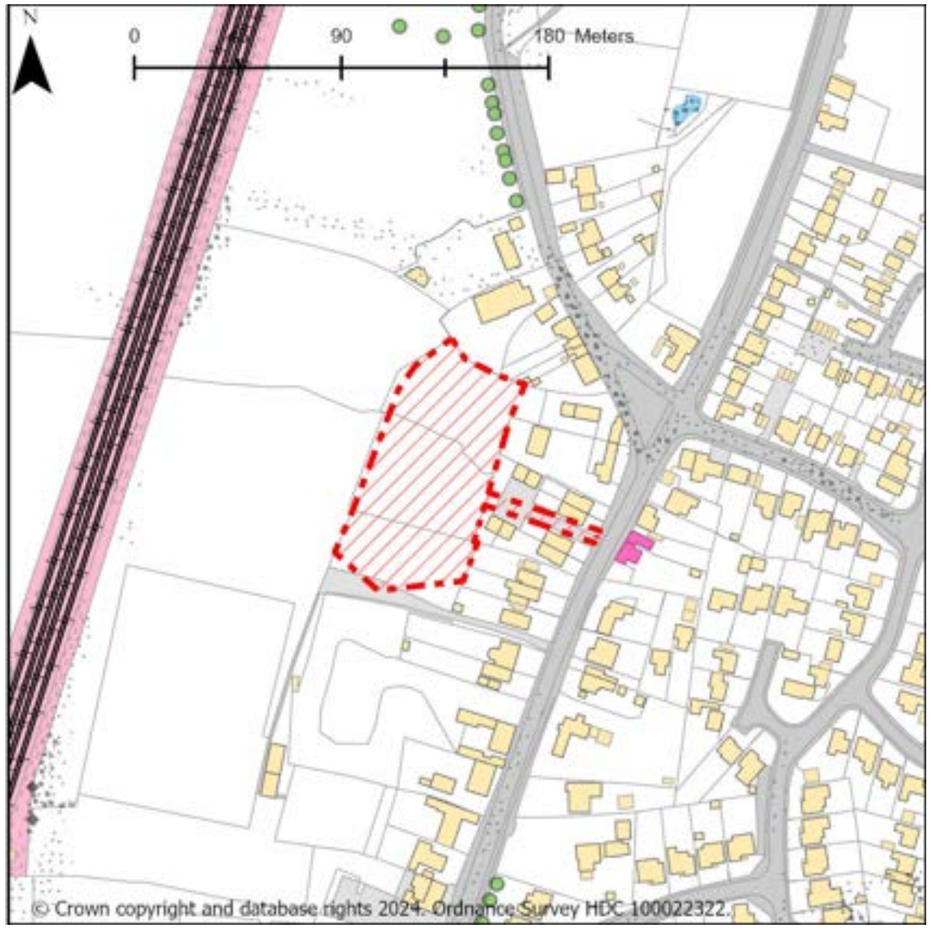
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self build housing	9 plots	Available 2023 Build out over 1 to 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:14
Relevant planning history	• None relevant on the site but on the adjoining site there 19/00959/FUL permitted in December 2019 for redevelopment to provide 4 x 4-bed semi-detached dwellings and 1 x 5-bed detached dwelling with associated accesses, landscaping and demolition of existing buildings. Provision of parking spaces to serve adjacent dwelling number 76 High Street. • Part of the site was included in the HELAA (2017) (140 -Southwest of Church Lane, Great Paxton), the site was not considered suitable and was not taken forward as an allocation.
Land type	Wholly greenfield land
Current use of the site	Agricultural/grassland
Supporting information	• Heritage Statement (May 2019) • Proposed Site Plan showing plot layout (drawing number: 0897 SAP XX XX DR A 00000 SO Rev 01) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. The site is grade 3 agricultural land and contains overgrown vegetation and trees. The site is broadly level and is largely obscured from view as it is located behind residential development along the High Street. The site adjoins residential development to the north and east. Along its southern boundary it adjoins an access route to the football club and playing fields. To the west is part of the recreation ground with further scrubland north of this.	+

There is no known contamination or pollution on site. No gas or oil pipes lines run through the site, there are however some electricity poles that run through and around the site. The land is near to the East Coast Mainline Railway so noise could potentially be an issue. There are no nature conservation designations on site, however, the site is located within the Great Ouse Valley strategic green infrastructure area. There are no heritage designations within the site. The site's proposed access is opposite two listed buildings, but as the proposed development site is backland and largely obscured from public view the impact on heritage is reduced. The site promoter has submitted alongside this site a Heritage Statement dated May 2019 which was undertaken to support the adjoining planning application (19/00959/FUL) which redeveloped the adjoining site with a direct frontage onto the High Street for five homes. The adjoining planning permission secured an access route from the High Street to garage units at the back of the proposed dwellings, from the site plan submitted as part of the Call for Sites submission it appears that the site promoter seeks to extend this access route past the garages and into this site. In their submission, the site promoter states that transport advice from Cambridgeshire County Council confirmed the access can be utilised as a private access. Based on the indicative site plan submitted, the building line would not extend further than those properties to the north, additionally, the garages permitted on the adjoining land have already started to establish in depth development along the High Street in the immediate vicinity. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in multiple ownership all of whom support its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell each plot to a self/custom builder. The site promoter has identified that this site could assist in meeting the self and custom build interest for the St Neots and surrounding areas. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that all main services are accessible within the site apart from the public highway which is accessible from the site boundary. There are no buildings on site so no clearance work would be required but there will need to be extensive site clearance of existing trees and vegetation. Cables running between telecommunication masts do run over the site and would need to be incorporated. The access to the site could be achieved from the High Street.	~

Deliverability / developability	
There are no existing structures to clear but the location means that any future development will need to be sensitive to its immediate environment being a backland site. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to self/custom builders. As the site is within the built up area of Great Paxton this site may offer an opportunity for small scale organic growth within the village providing that all criteria are met and mitigations are put in place. The adjoining development permitted under 19/00959/FUL is now complete and it appears an access could be provided through this. As no planning application has yet been submitted and it is the intention to sell the site to self and custom builders, the site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is accessible to natural green space
- Good accessibility to local services and employment opportunities
- Not at risk from flooding
- In very close proximity to the East Coast Mainline Railway which could increase levels of noise pollution
- Development could be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development that could be integrated within the existing place and community
- Support residential development on sites of less than 1ha
- Should include adequate noise mitigation and landscaping to mitigate the impact of the East Coast Mainline Railway

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.5 ha 80% net developable area allowed due to need for landscaping and noise mitigation. 0.5 ha x 80% = **0.4 ha**	Residential - self and custom build plots or market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.4 ha x 25 dph = **10 homes**	Available from 2023 Build out over 1 to 2 years

Updates after the Initial Assessment

Great Paxton 2: Land to the West of High Street, Great Paxton

Site reference	Great Paxton 2
Site name	Land to the West of High Street, Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the West of High Street, Great Paxton	Great Paxton	1.12

Promoter's Intentions

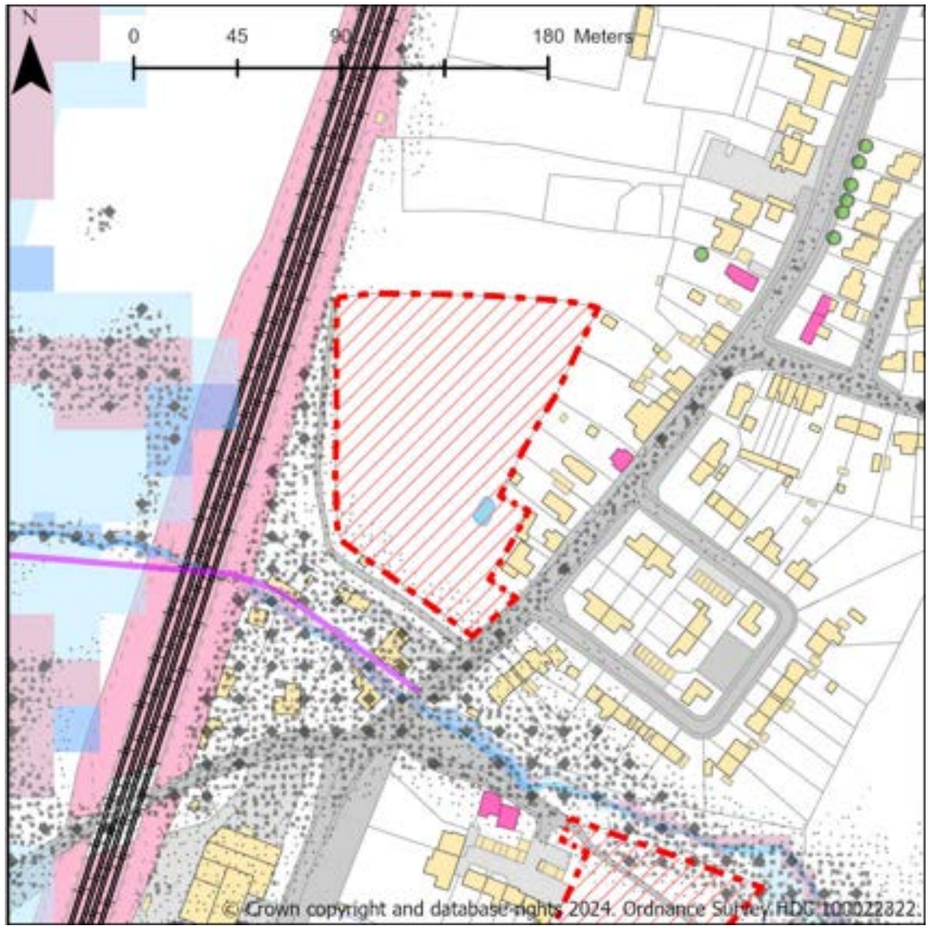
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	30 homes	Available 2024 - 2028 Build out over 1 year

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:309
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic promoting the advantages of the site

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+

The site is wholly located within flood zone 1, there is recorded risk from surface water flooding along the site's western and southern edges. The site is classified as grade 3 agricultural land and is in use as grassland. There are no existing structures on site. The site is broadly level with a pond present within the site. The site adjoins residential development along its eastern and southern boundaries, to the north is a field separating the site from the football club and playing fields. Immediately to the west is the East Coast mainline railway so noise would be a constraint. The site is well contained on several sites with established tree and hedgerow lines. It is most open where it adjoins the High Street from which there are clear views into the site. There is no known contamination or pollution on site. No gas or oil pipes lines run through the site, there are however some electricity poles running along the site's frontage with the High Street. There are no nature conservation designations on site, however, the site is located within the Great Ouse Valley green infrastructure area. There are no heritage designations within the site but there is a listed building at 26 High Street that adjoins the eastern edge of the site. Access can be achieved from the High Street. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a Charitable Trust who support its development. There are no known legal restrictions affecting the site. The site promoter has stated that at present it is unknown how the site will be delivered. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. There are no buildings on site so no clearance work would be required. Cables running between telecommunication masts do run along the site's frontage. The access to the site is from the High Street where there is also an established footpath.	+
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its impact on the amenity of nearby residential properties being in part a backland development opportunity and provide adequate mitigation in terms of noise from the East Coast mainline railway on future users. It is unclear at this time how the site will be delivered and whether an allocation status is sought before obtaining planning permission. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is accessible to natural green space
- Good accessibility to local services and employment opportunities
- In very close proximity to the East Coast mainline railway increasing the risk of noise pollution
- Development could be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development and could be integrated within the existing place and community
- Should include adequate noise mitigation and landscaping to mitigate the site's proximity to the East Coast Mainline Railway

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.12 ha 80% net developable area allowed due to need for landscaping and noise mitigation. 1.12 ha x 80% = **0.9 ha**	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.9 ha x 25 dph = **23 homes**	Available 2024 - 2028 Build out over 1 - 2 years

Updates after the Initial Assessment

Great Paxton 3: Land East of Dovecote Lane, Great Paxton

Site reference	Great Paxton 3
Site name	Land East of Dovecote Lane, Great Paxton

Site address	Parish(es)	Site area (ha)
Land East of Dovecote Lane, Great Paxton	Great Paxton	0.47

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Self and custom build housing	5 - 6 market homes or self and custom build plots	Available 2024 - 2028 Build out over 1 - 2 years

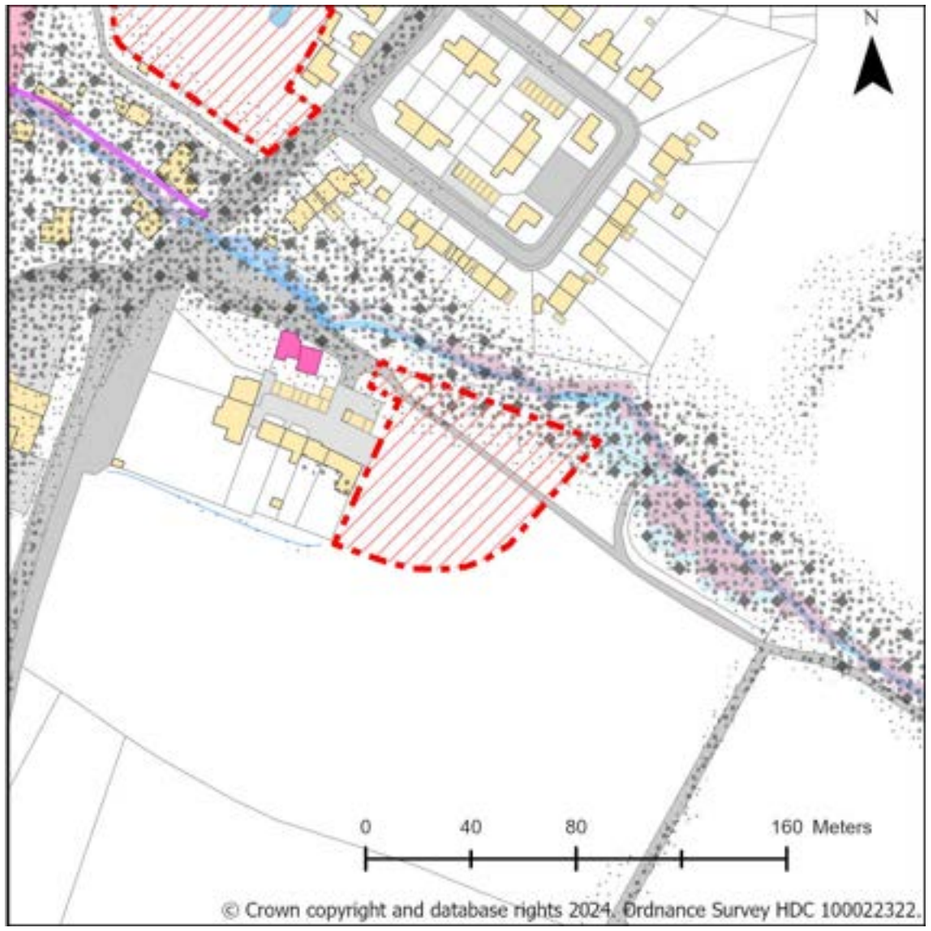
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:368
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Flood risk map

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+

The site is wholly located within flood zone 1 but there is some surface water flood risk along the northern edge of the site which follows the route of a watercourse. The land is classified as grade 3 agricultural land. The site is located at the end of Dovecote Lane and is a former farm yard. The land comprises rough grassland and appears to be in use as a field access. It is broadly level and is enclosed by trees and other vegetation which limit its wider landscape impact. To the north and west of the site are residential properties with open countryside in arable use to the south and a small wooded copse to the east with arable land beyond. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no nature conservation or heritage designations within the site but the site is adjacent to the listed Low Farm. A series of brick buildings partially screen the listed building from the site but the access route passes directly by it. Access can be extended to the site from Dovecote Lane which directly links from the High Street, the views of Cambridgeshire County Council will be required to assess whether this route can service the quantum of development proposed on the site. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is unknown. There are no buildings on site so no clearance work would be required. The access to the site is from Dovecote Lane which is a narrow lane meaning access may be challenging so will need careful consideration.	~
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its edge of settlement location and the nearby listed building. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. It appears that either market homes or self and custom build homes will be pursued on site which may impact the method of	~
its delivery and the timelines in securing any detailed planning consents. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is categorised as developable.	

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:

- Is wholly greenfield land
- Surface water flood risk
- Adjacent to a heritage assets which could be impacted by proposals
- Good accessibility to local services and employment opportunities
- Development could be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development
- Should include adequate landscaping to minimise the visual impact of development on the landscape and on heritage assets
- Provide sustainable drainage to mitigate against surface water flood risk
- Supports residential development on sites of less than 1ha

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.47 ha 80% net developable area allowed due to need for landscaping and flood mitigation. 0.47 ha x 80% = **0.37 ha**	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.37 ha x 25 dph = **9 homes**	Available 2024 - 2028 Build out over 1 -2 years

Updates after the Initial Assessment

Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton

Site reference	Great Paxton 4
Site name	Land North of Harley Industrial Park, Paxton Hill, Great Paxton

Site address	Parish(es)	Site area (ha)
Land North of Harley Industrial Park, Paxton Hill, Great Paxton	Great Paxton	3.6

Promoter's Intentions

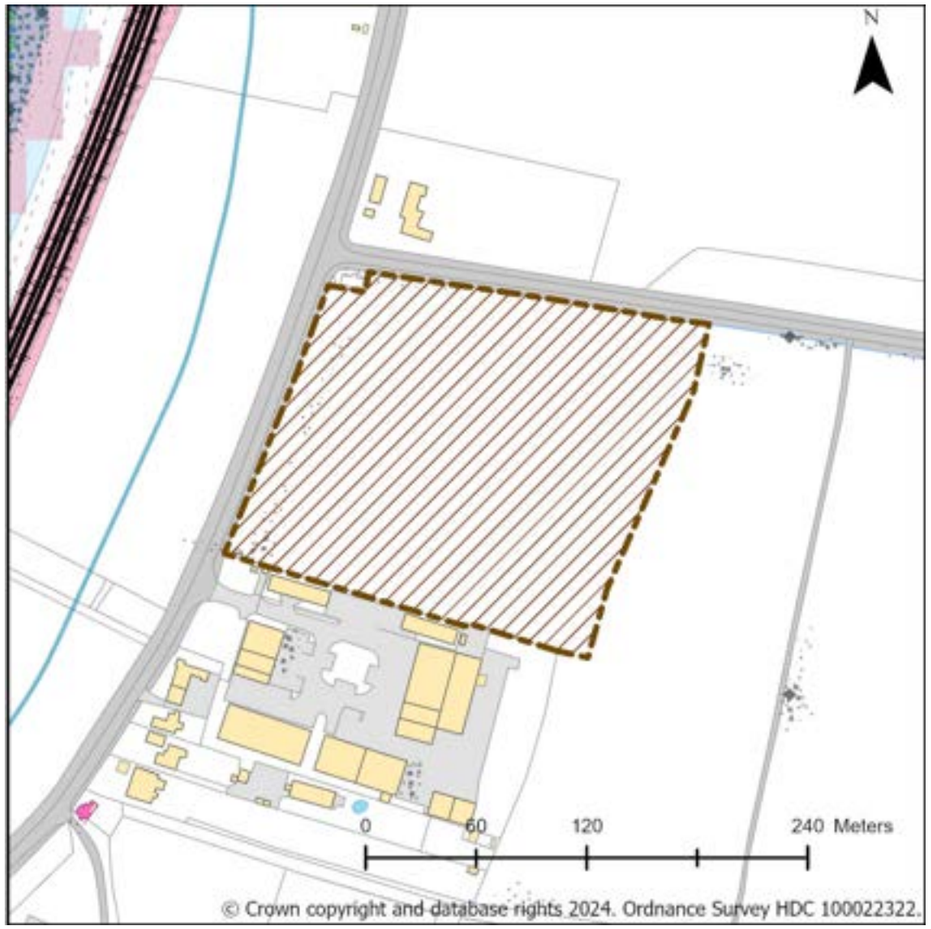
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Phased development to provide between 5,000 and 10,000sqm of floorspace	Available 2024 - 2028 Build out over 3 - 4 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:302
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly located within flood zone 1 but there is some recorded risk from surface water flooding along its northern and western edges. The site is wholly classified as grade 2 agricultural land with no existing structures within the site although a covered reservoir situated immediately to the north western corner. Whilst most of the site is fairly level the northern part slopes downwards in a northern direction towards Great Paxton reflecting the site's location at the western end of a ridge of higher land that falls away to both the north and south while staying broadly level to the east. Its elevation and lack of dense or established vegetation along its boundaries mean the site is prominent in longer landscape views, particularly along the road from Toseland and would require landscaping to reduce this constraint. The site adjoins the Harley Industrial Estate to the south, an established employment area. To the west is the East Coast mainline railway. The B1043 and Paxton Road form strong western and northern edges to the site respectively. To the north and east is open countryside in arable agricultural use. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Cables running between telecommunication masts run along the site's frontage with the B1043 and along its northern edge along Paxton Road. There are no heritage or nature conservation designations within the site. Access to the site could be achieved from the B1043 similarly to that to the Harley Industrial Estate immediately south of the site. Alternatively, depending on the proposed layout the site, access could be achieved via the existing industrial estate. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. Approximately half of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who support its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire an allocation status before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that public highway and electricity supply are available from the site boundary but gas supply, mains water supply and digital and telecommunications infrastructure are all unknown at this time. The site promoter has also identified that there are other constraints to the site's development which are a potential ransom strip and overhead power lines. There are no buildings on site so no clearance work would be required. The access to the site could be achieved either from the B1043 or via the existing industrial estate to the south.	~

Deliverability / developability There are no existing structures to clear but the location and elevated position of the site means that any future development will need to be very sensitive to its impact on the landscape and provide adequate mitigation. The site promoter states that it their intention to acquire an allocation status before selling the site to a third party for obtaining planning permission and development. As such, the site is categorised as developable.	~

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:

- Is wholly greenfield land classified as grade 2 agricultural land
- Adjoins the Harley Industrial Estate
- Limited public transport access
- Relates more to the countryside but could be integrated as an extension to the adjoining industrial estate

In combination the outcomes of the LAA and SA indicate that the site:

- The site could be considered appropriate for employment development extending an existing employment location
- Development would require substantial landscaping to mitigate landscape impact

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of **3.6 ha** Due to the need for substantial landscaping along the eastern and northern boundaries the net developable area is reduced to 80%. 3.6ha x 80% = 2.88 ha	Commercial - employment The industrial areas (0.40 plot ratio) has been used as development could compliment the adjoining industrial estate:	Available 2024 - 2028 Build out over 3 - 4 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	0.40 plot ratio x 2.88 ha = 1.15 ha of land for employment uses equating to **11,520 sqm.**	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a letter in support of their site and a series of photos of vantage points to and from the site.

Great Paxton 5: Land Adjacent to 2 High Street, Great Paxton

Site reference	Great Paxton 5
Site name	Land Adjacent to 2 High Street, Great Paxton

Site address	Parish(es)	Site area (ha)
Land Adjacent to 2 High Street, Great Paxton	Great Paxton	0.089

Promoter's Intentions

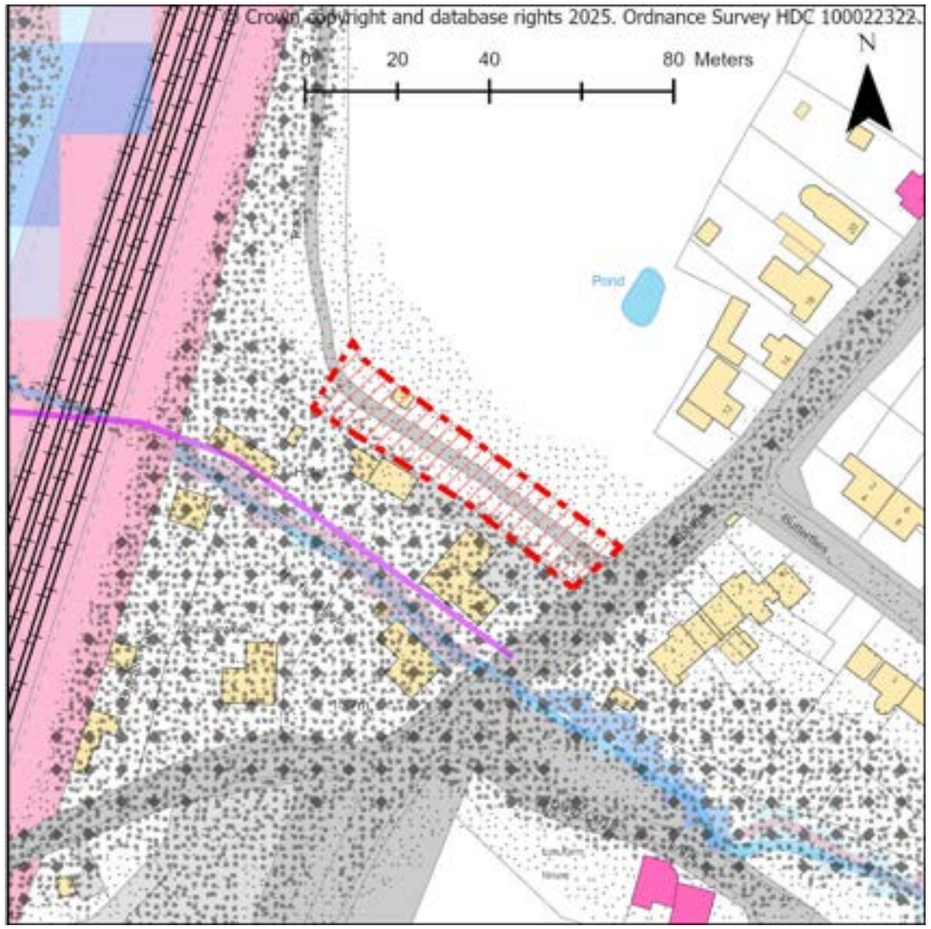
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	2 homes	Available 2024- 2028 Build out over 2 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24241
Relevant planning history	None relevant
Land type	Part greenfield/part previously developed land
Current use of the site	Disused storage yard
Supporting information	• Proposed Site Plan (drawing ref: AL0201, dated November 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
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.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

Great Paxton 6: Land to the South of London Lane, Great Paxton

Site reference	Great Paxton 6
Site name	Land to the South of London Lane, Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the South of London Lane, Great Paxton	Great Paxton	13.97ha

Promoter's Intentions

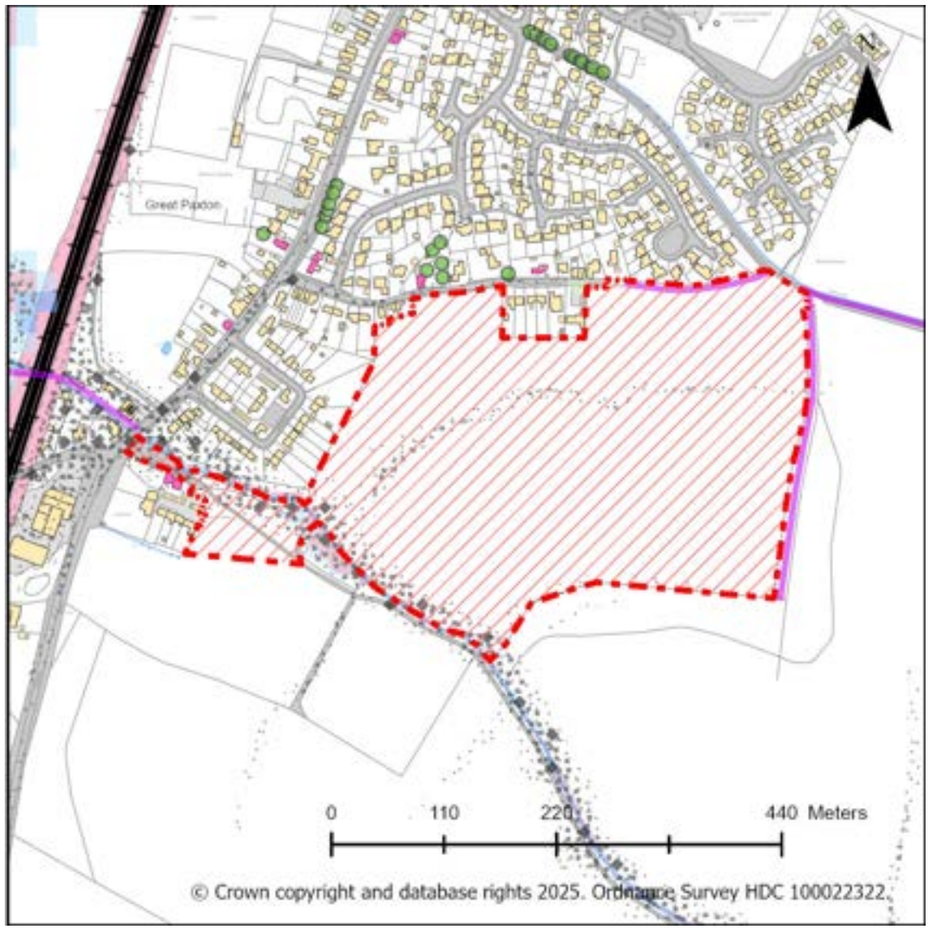
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open Space Uses: • Biodiversity net gain opportunities	251 homes including 100 affordable 1 ha of Biodiversity Net Gain	Available between 2024-2028 Build out over 5 years

Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24312
Relevant planning history	None relevant
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	• Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A very small part of its southern edge is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site includes Great Paxton 3 which had previously been assessed, this submission includes Great Paxton 3 and considers it as part of a larger site. The site promoter identifies that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 7. The site is located almost wholly within flood zone 1 apart form a small portion of its southern edge which is in flood zone 3b where a water course runs along the site's boundary. At this point surface water flood risk is also high. There is a channel of surface water flooding risk running through the middle of site from between its eastern and western boundaries. It is predominantly classified as grade 2 agricultural land, with its western third being grade 3. The site rises from its lowest point on its western edge to its highest on its eastern edge by some 15-20m. Development on the higher aspects of the site would have a greater impact on the landscape. Its eastern and southern edges benefit form established trees and vegetation will help to enclose the site and could assist in mitigating the landscape impact of development. To the north are residential properties, its northern edge wraps around a series of properties on London Road. To the west are more residential properties, to the south and east is the open countryside. The site Great Paxton 7 wraps around the southern and eastern edges of this site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but telegraph poles run along the site's northern edge along London Lane. There are no nature conservation or heritage designations within the site but the site's south western corner is adjacent to the listed Low Farm and to the north are several listed buildings along London Lane, whose setting would be impacted by development. The site promoter identifies that access could be created form London Lane. This is a very narrow lane with no footpath connections and for single way traffic. Therefore, engagement with Cambridgeshire County Council will be required to assess whether this route can service the quantum of development proposed on the site. The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. Only the western edge of the site is within a mineral and safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The rest of the site is not within a mineral safeguarding area. The site is beyond 400m from a water recycling site.	~
Availability	+
The site is in the ownership of a single family who supports its development. The site promoter has identified that there are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site will be available between 2024 and 2028 and could take about 5 years to complete.	
Achievability The site promoter has identified that all services are not immediately accessible to the site apart form the public highway which is accessible form the site boundary. The site would have a significant impact in terms of the scale of potential growth on the village and there are constraints that would need to be overcome through the masterplanning process. Engagement will be required with Highways and other infrastructure providers to determine if the scale of growth can be accommodated and what work would be required to overcome infrastructure challenges. They have also identified that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 7 and also include the site previously assessed under Great Paxton 3.	~
Deliverability / developability The site is greenfield land. The site promoter seeks an allocation status for the site, therefore it is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land, predominately classified as being grade 2 agricultural land
- Is at risk form some fluvial and surface water flood risk
- Adjacent to a heritage assets which could be impacted by proposals
- Good accessibility to local services and employment opportunities
- Of a scale that could provide a range of housing types, sizes and tenures
- Is not constrained by nature conservation designations
- Accessible to some natural greenspace and is of a scale that could provide some additional open space
- Development could be integrated into the existing place and community but this is subject to provision of a safe footpath access form London Lane

- The site physically relates well to the main built form but access form London Lane is a key constraint making integration more challenging to successfully achieve

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be inappropriate for built development due to the significant access constraint along London Lane. Additionally, the scale of the potential development would severely impact the existing character of Great Paxton.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Great Paxton 7: Land to the East of Paxton Hill, Great Paxton

Site reference	Great Paxton 7
Site name	Land to the East of Paxton Hill, Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the East of Paxton Hill, Great Paxton	Great Paxton	87

Promoter's Intentions

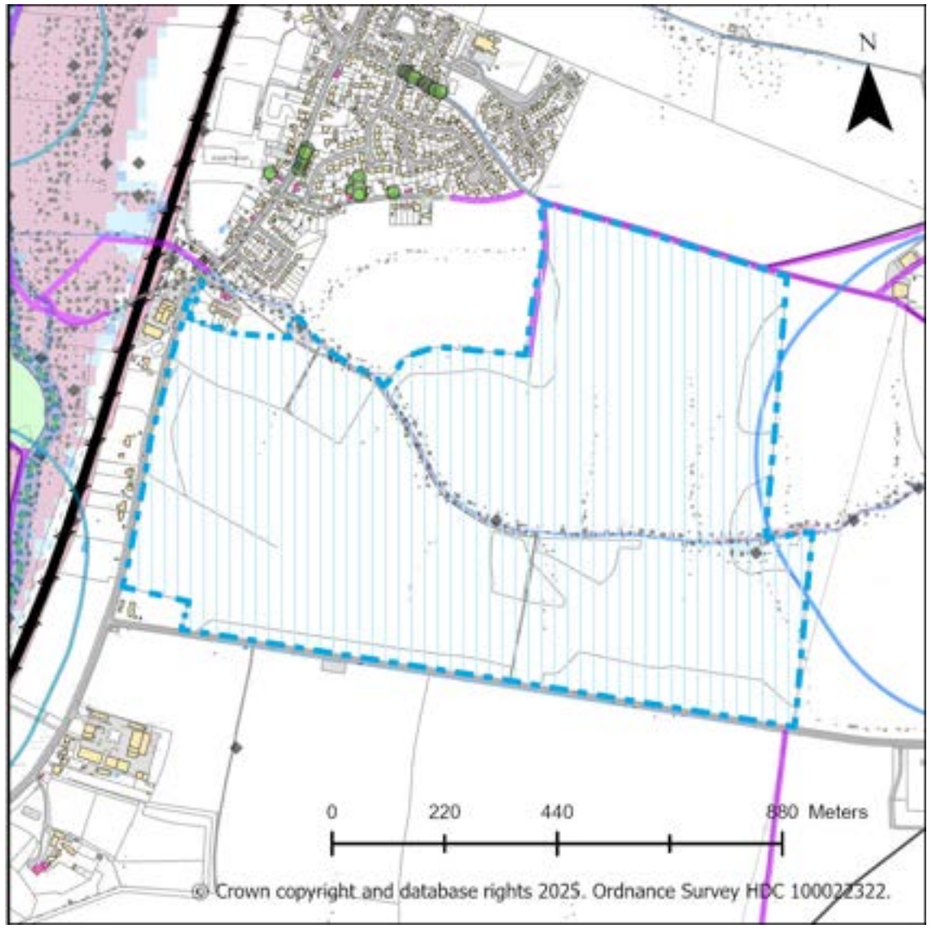
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses: • Natural, green or open spaces • Biodiversity net gain	Circa 1,566 homes (including 626 affordable) 10ha for natural, green or open spaces and biodiversity net gain	Available 2024 - 2028 Build out over 10+ years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24314
Relevant planning history	• 0900615FUL for the change of use of agricultural land to provide a new 18 hole golf course together with clubhouse and maintenance building. This was approved in March 2011. The site does not appear to be in active use as a gold course.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A water course runs through the centre of the site, it connects to the River Great Ouse to the west. This channel is within flood zone 3b but this a very small amount of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A very small part of the site's eastern edge is within 400m of a water recycling area, this account for about 1ha of the site which can be overcome.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site promoter identifies that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 6. The majority of the site is within flood zone 1, a water course runs through the centre of the site which connects to the River Great Ouse to the west. This channel is within flood zone 3b. 3a and 2 but this a very small amount of the site area. There are channels of of surface water flood risk across the site, the most significant are located along he central water course. The majority of the site is classified as being grade 2 agricultural land. Approximately 21ha of the site on its western edge is classified as being grade 3. The site	-

consists of three large agricultural fields. The southern edge of the site is bounded by a trackway, its northern edge partially bounds Adam's Lane. There are public rights of way along its northern and some of its western edge. There are pockets of trees and dense vegetation throughout the site and intermittently along its boundaries. The highest points of the site are along is northern and southern edges where it gently slopes towards the centre of the site where the water course runs through it. Considering the topography of the site and the intermittentness of trees and landscaping, development would have a significant visual impact on the landscape. To the east and north is open countryside, to the north west are residential properties on the edge of Great Paxton, to the south is open countryside, to the south west is the Harley Industrial Park. There is no known contamination or pollution on site. No gas or oil pipelines run through the site, telegraph poles run across the site. There are no nature conservation designations on site and there are no heritage designations within the site. However the scale of the site would have a fundamental impact n the character and setting of the village as well as the heritage sites within it as well as the wider landscape. The site promoter has identified that access would be sought form Paxton Hill along the western edge of the site. Advice from Cambridgeshire County Council would be needed to determine if this is appropriate and whether the local and strategic road network can accommodate this scale of growth. The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. Only the western edge of the site is within a mineral and safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The rest of the site is not within a mineral safeguarding area. The site is largely beyond 400m from a water recycling site apart from 1ha of its eastern edge, landscaping can overcome any impact from this.	
Availability The site is in the ownership of a single family who supports its development. The site promoter has identified that there are legal restrictions impacting the site but has not detailed what these are. It is intended to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site will be available between 2024 and 2028 and could take over 10 years to complete. The site promoter has stated that delivery would have to be phased and would most likely be a strategic allocation with multiple developers building out the site.	~
Achievability The site promoter has identified that all access and services are not immediately accessible to the site. The site promoter identifies that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 6. Engagement will be required with Highways and other infrastructure providers to determine if the scale of growth can be accommodated and what work would be required to overcome	-

infrastructure challenges. Other uses would also likely be required such as retail, community and some employment in order to support such a growth in population. Masterplanning and community engagement would therefore be essential. There has been no evidence submitted by the site promoter of any masterplanning or engagement that has taken place at this stage which may demonstrate that the site could be achievable. Also, fundamentally, the scale of the site would more than triple the size of the existing village and have a very significant visual impact which cannot be overcome. Therefore, the site is considered not to be achievable.	
Deliverability / developability The site is greenfield. An allocation status is sought for the site. There are unknown legal restrictions impacting the site as well. As set out above, the site is constrained and not achievable. Therefore it is not categorised as being either deliverable or developable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the fundamental urbanising impact on the landscape and on Great Paxton as well as the challenges in highways capacity and infrastructure provision that would be required to deliver this scale of growth.

Impact of the Sustainability Appraisal on the assessment

The site has not progressed to the Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Great Paxton 8: Land to the West of Great Paxton

Site reference	Great Paxton 8
Site name	Land to the West of Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the West of Great Paxton	Great Paxton	8.95

Promoter's Intentions

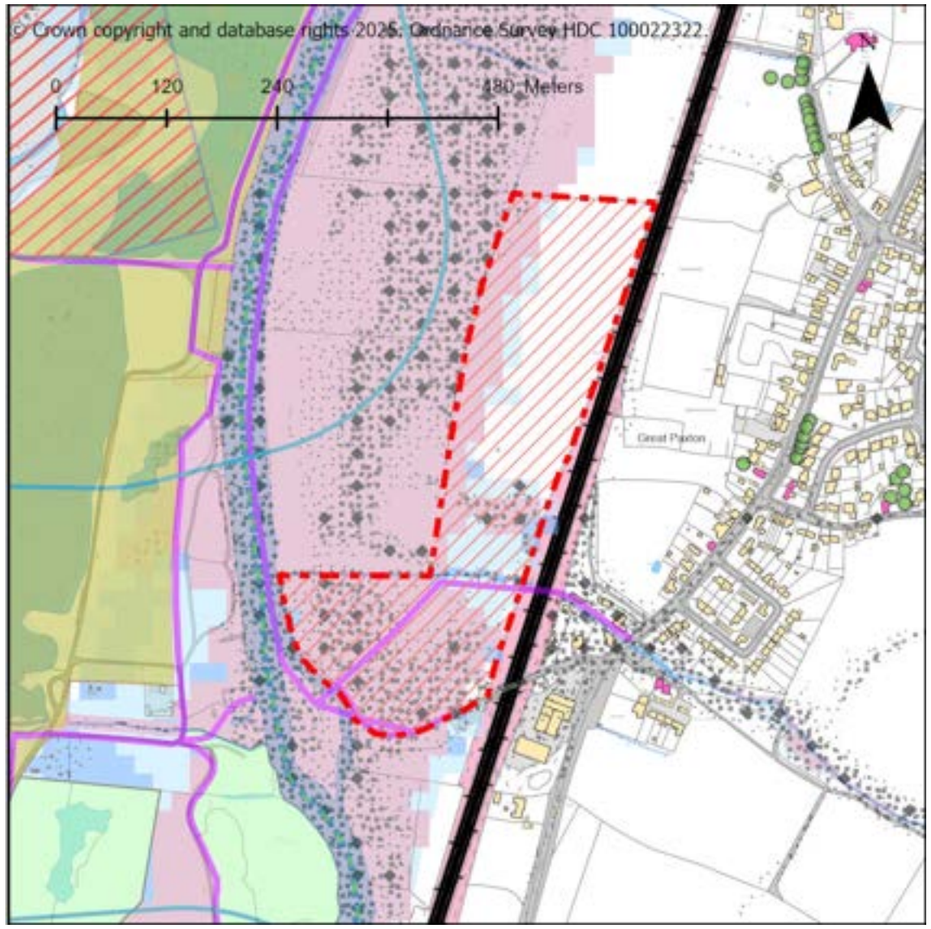
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Circa 161 homes (including 64 affordable homes)	Available 2024 - 2028 Build out over 5 to 10 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24303
Relevant planning history	• 23/01555/AGDET for the construction of a 20x10m barn for the storage of agricultural equipment and consumables with hard standing for turning circle and parking. This was approved 26/10/2023
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 5ha of the site is located within flood zone 3b. This is more than 50% of the site area. There is an additional 1ha of the site within flood zones 2 and 3a.	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as it almost wholly within flood zone 3b.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the majority of the site is within flood zone 3b. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site, the site is considered unsuitable for development.

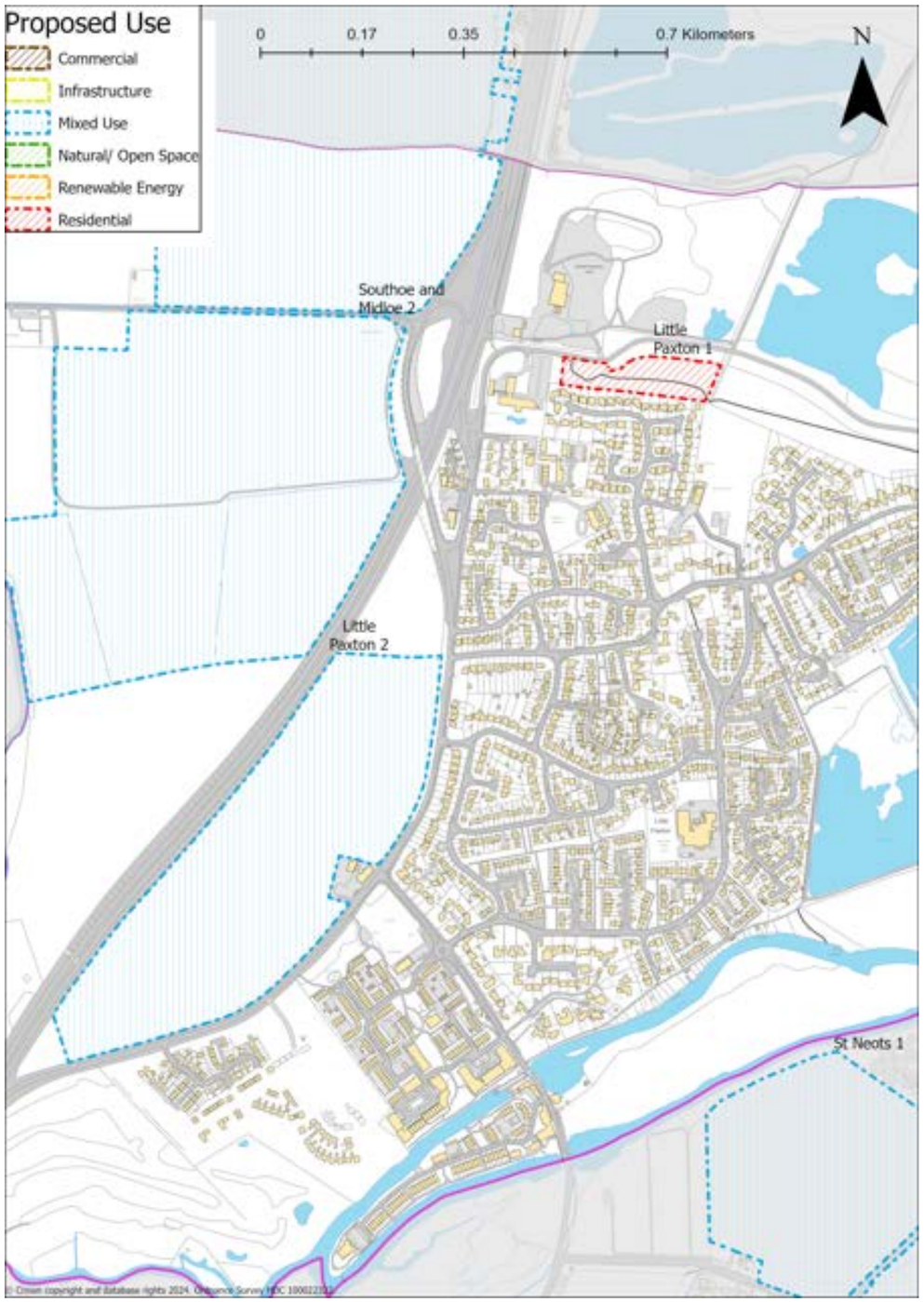
Little Paxton

9.14 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

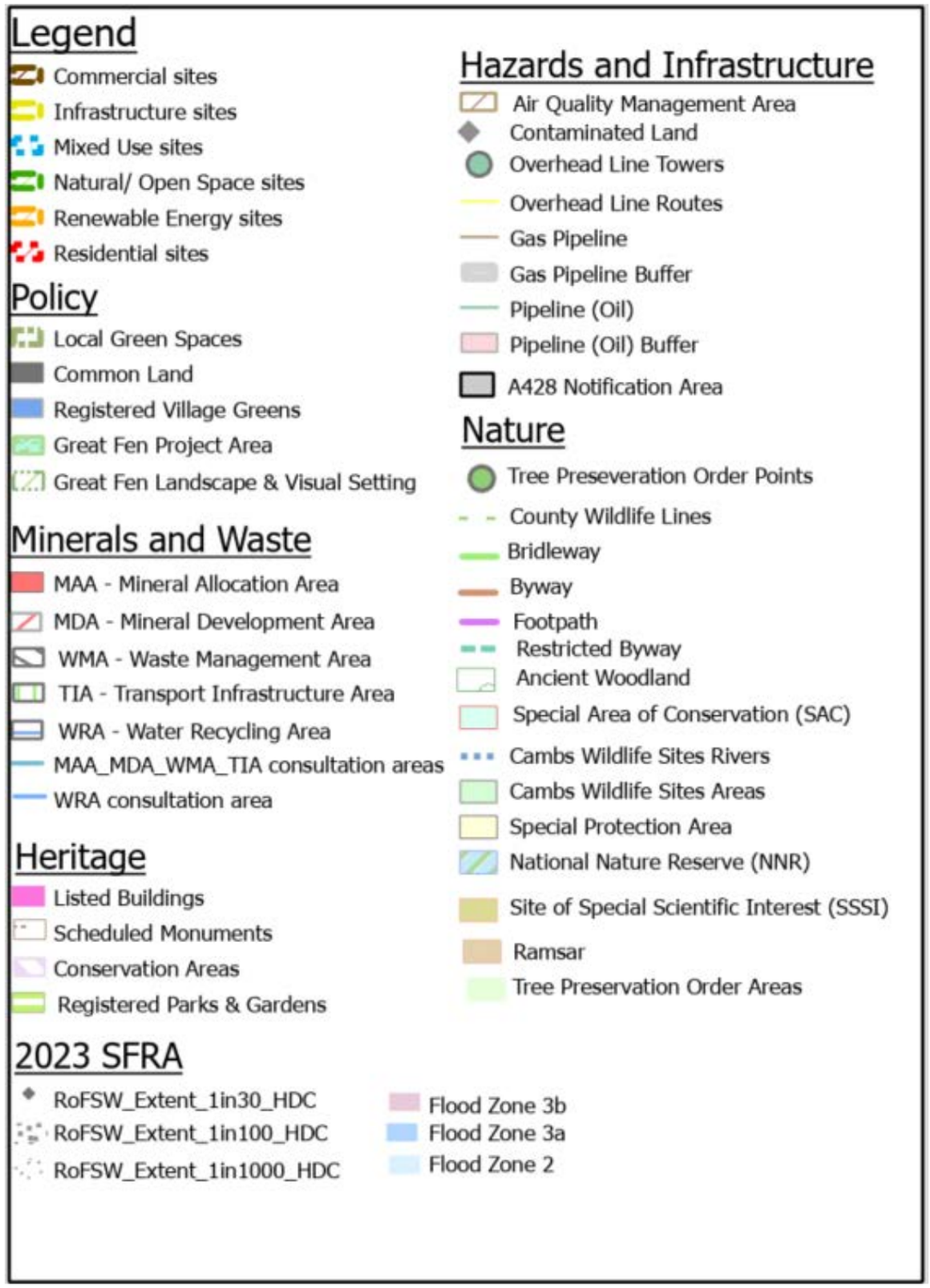
- Little Paxton 1: Land North of St James Road, Little Paxton
- Little Paxton 2: Land West of Little Paxton

9.15 Please note that the following sites also partially fall within Little Paxton parish:

- 'Southoe and Midloe 2: Southoe Garden Village, Southoe', but it has been included under Southoe and Midloe as most of the site lies within that parish area.
- 'St Neots 1: Land North of Priory Park, St Neots' also partially falls within Little Paxton and Great Paxton parishes, but it has been included under St Neots as most of the site lies within that parish area.



9.16 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Little Paxton 1: Land North of St James Road, Little Paxton

Site reference	Little Paxton 1
Site name	Land North of St James Road, Little Paxton

Site address	Parish(es)	Site area (ha)
Land north of St James Road, Little Paxton	Little Paxton	1.30

Promoter's Intentions

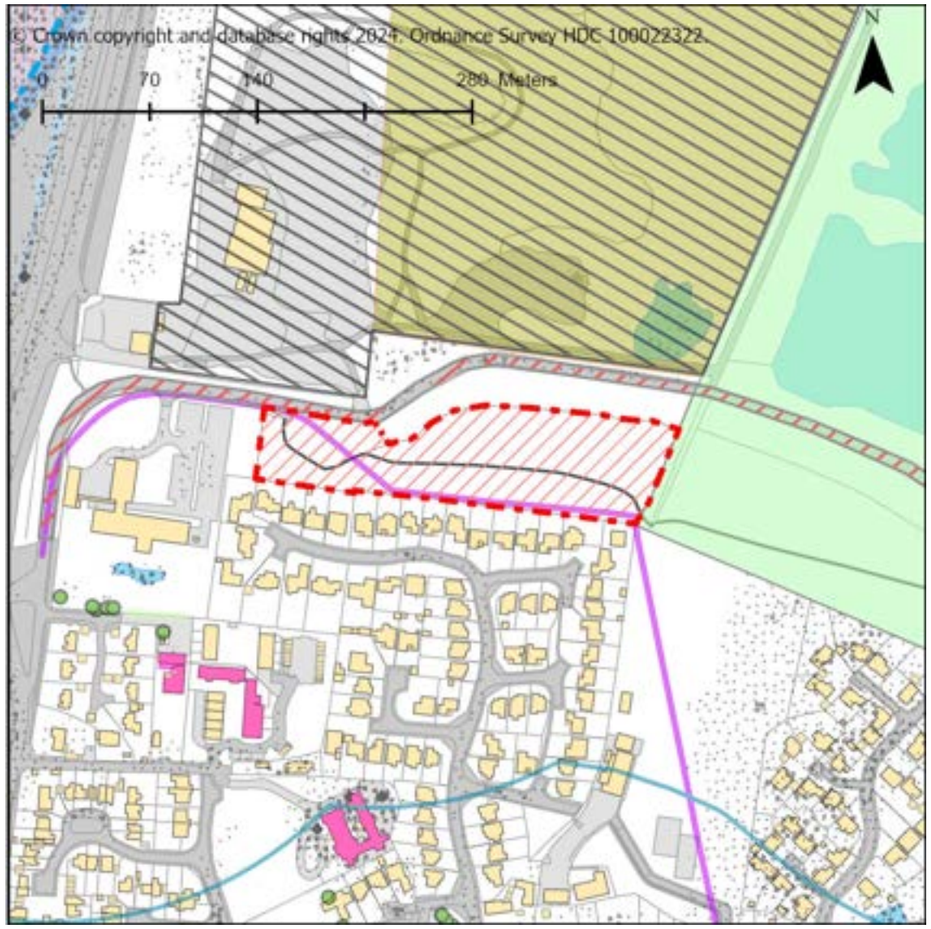
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	38 homes	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:78
Relevant planning history	Application Number: H/00080/58/CM Proposed Development: Redlands East Of Great North Road - Gravel Extraction Outcome: Permitted Application Number: H/00055/62/CM Proposed Development: Adjacent West Of Little Paxton Sand And Gravel Pit - Gravel Extraction Outcome: Permitted Application Number: H/00883/81/CM Proposed Development: Within Land South Of Little Paxton Sand And Gravel Pit - Retention Of Sand & Gravel Plant & Asphalt Plant & Sites
	Outcome: Permitted Application Number: H/00845/87/CW Proposed Development: Little Paxton Quarry Off Great North Road - Importation Of Fill Material To Restore Disused Gravel Working. Outcome: Permitted HLP2036 Site Allocation: SN5 North of St James Road, Little Paxton for 35 homes HELAA (December 2017): North of St James Road to North of High Street, Little Paxton (220). This site was 4.70ha and included the submitted site which formed the western portion of the HELAA site.
Land type	Wholly greenfield land
Current use of the site	Rough grassland and trees
Supporting information	Land North of St James Road - Indicative Layout

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1. Surface water flood risk is negligible. The site is wholly classified as non-agricultural land so the site will not impact upon the best and most versatile agricultural land. The land within the site is flat and the topography broadly consistent with the surrounding area. It predominantly comprises rough grassland with trees and shrubs. A mineral processing plant is located to the north west and Paxton Pits Nature Reserve SSSI is approximately 30m to the north. Paxton Pits Nature Reserve (county wildlife site) sits on the eastern boundary of the site. A tree lined bank between the site and Old Great North	~
Road screens views of the site from the road and from the quarry works to the north. A public right of way crosses the site from the north and continues along the southern boundary. Trees and hedgerows encircle the site. Access to the mineral development area is via the road running along the northern boundary of the site, but is screened by trees. The site is wholly within the Great Ouse strategic green infrastructure area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have to address biodiversity and environmental impacts. Safe integration with the built up area of Little Paxton would require consideration as existing residential areas do not provide access or connectivity to the proposed site. The site promoter says that "Ground contamination remediation of made ground will be required". No oil or gas pipelines or associated buffer zones cross the site nor are there any overhead electricity lines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area, however the site has been quarried and refilled and greenfield use re-established. As the site is therefore wholly greenfield now it does not offer any potential for regeneration. Across the road to the north lies a waste management area. The site is not within a water recycling area.	
Availability The site is in single ownership via a Trust and development is supported by the landowner. There are no known legal restrictions affectign the site. The site promoter states that it is their intention that planning permission is acquired before the land is sold to a third party for development. The land is available from 2024-2028 and would be delivered over 2 years. The site promoter says that the site is allocated for residential development by allocation SN 5 in Huntingdonshire's Local Plan to 2036. The site is submitted to reiterate their commitment to deliver the site within the current plan period.	+
Achievability Gas, water and electricity supply are accessible from the site boundary. Access to digital and telecommunications infrastructure is unknown. The site may be accessible from the west directly off Old Great North Road or via Enterprise House, further work to investigate access options would be required. The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents, particularly for active travel, would require consideration and may present a barrier to development	~

The site is a green infrastructure priority area and is also in a Natural Cambridgeshire priority landscape area (Great Ouse Valley), but is somewhat removed from the River Great Ouse (0.9 miles straight line distance). Established trees and hedgerows bound the site which is adjacent to Paxton Pits Nature Reserve. Residential development on this site would have to address biodiversity, landscape, and environmental impacts. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Proximity to the A1 and Old Great North Road would provide long term connectivity and assist with the logistics of construction. The site is near a mineral development area, noise, pollution and vibrational impacts from this would need mitigation for the proposed residential use. Although the proposed development is within a mineral safeguarding area, extraction and importation of fill material to restore disused gravel working has been completed. Ground contamination remediation of made ground will be required. This site promoter has provided an indicative masterplan demonstrating site layout and access.	
Deliverability / developability There are no known legal or ownership constraints. Other constrains such as access, landscape, biodiversity and environmental impact and contamination would require resolution. The site is allocated with suitable criteria in Huntingdonshire's Local Plan to 2036 and is available from 2024-2028. The site is categorised as deliverable.	+

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk and surface water flood risk is negligible
- The site is wholly greenfield land and non-agricultural land
- The site is within proximity of designated nature conservation areas
- Landscape impact would be minimal and no heritage designations are affected
- The site is close to St Neots town centre and railway station, multiple culture and leisure facilities, a primary school and concentrations of employment providing sustainable employment, social opportunities and sustainable transport options

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would need to provide safe and suitable means of access by motorised vehicle and active travel
- Would need to address any impact on nature conservation designations and trees and hedgerows
- May require ground contamination remediation
- Address presence and/or integration of the public right of way

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.30ha 80% net developable area to accommodate existing trees and hedgerow. 1.30ha x 80% = 1.04ha	The net developable area is 1.04ha Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of settlement location. Capacity = 1.04ha x 35 dph = **36 homes**	Available immediately as site is currently allocated. Build out over 2 years

Updates after the Initial Assessment

Little Paxton 2: Land West of Little Paxton

Site reference	Little Paxton 2
Site name	Little Paxton (West)

Site address	Parish(es)	Site area (ha)
Land to the west of Little Paxton, and east of the (new) A1	Little Paxton	20.36

Promoter's Intentions

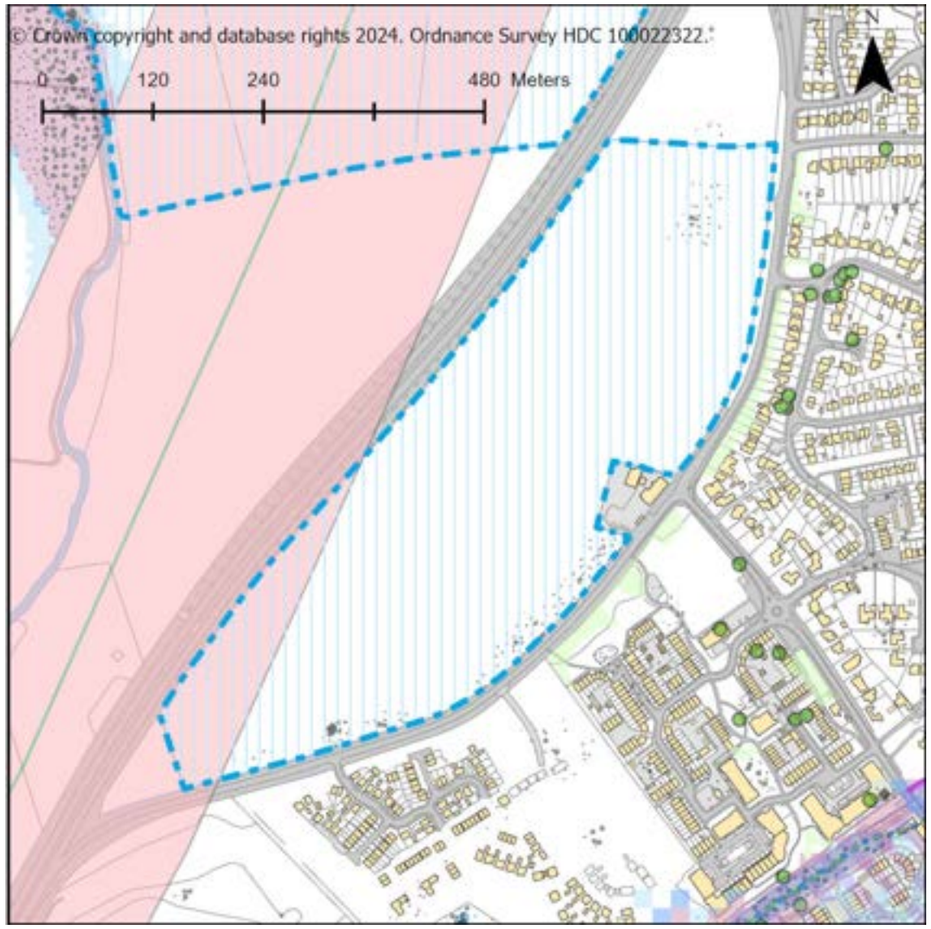
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing • Nursing and care homes Infrastructure: • Associated social/community facilities Open Spaces • Natural, green or open spaces for a variety of uses • Biodiversity net gain opportunities	400 - 450 homes 10 - 20 custom and self-build homes 60 - 80 nursing and care homes bed spaces Scope for associated social/community facilities 4.00 to 5.00ha of natural, green or open spaces 10% biodiversity net gain opportunities	Available 2024 - 26 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:203
Relevant planning history	HELAA (December 2017): West of Little Paxton
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Huntingdonshire District Council Issues Engagement Paper - Responses on Behalf of De Merke Estates Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1. Surface water flood risk is present but negligible along the south eastern boundary and in pockets within the northern quarter of the site. The site is wholly classified as grade 2 agricultural land and is predominantly in arable agricultural use. The land rises noticeably east to west in the southern half of the site. Views across the A1 and to continuing countryside can be seen clearly from multiple points on the eastern boundary despite it being interspersed by mature trees and hedgerow demonstrating the continuing elevation of the landscape. Clear views into the site can be seen from the B1041 both along the eastern boundary of the site and from the north west where it crosses over the A1. A substantial landscaping buffer would be required on the western boundary to mitigate noise and light pollution from traffic on the A1. The site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside. A light industrial complex is located on the eastern boundary opposite the B1041/Mill Lane. East of the Great North Road (B1041) are residential properties. Those north of Mill Lane predominantly have their rear gardens facing towards the road and hence the site posing a constraint to integration. However, sotuh of Mill Lane 21st century development presents a more open frontage to Great North Road with a small area in the southern corner comprising St Neots golf course which is well screened by trees. Access to the site is via a narrow track opposite Little Paxton Lane. The site is wholly within the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have significant biodiversity, landscape, light and environmental impacts which would need to be addressed. No public rights of way traverse the site. There is no known pollution or contamination and no oil pipelines and buffer zones cross the site nor do any overhead electricity lines. No known heritage assets are located within the site and there are no tree preservation orders affecting it. As the site is wholly greenfield land it does not offer the potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that may constrain development. The site is not within a water recycling area.	~
Availability The site is in single individual control and ownership, development is supported by the landowner. There are no known legal restrictions affecting the site. Delivery of the site is anticipated to be facilitated by acquiring planning permission before being sold to a third party for development. The land is available from 2024 - 2028, and the site promoter estimates delivery over 5 - 6 years.	+
Achievability Gas, mains water and electricity supply and digital and telecommunications infrastructure are accessible from site boundary. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. The site is accessible by road from Great North Road (B1041) which would assist with long term access and the logistics of construction, however, the impacts of transport as a result of construction and occupation of the promoted 400 - 450 dwellings would require	~

significant consideration and mitigation, especially to homes adjoining Great North Road. The site would generate a significant amount of additional traffic during construction and after occupation which would require addressing. The site forms part of the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). The site's relationship with the wider landscape would require mitigation and consideration given to building height elevations due to the sloping nature of the site. Significant landscape buffers would be required on the western boundary of the site. Mitigation measures would be required to address the noise and pollution impacts of the A1. Development would require consideration of the integration of the residential development with the built up area of Little Paxton. The presence of Great North Road would require further measures to allow for safe crossing of residents. Major infrastructure may be required to support development. Careful consideration would be required to address how the current employment uses could be integrated within the development without detrimentally impacting upon their continued use. The site promoter provides supporting information to suggest how some of the constraints may be overcome including landscaping to address potential noise from the A1 and bringing forward a high quality landscape-led development to address landscape constraints and the potential provision of community facilities.	
Deliverability / developability There are no known legal or ownership constraints. There are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible
- It is grade 2 agricultural land and is wholly greenfield
- The site is in a sensitive landscape location which would require strategic landscaping and integration of existing woodland address topographical challenges
- The site is within proximity of 10 ha of a nature conservation designation
- The site is close to St Neots town centre and railway station, multiple cultural and leisure facilities, a primary school and concentrations of employment providing sustainable employment, social opportunities and sustainable transport options
- The site abuts the A1 and is therefore likely to be subject to noise, air and light pollution

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making, however there are substantial constraints to overcome.
- Is located such that it could be effectively masterplanned to become part of the existing place and community
- Would require strategic landscaping
- Would require careful integration to ensure continued use of current employment uses on the site boundary
- Would require noise, air and light mitigation
- Would require mitigation of transport impacts
- Would require sensitively masterplanned development to address topographical challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 20.36ha 60% net developable area to accommodate strategic landscaping, noise, air and light pollution mitigation, integration of existing woodland and topographical challenges. 20.36ha x 60% = 12.22ha	Net developable area 12.22ha. **0.5ha removed for community** uses leaving 11.72ha developable area. Residential - market and/or affordable homes, nursing and care homes bed spaces Low density of 35 dph anticipated due to the edge of settlement location. Capacity = 11.72ha x 35 dph = **410 homes**	Available from 2029 subject to allocation. Build out expected over 5 - 7 years.

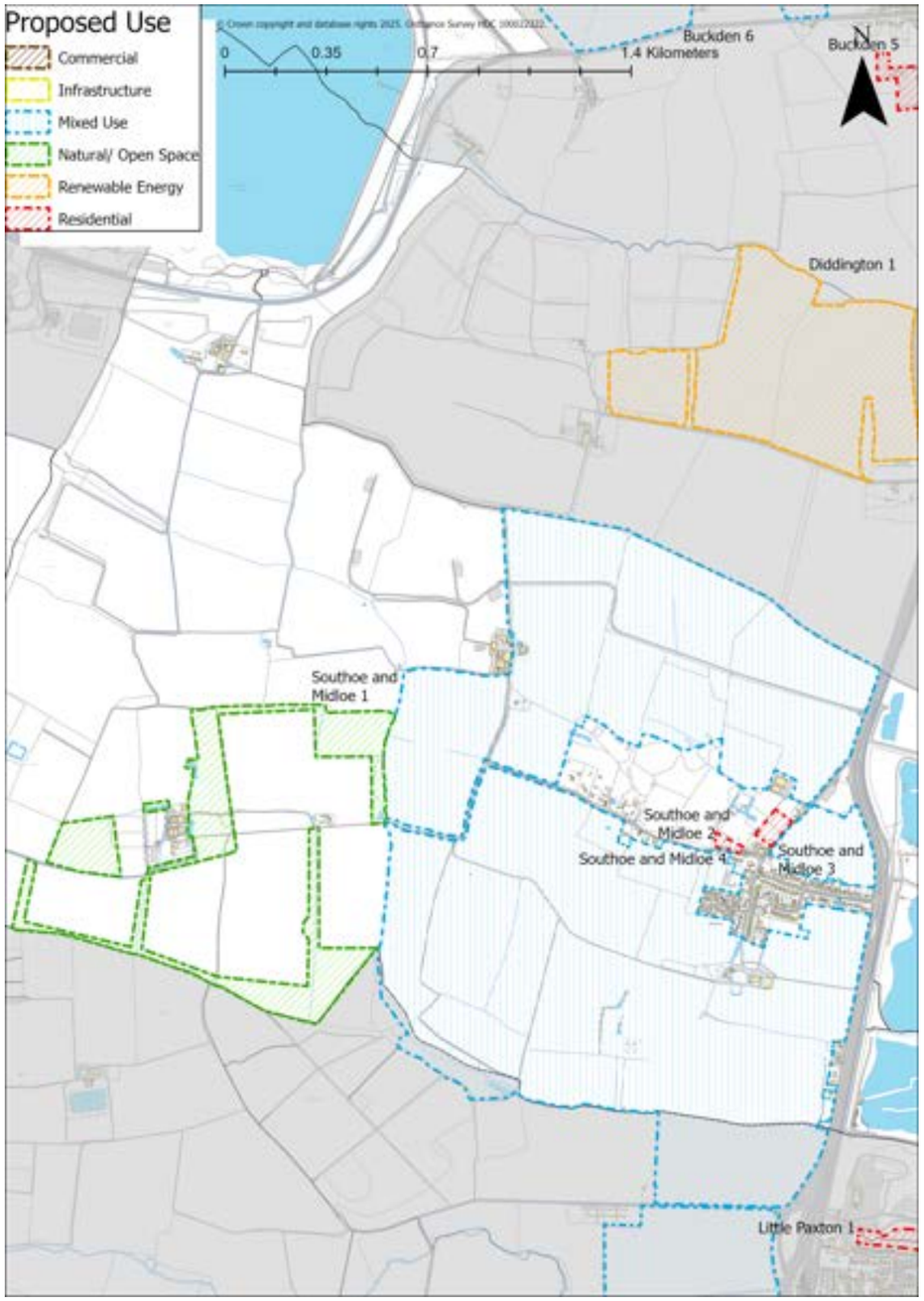
Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Vision Document (March 2024) in support of the site. It sets out a concept plan and how constraints such as landscape, transport and noise could be overcome. Also, comments received from the Education Authority in November 2024 have seen the potential capacity for the site reduced from 410 homes to 220 homes. This does not significantly alter the sustainability appraisal of the site.

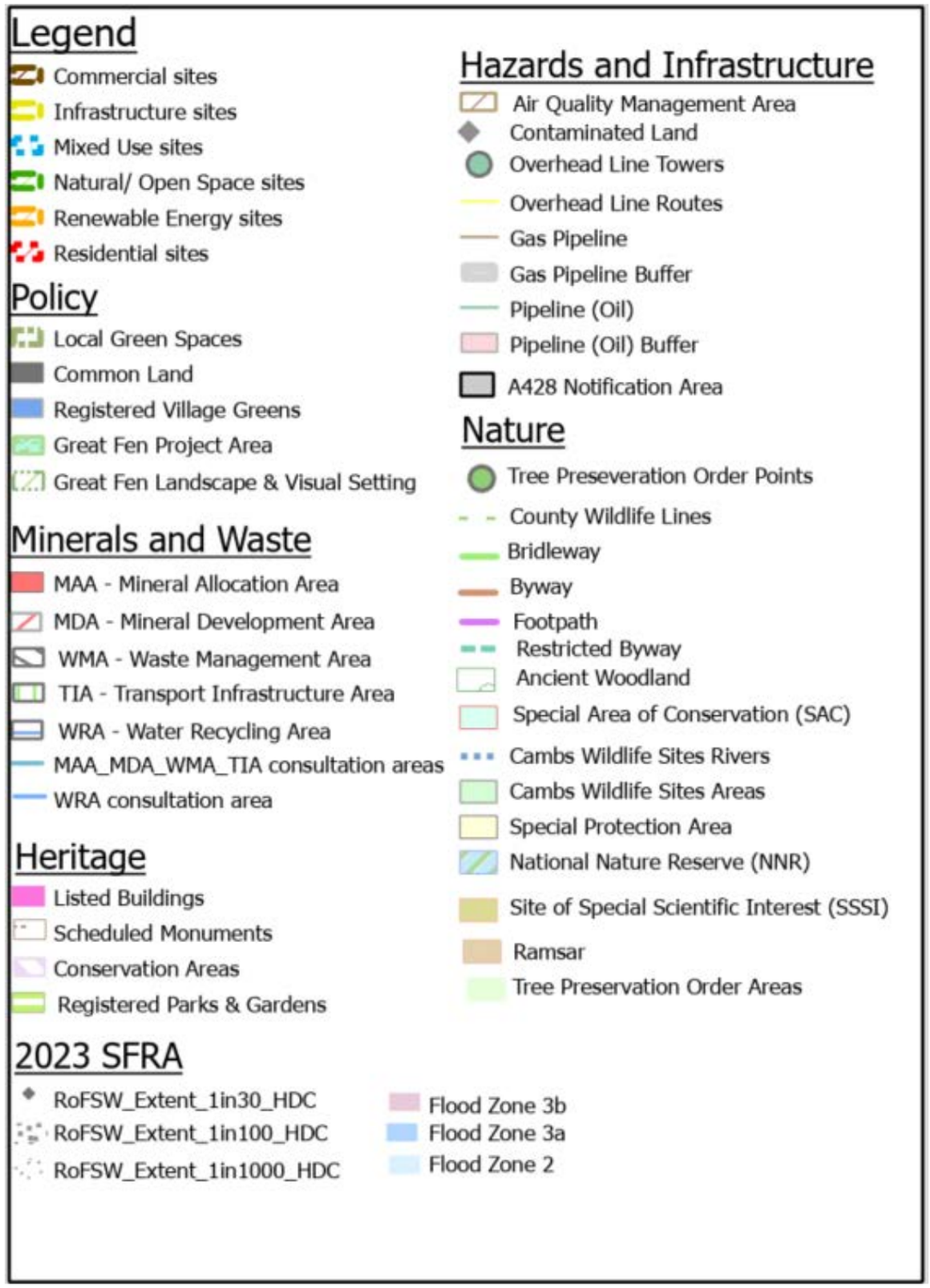
Southoe and Midloe

9.17 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Southoe and Midloe 1: Midloe Grange Farm, Midloe
- Southoe and Midloe 2: Southoe Garden Village, Southoe
- Southoe and Midloe 3: Land North West of Bell Lane, Southoe
- Southoe and Midloe 4: Land North of Rectory Lane, Southoe



9.18 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Southoe and Midloe 1: Midloe Grange Farm, Midloe

Site reference	Southoe and Midloe 1
Site name	Midloe Grange Farm

Site address	Parish(es)	Site area (ha)
Midloe Grange Farm, Rectory Lane, Southoe	Southoe and Midloe	20.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open Space: Biodiversity net gain	20.26ha	Available 2023 Information on proposed delivery timing not provided

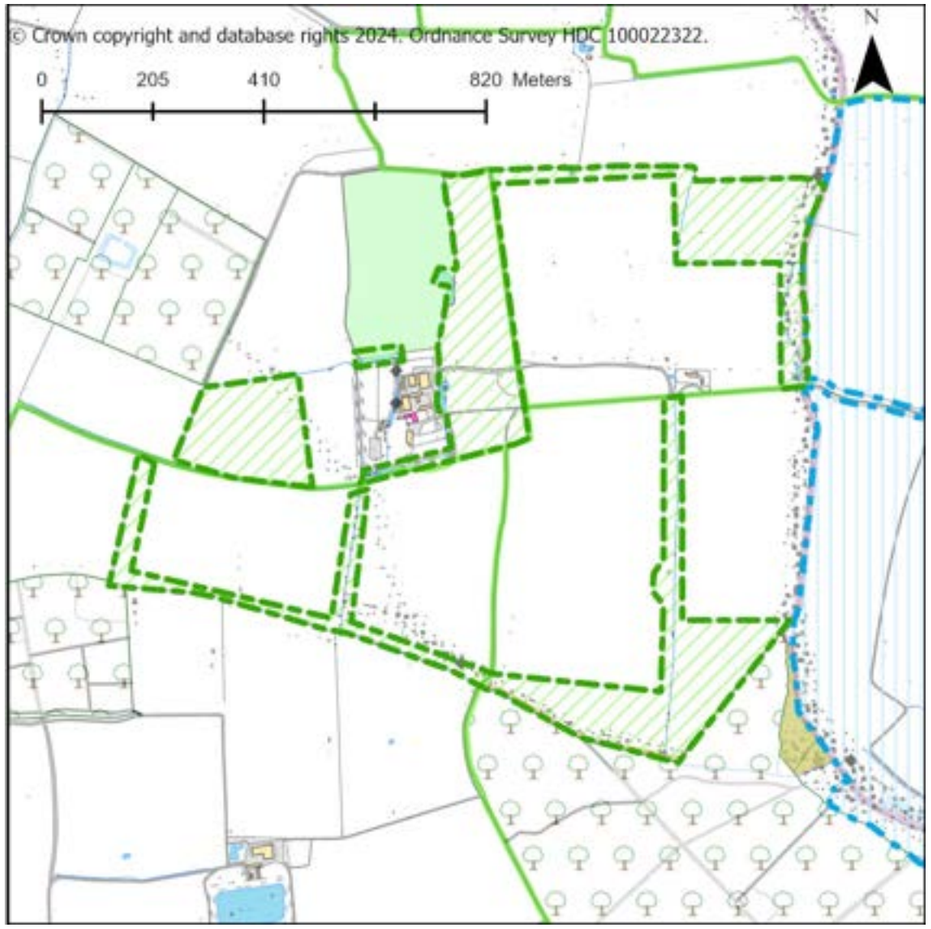
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:331
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural (field margins)
Supporting information	Biodiversity offsite management plan Statement of reasons Preliminary ecological appraisal

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site comprises four separate areas which constitute field margins. 99% of the site is in flood zone 1, with the remainder in flood zone 3b. Surface water flood risk is present in association with field boundaries and drainage ditches, some ponds are present to the north. The site is wholly grade 2 agricultural land with most currently serving as field margins to arable fields. The land slopes gently down from the northern boundary and is consistent with the open countryside within which it is situated. Little Paxton Wood (a SSSI and ancient woodland) bounds the south east corner of the site, ancient woodland is also found just outside the north west and south west boundary, both of which are also designated as county wildlife sites. The northernmost rectangle of the proposed site is also within a county wildlife site. Two residential properties sit just outside the boundary which are Midloe Grange (a grade II listed building) and Midloe Cottage. Two public rights of way (bridleways) traverse the site, north to south and east to west. Due to the proposed use of the site it is unlikely that any adverse landscape or ecological impact would occur. The proposed use of the site for biodiversity net gain would be considered complementary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance. There is no known pollution or contamination and no known gas or oil pipelines or their associated buffer zones cross the site, nor do any overhead electricity powerlines. No known heritage assets are located within the site although there may be archaeological potential associated with the former monastic site. The site is not within a mineral safeguarding or water recycling area.	+
Availability The site is in single individual control and use of the site for biodiversity net gain is supported by the landowner. There are no known legal restrictions associated with the site. The site is available from 2023.	+
Achievability Access to gas, mains and electricity supply are unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. No gas or oil pipelines and buffer zones, nor overhead electricity lines cross the site. There is no known pollution or contamination. The proposal to create biodiversity net gain would enhance the biodiversity and ecological profile of the area and has the potential to connect existing areas of nature conservation value.	+
Access is via a single lane farm road and across fields. Due to the nature of the proposal it is not considered that this would affect the achievability of the site given the landowner actively farms the land. The site promoter provides further information as to how biodiversity net gain would be achieved on the site including a construction environmental management plan, environmental DNA surveys, and species surveys. Baseline ecological conditions have been established and a biodiversity offsite management plan provided.	
Deliverability / developability The site is deliverable. There are no known legal or ownership constraints. The site would be delivered by the landowner and the landowner's agent, who would act as a planning authority liaison and facilitate credit brokerage and managing the sale process. The landowner would be responsible for establishing the habitats and managing the site for the nationally required minimum period of 30 years.	+

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- 99% of the site is in flood zone 1, with the remainder in flood zone 3b and the proposed use would have a positive impact on flood risk
- It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration
- It would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary
- Public rights of way provide access to natural greenspace and leisure opportunities
- The site would have a positive impact on the surrounding landscape and ecology and the setting of Midloe Grange, a listed building

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for biodiversity net gain
- Construction environmental management plan, environmental DNA surveys, species surveys and baseline ecological conditions and an offsite management plan demonstrate facilitation of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 20.26ha 100% net developable area due to proposed use of site.	20.26ha for biodiversity net gain	Available from 2023 Build out and retention - 30 years minimum

Updates after the Initial Assessment

The site now has a conservation covenant on it which means biodiversity net gain credits can be purchased from the site as off-site credits for development.

Southoe and Midloe 2: Southoe Garden Village, Southoe

Site reference	Southoe and Midloe 2
Site name	Southoe Garden Village, Southoe

Site address	Parish(es)	Site area (ha)
Land surrounding Southoe (west of the A1)	Little Paxton; Southoe and Midloe	300.0

Promoter's Intentions

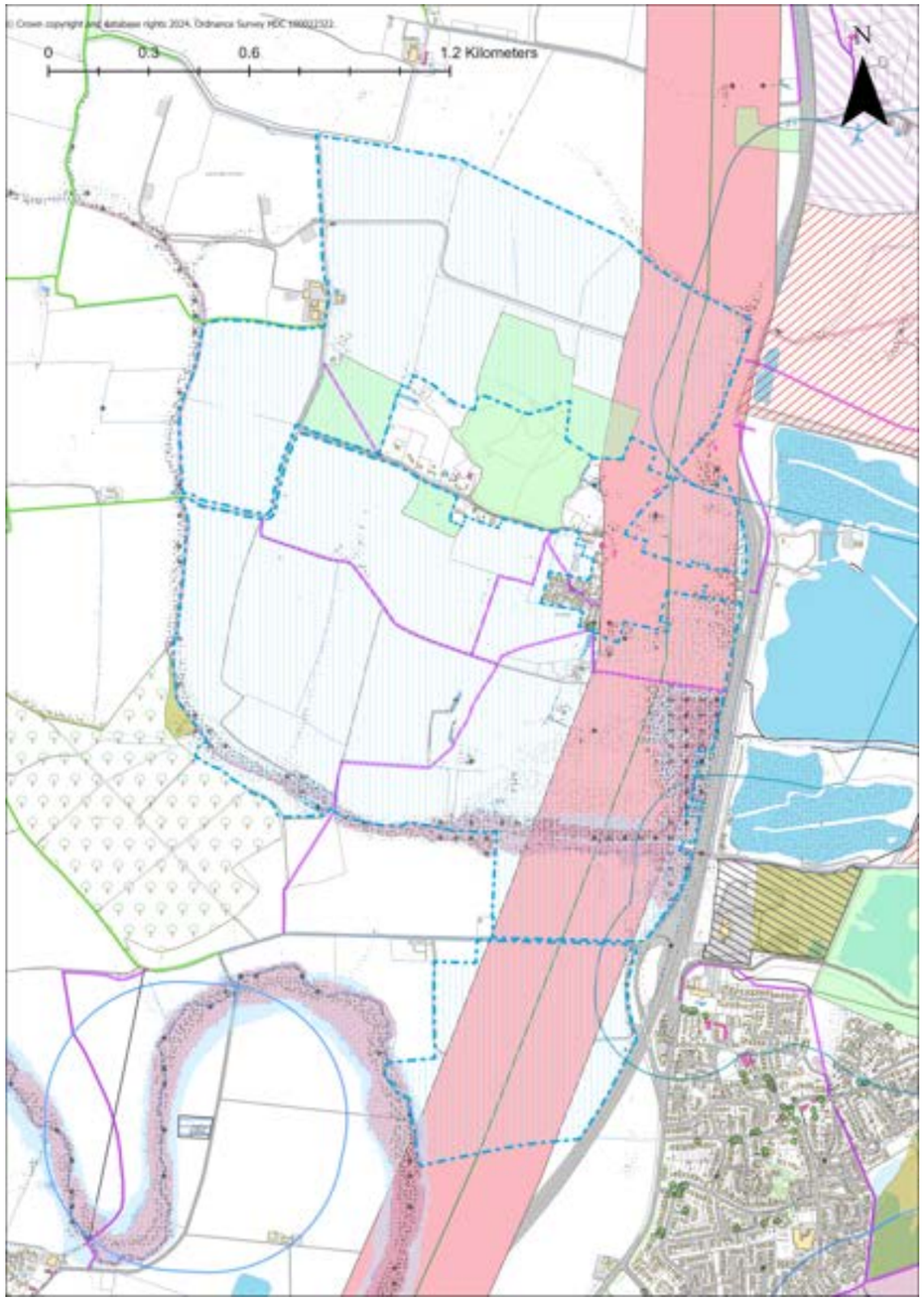
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing Commercial: • Employment Infrastructure: • Primary school • Secondary school • Neighbourhood hubs • District centre Open Space Uses: • Natural, green or open spaces • Biodiversity net gain opportunities • Land to safeguard against flooding	2,500 to 3,000 homes A suitable proportion of custom and self-build housing can be incorporated 20,000 sqm of employment floorspace Two primary schools, one secondary school, neighbourhood hubs, and a district centre to support residential development. 175 ha of open space uses in total including 140 ha biodiversity net nain and 25 ha of land to safeguard against flooding.	Available 2024 - 2028 Build out over approximately 12 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:227
Relevant planning history	HELAA (December 2017): South of Lees Lane, Southoe (219). This represents 7.60ha of the submitted site
Land type	Wholly greenfield land except for 2 residential properties and some hard surfacing at the play area
Current use of the site	Agricultural
Supporting information	Southoe a Garden Village, Vision Document Southoe Garden Village Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately 7.08 ha grade 1 agricultural land	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Approximately 20.72 ha of the eastern portion of the site is within a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The submitted site comprises four parcels of land; two to the south of Southoe and two to the north. they are currently in a mixture of arable and pastural agricultural use with a very small number of residential properties and several agricultural buildings within the site. Areas of flood zone 2 and flood zone 3a are located in the south of the site as the result of the River Kym, linking to the River Great Ouse and farm drainage. The remainder of the land is flood zone 1 (approximately 94%). Risk from surface water flooding is present across the site in parallel to the A1 and associated with field drainage and topography with several ponds being present. Approximately 7ha of the site is grade 1 agricultural land focussed immediately north of Southoe and immediately west of the A1, the remainder of the site is grade 2 agricultural land. Development of a best and most versatile agricultural land poses a constraint to this site. The land slopes downwards toward the A1, with its lowest point being its south eastern corner. This is some 25m lower than its north western corner. Views across the countryside can be clearly seen from the A1 to the east and from a public right of way that crosses the site from Church Farm House north west away from the village towards Church Farm Cottage and another that follows the northern edge of the site from Common Barn Farm and beyond to the west. Three 125m wind turbines can be seen just to the north west at Common Barn wind farm. The broadly triangular portion of land immediately west of the A1 is bounded on the southern edge by residential properties which run along Lees Lane. Bell Lane which bounds the west of this parcel has some residential properties in the south opening up to clear views that can be seen across the agricultural field (looking south and with tree and hedgerow to the north of Bell Lane). The largest parcel of the site is situated immediately south of Southoe village with a boundary to many existing homes. The impact on residential amenity of all affected homes forms a constraint on the scale, layout and nature of any development proposals. This portion of the site includes multiple public rights of way links which transect the site allowing clear 360 degree views of open countryside to be seen from these and from Brook End to the south. Little Paxton Wood (a SSSI and ancient woodland) bounds the western edge of this parcel directly south of Southoe village. The sensitivity of this natural environment also poses a constraint on development. A single track road, leading to Hail Weston, separates the two southernmost parcels with open views into the countryside north and south. Little Paxton cemetery is located to the north western corner of the southernmost parcel of land. The south western boundary adjoins the River Kym with the land falling away from the high point close to the road down to the river channel which supports a line of trees and shrubs provising limited screening from the south west, although the southern boundary comprises a low hedgerow. Residential properties fronting the A1 are immediately outside the eastern boundary, but Manor Farm has been included which lies south of the village. The site is highly exposed in both the local landscape and in longer distance views so significant landscaping buffers would be required to mitigate	~

impact of the development. The north western corner of the southernmost parcel of land adjoins the junction of the A1 with the B1041 and the road to Hail Weston. Proximity to the A1 and associated slip roads may give rise to noise and light pollution constraints affecting development potential. The proposed site will surround the small village of Southoe. The scale and nature of the proposed development would fundamentally change the existing scale and character of the Southoe as a village. The impact of the proposal on the existing village and the ability to integrate the two would require serious consideration in both environmental and social terms. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. An oil pipeline and buffer zone runs through the southernmost parcel of the submitted site and continues northwards through other all parcels just west of the A1. The buffer zone covers much of the north eastern and southernmost parcels. Overhead electricity lines are present within the site. There are no known heritage assets within the site although archaological potential exists with several medieval moats and earthworks around the village. Two Cambridgeshire wildlife sites are within the site comprising Church Farm / Old Rectory Grasslands (20.06ha) and Southoe Hill Pasture (1.67ha). Little Paxton woods (a SSSI and ancient woodland) bounds the western edge of southern parcel of the site. It is estimated that over 60ha of the eastern edge of the site is identified as part of the Great Ouse green infrastructure strategic area which is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). The site has significant biodiversity, landscape and environmental constraints impacting on its suitability. The site is almost wholly greenfield land and offers no opportunities to contribute to regeneration. Approximately 21ha of the site is within a water recycling area and 138ha of the site is within a sand and gravel mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that may constrain development.	
Availability The site is owned by multiple owners (a family and Corporate Trust) and is in multiple control with no legal agreement. Development is supported by all landowners. The site promoter notes that it is not known if there are any legal restrictions, this would require further investigation. The submission anticipates that planning permission would be acquired before the land is sold to a third party for development. The land is available from 2024 - 2028 and delivery estimated to take 12 years.	~
Achievability	~

Gas, mains water and electricity supplies are accessible from the site boundary as is digital and telecommunications infrastructure. Multiple accesses are available to the proposed parcels of land, however these are village or country lanes which will need substantial upgrading to serve the proposed development. The elevation of any potential buildings will require consideration due to the sloping nature of the site and their exposure within the wider landscape. The presence of nearby SSSI and wind turbines; and county wildlife sites and green infrastructure areas within the site would mean that landscaping solutions to integrate existing woodland would be required. The site is highly exposed in both the local landscape and in longer distance views, significant strategic landscaping would be required to mitigate the impact of the development. Residential development on this site may have significant biodiversity, landscape, light and environmental impacts which would need to be addressed. Integration with the existing village of Southoe would require careful consideration. The presence of an oil pipeline and buffer would constrain development on the eastern edge. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The presence of mineral safeguarding areas and a water recycling area within the site may affect the location and layout of development. Access to the A1 is via two T junctions with short slip roads, safe access for construction and occupation of the site would be a major constraint which would require significant additional infrastructure and assessment of the impact of development on the road network. The presence of the A1 would also require noise and pollution mitigation. Due to the proposed number of homes, major infrastructure would be required to support the community such as primary schools and a secondary school (or major extension to an existing school in St Neots along with provision of safe active travel routes), local services and facilities and green spaces/infrastructure. The site promoter provided some supporting information to suggest how some of these issues may be mitigated for example, biodiversity net gain opportunities and natural, green or open spaces including land to be safeguarded for flooding. It is proposed that a 20m offset is included in the site to address the presence of the oil pipeline and buffer zone. A new A1 junction, extension of existing walking and cycling routes and the creation of a blue infrastructure network incorporating SUDS is also proposed. Integration of the existing community would be via extending the High Street, Bell Lane and Rectory Lane and integrating Manor Farm into the development with the larger agricultural barns removed. A 500m offset would be implemented from the wind turbines. A 50m offset would be included from the A1.	
Deliverability / developability	~

Legal constraints are yet to be identified. There are significant constraints to be overcome and major infrastructure would be required including new safe access onto the A1. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes A sustainability appraisal is completed to provide more detailed analysis and evidence due to the potential for the site to influence the overall development strategy for Huntingdonshire should it be brought forward.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield with the majority being classified as grade 2 agricultural land and the rest being grade 1
- The majority of the site is flood zone 1 with areas of flood zone 2 and 3a located in the south of the site attributed to the River Kym
- The scale of the site would result in significant landscape impact arising from its topography
- Could adversely impact designated nature conservation sites, Little Paxton Wood (a SSSI and ancient woodlands) ancient woodlands and county wildlife sites
- Development would have fundamental impacts on Southoe completely transforming the scale, nature and character of the existing rural settlement and its resident community
- Has potential to increase traffic and travel on and around the A1 with the potential to increase air pollution
- The site is in an area of relatively high market demand for new homes
- The site is currently remote from services, employment, primary education, shops and public transport, but could provide these as part of an holistic development
- There is archaeological potential within the site

In combination the outcomes of the LAA and SA indicate that the site:

- The site is inappropriate for development due to its likely significant impacts on the character of the landscape and on Southoe as well as designated nature conservation sites
- The achievability of the development is unclear because of significant infrastructure requirements including new access(s) onto the A1, the presence of pipelines and overhead powerlines

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Southoe and Midloe 3: Land North West of Bell Lane, Southoe

Site reference	Southoe and Midloe 3
Site name	Land North West of Bell Lane, Southoe

Site address	Parish(es)	Site area (ha)
Land North West of Bell Lane, Southoe	Southoe and Midloe	0.77

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Custom and self-build housing Open Space Uses: • Biodiversity net gain opportunities	15 homes 0.27 ha of BNG	Available between 2024-2028 Build our over 2 years

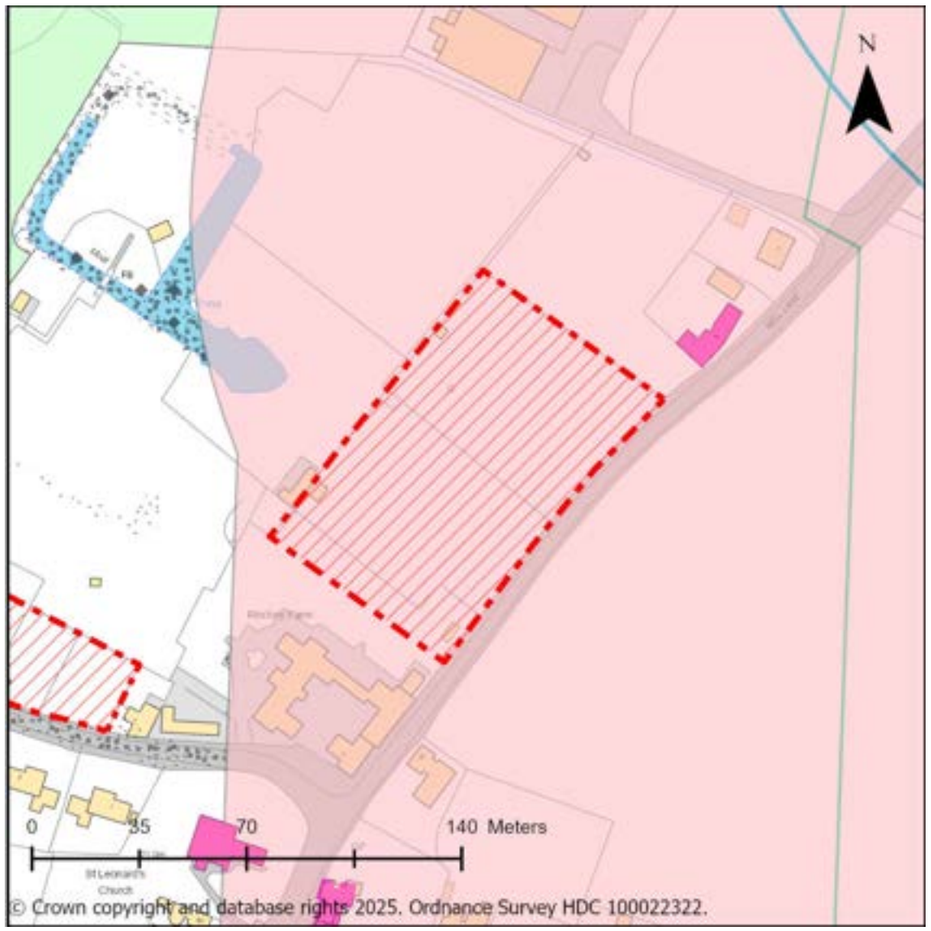
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24233
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately half of the site is classified grade 1 agricultural land, the remaining area being grade 2	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately half of the site is classified as grade 1 best and most versatile agricultural land, the remaining half being grade 2 which could be a significant constraint to development. The site is within flood zone 1 with some recorded risk of surface flooding scattered across the site. The topography of the land within the site is broadly flat, sloping upwards beyond the north western boundary. Approximately 400m north west of the site the elevation of the land is 44m which is double the height of the site, circa 22m. There seems to be some small scale agricultural buildings on site. The eastern and northern boundary comprise established vegetation which obscures views into the site on approach to Southoe and Midloe along Bell Lane and agricultural land beyond these boundaries. In contrast, the western and southern boundary is completely open adjoining agricultural land to the west and adjacent to a residential property to the south. Despite this openness, about 50m north west of the site lies a mature treeline limiting views into the site. There would likely be some landscape especially due to higher land elevation to the north west but this could be mitigated by existing vegetation and landscape buffering to the west of the site. The site is not impacted by oil or gas pipelines and it appears no electricity lines run through the site. There are no designated heritage or nature assets within the site. The site could be accessed from Bell Lane. The site is wholly greenfield land and offers no opportunities to contribute to regeneration of previously developed land. The site is wholly within a mineral safeguarding area for sand and gravel and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is not impacted by a water recycling area.	~
Availability The proposal is under family/ individual control ans supported by the landowner. There are no legal issues or constraints to overcome prior to development. The promoter has stated the site is available for development and will take 2 years to build out.	+
Achievability The site promoter has stated water supply is available within the site and electricity supply and digital infrastructure is available from the site boundary. Gas supply is not immediately accessible. Access to the site could be achieved from Bell Lane, consultation with Cambridgeshire County Council will be required to work out the most appropriate access point. There could be some landscape impact looking in from the west which would need to be mitigated. A significant constraint is the fact approximately half of the site, to the east, is within the best agricultural land class which should be protected. It is unclear whether access to the western area of the site could be achieved without harming the agricultural land to the east. Hence, development would likely result in harm to highly productive agricultural land which should be protected. Therefore, the proposal is considered to be unachievable.	-
Deliverability / developability The site not developable at present due approximately half of the site being within the best and most versatile agricultural land class which should be protected.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is mostly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Impact of the Sustainability Appraisal on the assessment

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
A capacity calculation has not been undertaken due to the proposals likely harm to highly productive agricultural land.	N/A	N/A

Updates after the Initial Assessment

Southoe and Midloe 4: Land North of Rectory Lane, Southoe

Site reference	Southoe and Midloe 4
Site name	Land North of Rectory Lane, Southoe

Site address	Parish(es)	Site area (ha)
Land North of Rectory Lane, Southoe	Southoe and Midloe	0.38

Promoter's Intentions

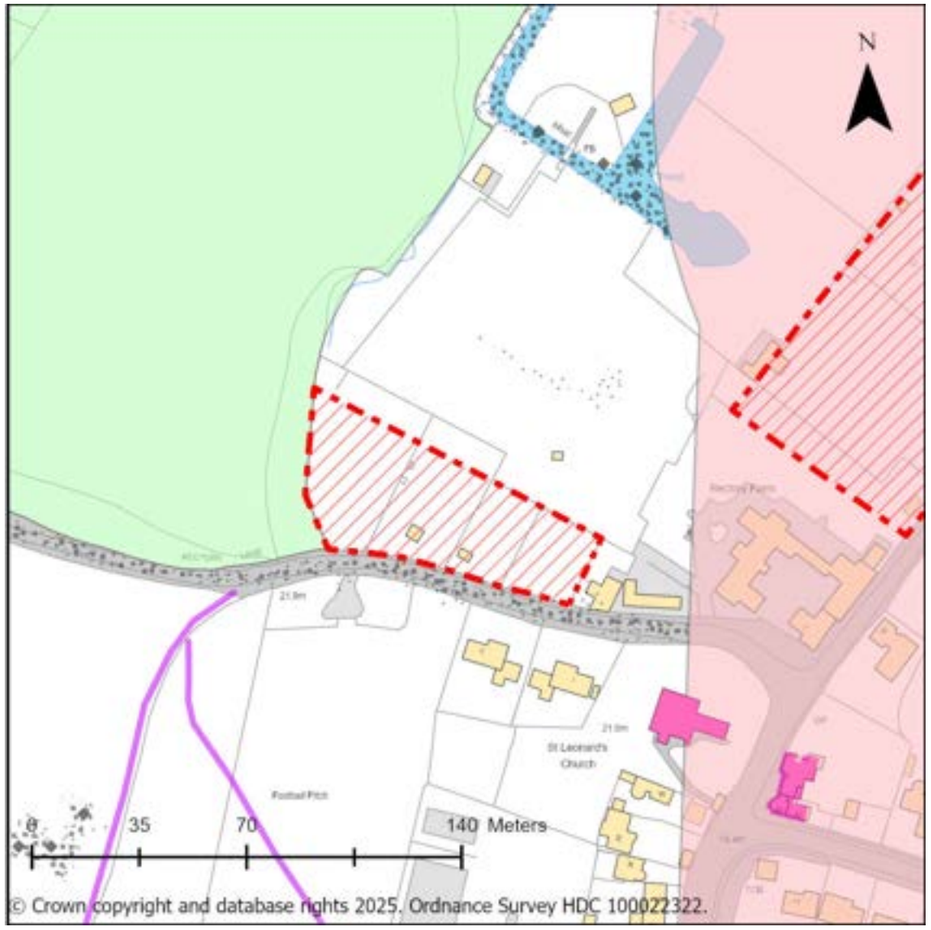
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Open space uses: • Biodiversity net gain opportunities	6-9 homes 0.1 ha BNG	Available between 2024-2028 Build out over 2 years

Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24237
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural/ paddock land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
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 greenfield, classified as grade 2 agricultural land which could constrain development as this is the second highest quality agricultural land class. It is within flood zone 1 with no recorded risk of surface water flooding. The site consists of Paddock land, situated in the north west of Southoe and Midloe potentially accessed via Rectory Lane. The topography of the site is broadly level, sloping gently down from west to east. Land to the north west has a significantly higher elevation. The site is screened from the south and west due established trees and vegetation and partially from the east due to an adjoining residential property mitigating landscape impact. The northern boundary is completely open meaning the development would be highly visible from adjoining agricultural fields. That said, long distance views may be obscured because of an existing vegetated area to the north and north west. Further assessment may be required to understand whether the site would be visible from surrounding public right of ways to the south, east and west. Overall, ensuring landscape buffering along the northern boundary, there would likely be minimal landscape impact. The site is not impacted by oil or gas pipelines or electricity lines. There are no designated heritage or nature assets located within the site. The southern boundary fronts onto Rectory Lane which could be used to access the site, consultation with Cambridgeshire County Council will be required to understand whether it could accommodate the development. The site is wholly greenfield land, offering no opportunities to contribute to the regeneration of previously developed land. The site is wholly within a mineral safeguarding area for sand and gravel, consultation with Cambridgeshire County Council will be required to ascertain whether this is a workable resource that might constrain development. It is not impacted by a water recycling area	
Availability The proposal is under family/ individual control and supported by the landowner. There are no legal issues or constraints to overcome prior to development. The promoter has stated the site is available for development, will take 2 years to build out and will be delivered by a house builder.	+
Achievability The site promoter has stated electricity supply and digital infrastructure is available from the site boundary and mains water supply is accessible from within the site. Gas supply is not immediately accessible. Highway access could be achieved from Rectory Lane. However, this road is a narrow track and therefore upgrades will likely be required to ensure safe access to the site. Consultation with Cambridgshire County Council will help determine what is required to ensure appropriate highway access. Landscape buffering along the northern boundary would help minimise landscape impact. Development could lead to the loss or harm of established vegetation which border the southern and western boundary,	~
the site would need to be effectively masterplanned to minimise this impact. Overall, there are contstraints to overcome relating to habitat loss, access and landscape impact but they could be overcome.	
Deliverability / developability There are agricultural structures that would need to be cleared prior to development. As mentioned, there are some issues to resolve but they could be overcome. The site promoter has stated the proposal would be developed by housebuilder and is expected to take 2 years to build out. The proposal would be contrary to current policy and therefore allocation status would be required. Hence, the development is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- It is in flood zone 1 with no recorded risk of surface water flooding
- The site is wholly greenfield land, classified as grade 2 agricultural land
- Remote from education facilities, shops, employment and public transport options.
- Is in close proximity to active travel options including pavements in Southoe and surrounding public right of ways.
- Within the setting of multiple heritage assets including St Leonard's Church in the immediate vicinity
- Could compromise the landscape and townscape character of the area but this could be overcome through effective design.
- Situated such that it could be effectively integrated into existing place and community

In combination, the LAA and SA indicated that the site:

- Is potentially appropriate for development subject to effective masterplanning and further assessments to ensure the character and form of designated heritage assets and the surrounding landscape is protected.
- Development on the site would result in the loss of highly productive agricultural land and this should be considered carefully in future decisions.
- Development along the frontage or located proportionally less on the western side of the site would help to mitigate potential adverse impact.
- Consultation with Cambridgeshire County Council will be required to understand what upgrades are required on Rectory Lane to ensure safe and appropriate access to the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.38 ha 60% net developable area to allow for landscape buffering and improve integration with wider landscape and townscape. 0.38 ha x 60% = **0.228 ha**	0.228 ha net developable area 25 dph to reflect the site being located in a rural village location 0.228 ha x 25 dph = **6 homes**	Allocation status required Build out over 2 years

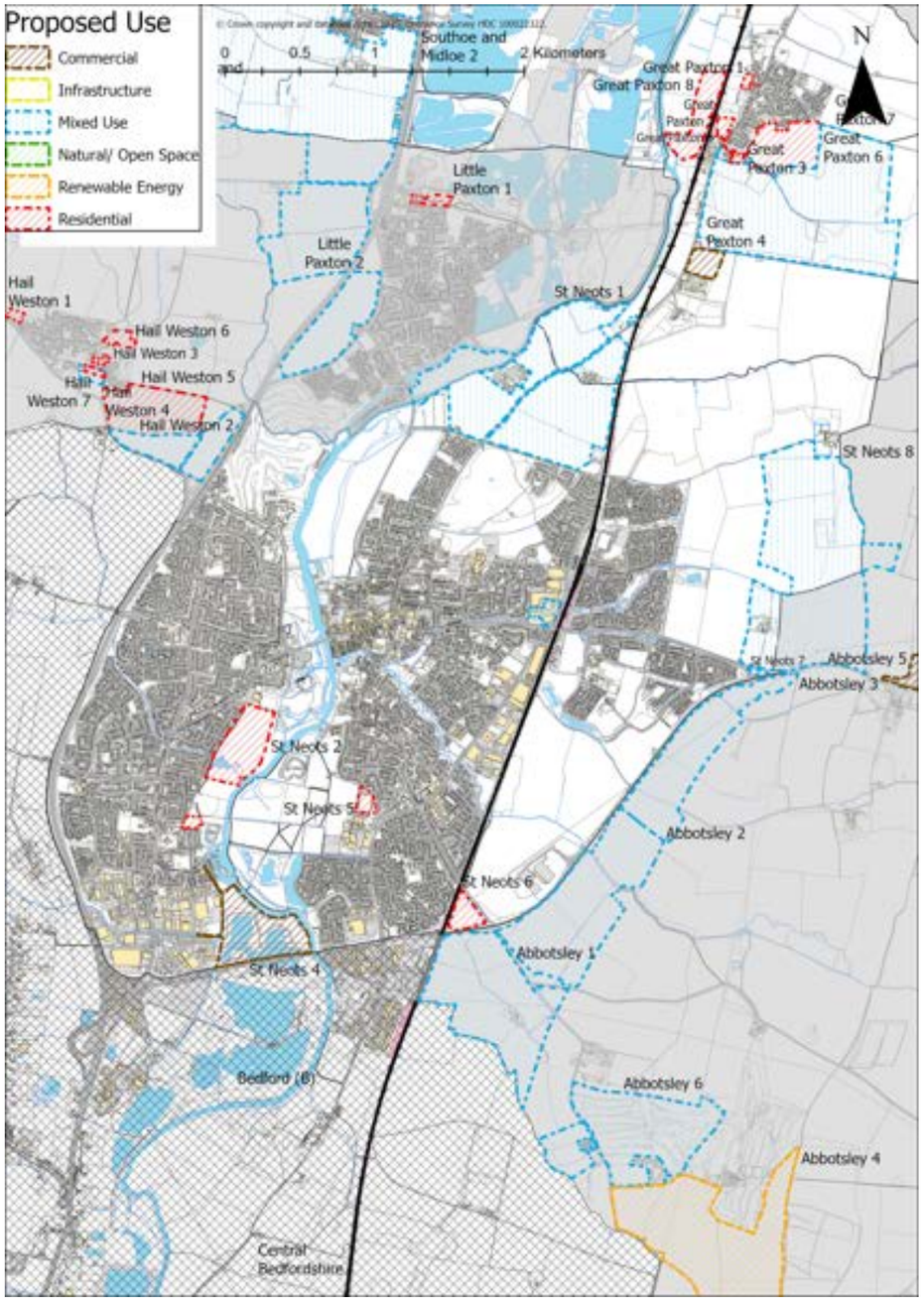
Updates after the Initial Assessment

St Neots

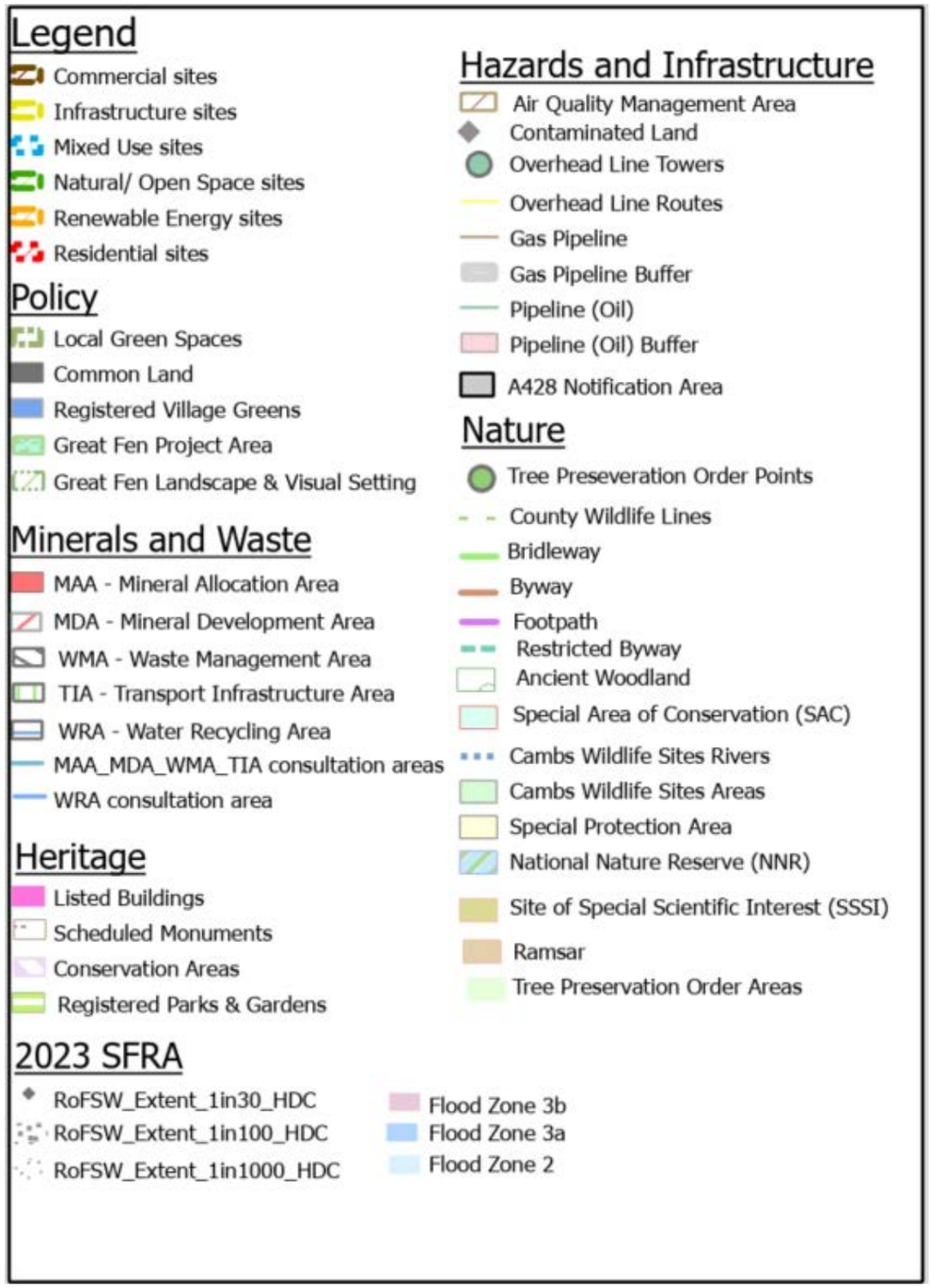
9.19 Please also look at sites in 'Abbotsley' parish to get a complete picture of proposals around St Neots due to where parish boundaries fall.

9.20 A total of 9 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Neots 1: Land North of Priory Park, St Neots - this site crosses over into Little Paxton and Great Paxton parishes but is assessed here as the majority of the site areas falls within St Neots parish.
- St Neots 2: Land East of Brook Road, Eaton Ford, St Neots
- St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots
- St Neots 4: Land North of the A428, St Neots
- St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots
- St Neots 6: Land South West of Potton Road, Eynesbury, St Neots
- St Neots 7: Land North East of Wintringham, St Neots
- St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots
- St Neots 9: Land at Station Road, St Neots



9.21 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



St Neots 1: Land North of Priory Park, St Neots

Site reference	St Neots 1
Site name	Land North of Priory Park, St Neots

Site address	Parish(es)	Site area (ha)
The land to the north of Priory Park and Mill Lane, east and west of Huntingdon Road/B1043.	St Neots; Little Paxton; Great Paxton	89.00ha

Promoter's Intentions

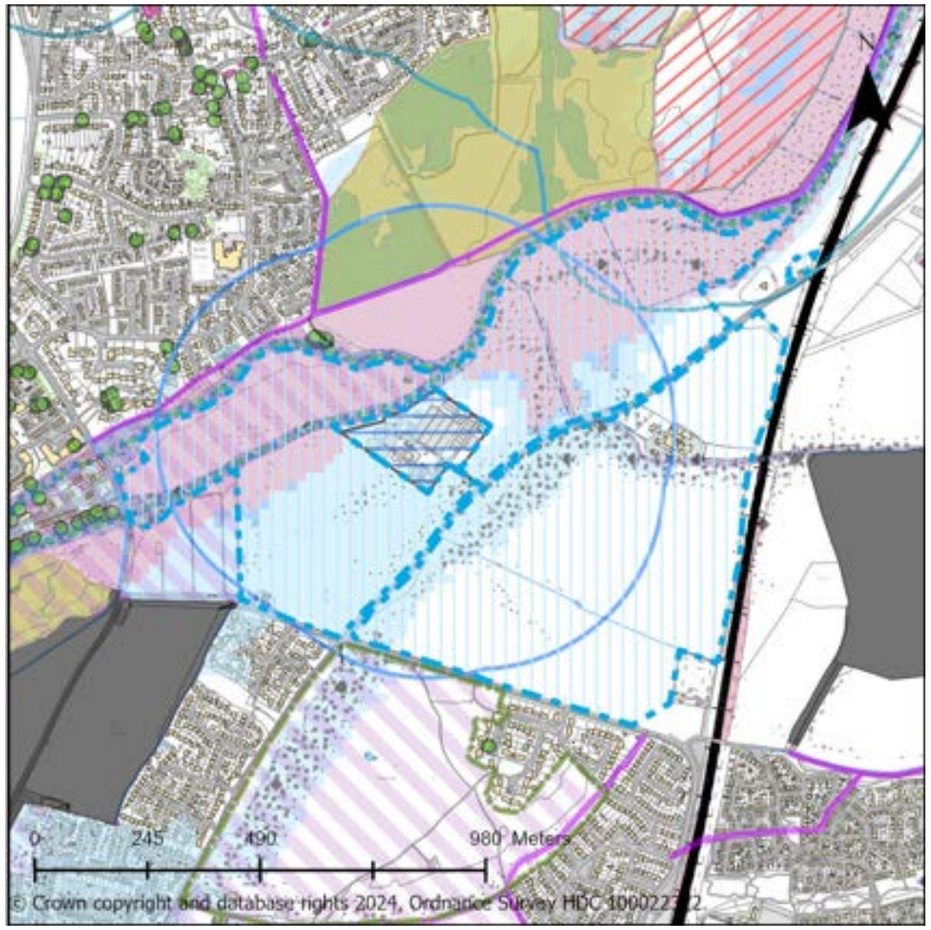
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable homes Commercial: • Retail Supporting Infrastructure: • Community facility Open Spaces: • Natural, green or open spaces: • Extension to Priory Park, allotments/community orchard, wetland wildlife and biodiversity net gain enhancements.	Approximately 600 market and/or affordable homes Potential for retail, complementary uses to support residential development and community facility, size to be confirmed. Natural, green or open spaces would amount to around some 28.0 ha or so, 13.9 ha on the western parcel and 14.2 ha on the eastern parcel, this would include opportunities for biodiversity net gain.	Available 2024 - 2028 Build out over approximately 6 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:239
Relevant planning history	• 25/01694/OUT - Outline planning application for the erection of up to 600 dwellings, a community hub and mobility hub; public open space including green and blue infrastructure, junction improvements to Mill Lane/Priory Hill/ Huntingdon Road, utilities and other infrastructure. Submitted September 2025 and pending consideration.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Land North of Priory Park St Neots - Indicative Land Use Areas Land North of Priory Park St Neots - Masterplan Concept Location Plan Odour Modelling Assessment Place Prospectus

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.7 ha of the western boundary of the site in within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	34.7 ha of the site is within a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The proposed land is located to the north of the built up area of St Neots and straddles Huntingdon Road/B1043 creating an eastern and western parcel of land (approximately 42.80ha and 46ha respectively). An additional separate parcel of land of approximately 0.20ha is located to the north constituting the curtilage and residential property, Skewbridge Cottage, which is surrounded and contains extensive tree cover. Approximately two thirds of western parcel is in flood zone 3a and 3b. Flood zone 3a also runs through the northern half of the eastern portion of the site as a result of Gallow Brook. Flood zone 2 covers the majority of the western portion of the site and the western edge of the eastern portion of the site. A drain runs through the southern half of the eastern	~

portion of the site which includes a pond, associated surface water flood risk is present in locations similar to the aforementioned water bodies. The eastern portion of the site is grade 2 agricultural land, with the western parcel providing a mix of grade 2, 3 and non agricultural land. Skewbridge Cottage contains grade 2 agricultural land. The majority of the sites are in arable agricultural use with lengths of hedgerows and small clusters of trees throughout. The site is separated by Priory Hill Road/Mill Lane meaning that the site is currently isolated from other residential areas which are well screened from Priory Hill Road by mature trees making integration challenging. The western portion of the site is relatively flat and includes a strip of land lying between the two channels of the River Great Ouse and representing part of the conservation area; Mill Cottage sits on the northern boundary. East of the B1043 the land slopes significantly upwards (by approximately 15 to 20m) towards the railway line that bounds the eastern edge. Some trees and a hedgerow are present on the southern boundary of the site and part of the eastern edge of the B1043, however long distance views of open countryside can be seen from the south and north and from the B1043. Significant strategic landscaping would be required to mitigate impact of the development. The far south west corner of the proposed site includes two cottages and is bounded by the Rowley allotments. St Neots water recycling centre sits within the centre of western portion of the site forming a substantial constraint. Brooks Farm is located in the north of the eastern parcel with Gallow Brook running through it. Outside the south eastern corner is an electricity substation. The River Great Ouse forms the western boundary. Several of the surrounding uses are either sensitive to development or pose constraints that would impact on the scale, nature and layout of any development proposals. The site promoter proposes green infrastructure/biodiversity net gain, environmental initiatives and allotments to the west of the B1043 reflecting constraints arising from the water recycling centre, and flood risk. An extension to Priory Park to the east of the B1043 is proposed with residential uses on the far eastern portion which is bounded by the railway line. There is no known pollution or contamination and no known gas or oil pipelines or associated buffer zones cross the site. Overhead power lines are present within the eastern portion of the site. No known heritage assets are located within the site, the western edge of the western part of the site and the southern boundary of the eastern part of the site both adjoin the conservation area, the area of land to the west and separated by the River Great Ouse lies entirely within a conservation area. There are no designated nature conservation assets within the site. As the site is wholly greenfield land it does not offer any potential for regeneration. The majority of the site is within a water recycling area buffer zone which significantly impacts on its suitability for uses where people will spend extended periods of time such as homes, some land in the far eastern parcel is outside this. The majority of the site is within a sand	

and gravel mineral safeguarding area meaning and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development.	
Availability The site is in single family control and the land optioned, the development is supported by all landowners. There are no known legal restrictions affecting the site. The site promoter anticipates that the land is available from 2024 - 2028 and would be delivered by a house builder over a 6 year period.	+
Achievability The site promoter notes that gas, mains water and electricity supply are accessible from site boundary as is digital and telecommunications infrastructure. The proposed location of residential development is to the east of the site as the site begins to slope upwards towards the railway line, elevation of the buildings may have a significant impact on the landscape character and significant strategic landscape would be required. Overhead powerlines are present within the eastern portion of site where residential development is proposed, mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, this may impact viability of the site. Priory Hill Road and Mill lane bounds the southern edge of the site and the B1043 runs through the middle of the site. The eastern boundary is bound by the railway line. Any residential development may be subject to noise, air quality and vibrational impacts. Access to the road networks would assist with long term accessibility and the logistics of construction. The separation of the site from the north of St Neots by Priory Hill Road/Mill Lane and the B1043 would require further measures (for example safe crossing points) to safely integrate the proposed site with the existing built up area of St Neots and to enable safe access to the proposed open space uses (Green Infrastructure and Priory Park extension). Development would require consideration of the integration of the existing residential developments and relationship to the conservation areas. The site is within a water recycling area buffer zone, includes a water recycling centre and is within a a sand and gravel mineral safeguarding area. As a result, the open space uses may be considered acceptable, however the residential uses proposed may be difficult to achieve. The site promoter has provided some supporting information to suggest how some of these issues may be mitigated for example they state that " Potential noise and vibration effects associated with the [railway] line could be mitigated as there is sufficient land available to	~

provide suitable technical measures. Undergrounding of existing low voltage electricity cables [would be undertaken and]. Additional technical work will be undertaken to confirm that the extent of proposed residential development in proximity to the waste water treatment works is appropriate using guidance on the assessment of odour". An odour assessment has been completed, the findings of which quote "that it is highly unlikely that there would be any odour complaints from residential receptors within the proposed area. Impacts on the proposed extension to Priory Park and other green infrastructure are considered to be negligible." The site promoter also proposed a landscape buffer and tree planting to visually screen the water recycling centre and aid in odour dispersal. A network of recreational paths are proposed within the open spaces.	
Deliverability / developability There are no known legal or ownership constraints. The site's location within a mineral safeguarding area and water recycling area would limit the possibility of residential uses on site, but green uses could be considered acceptable, so there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield and grade 2 agricultural land
- Flood zone 2 covers the entirety of the western parcel of land, flood zone 1 is only present on just over half of the eastern parcel; flood zones 3a and 3b are also present
- Proximity to St Neots water recycling centre increases the potential odour impact on future residents
- The site relates more closely to the countryside, the proposal would create an isolated pocket of residential development exacerbated by its topography, with little relationship to its surrounding countryside location or existing residential properties
- Proposed uses for green infrastructure, and biodiversity net gain would support and enhance the landscape setting, biodiversity and ecology, and the setting of the Great River Ouse within and adjacent to the Great Ouse Valley priority area.

- Opportunities for an extension to Priory Park, green infrastructure, and biodiversity net gain could provide additional leisure opportunities
- Access to the railway station is within reasonable distance, as is access to St Neots town centre, education and employment opportunities

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for residential development
- Will not support sustainable place-making
- The achievability of the development is unclear because of the presence of overhead powerlines, odour and flood mitigation, noise and vibrational mitigation resultant from proximity to the railway line

- Is appropriate for green infrastructure, biodiversity net gain and potential extension to Priory Park subject to provision of safe crossing(s)

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 48.50 ha Proposed residential development discounted as considered inappropriate development.	Green infrastructure Biodiversity net gain Priory Park extension Site capacity 48.50ha If a Priory Park extension is taken forward, provision for car parking may be required slightly reducing the net developable area for green space uses	Available 2024 onwards Build out 2024 - 2028 onwards: establishment of biodiversity net gain would be a long-term process with maintenance and monitoring required for at least 30 years.

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted several documents in support of their site:

- Appendix 1 - Transport Connectivity Note
- Appendix 2 - Landscape and Visual Technical Note
- Appendix 3 - Odour Review
- Appendix 4 - Flood Risk Opportunity Note
- Appendix 5 - Utilities Infrastructure Validation Statement
- Appendix 6 - Response to LLA and SA

While these technical documents provide some further information and clarification on some of the issues identified in bringing forward this site including those related to flooding, connectivity, odour, landscape and utilities, the fundamental issues and constraints that impact the site have not been overcome. Therefore, the site is still considered to be inappropriate for built development but green infrastructure and biodiversity uses are still supported.

Since the initial assessment, an outline planning application has been submitted and is pending consideration (25/01694/OUT).

During the Preferred Options consultation held in Autumn 2025, the site promoter submitted further documentation including an odour modelling assessment, utilities appraisal report, proposed site layout and consultation responses to 25/01694/OUT from CCC Minerals and Waste, Landscape, Environmental Health and LLFA.

St Neots 2: Land East of Brook Road, Eaton Ford, St Neots

Site reference	St Neots 2
Site name	Land East of Brook Road

Site address	Parish(es)	Site area (ha)
Land east of Brook Road, St Neots	St Neots	14.00

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing Open spaces: Natural, green or open spaces for a variety of uses Biodiversity net gain opportunities	Around 120 homes, the amount of specialist housing to be confirmed. Open space areas to be confirmed.	Available 2024 - 2028 Build out over 3 to 3.5 years

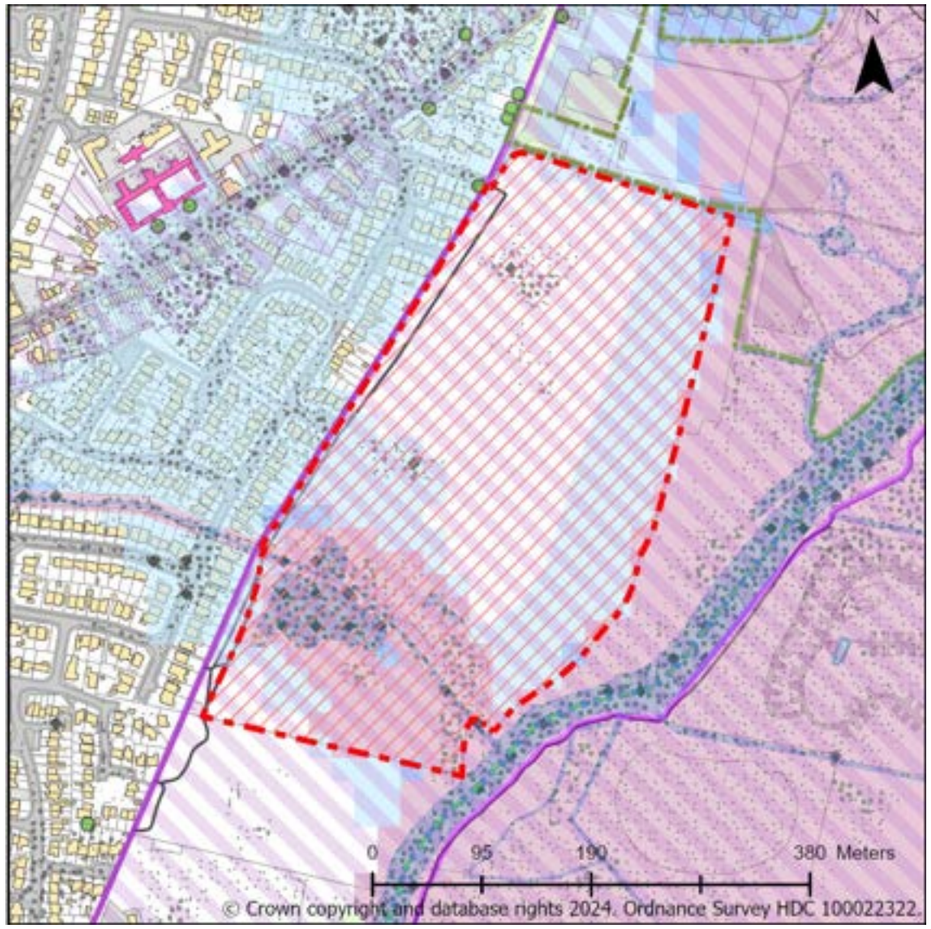
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:283
Relevant planning history	HELAA (December 2017): East of Brook Road St Neots (165)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Land Use Budget Plan - North Site

	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 2.76 ha of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Some of the southern portion of the site is within flood zone 3a and 3b, this is associated with the River Great Ouse and Duloe Book which runs east to west through the southern half of the site. Over half of the site is within flood zone 2. Surface water flood risk is present and associated with Duloe Brook and ponds and the north west quadrant of the site is at risk of surface water flooding. This is also present immediately outside the eastern boundary. The site is wholly classified as grade 3 agricultural land.	~
The site slopes gently from west to east and forms part of the green corridor between Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. On the northern boundary is the designated local green space of Riverside Park. Immediately east of the site is the River Great Ouse. It is mainly rough grassland with mature trees along the Duloe Brook margins. The site also contains a pond, and other trees and hedging around parts of the boundaries. To the north of the site is Eaton Socon Football and Bowls Club, while west of the site is residential development which predominantly has rear gardens adjoining the site. The south of the site bounds The Pightle Millennium Green. A foot and cycle path bounds the northern and western boundary (public right of way) of the site where open views can be seen clearly across the site. Access to the site foot and cycle path is also available from Brook Road in two locations connecting the built development. The site is wholly within the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have to overcome significant biodiversity, landscape, light and environmental impact constraints. The site forms a fundamental part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east. Development would detrimentally affect the character of the wider environment and open countryside. The design of any development proposal and its landscaping scheme would need to demonstrate how it would mitigate and minimise landscape impact. There is no known pollution or contamination, and no oil pipelines and buffer zones cross the site nor do overhead electricity lines. The site is wholly within a conservation area. As the site is wholly greenfield land it does not offer any potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area, so Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development . The site is not within a water recycling area.	
Availability The site owned by a single/individual company and in developer company control. Development is supported by the landowner and there are no known legal restrictions affecting the site. Delivery of the site is anticipated to be facilitated by acquiring planning permission before being sold to a third party for development. The land is available from 2024 - 2028, the submission estimates that by applying a standard build out rate of between 35 and 40 per year, delivery of 120 dwellings would be completed within 3 to 3.5 years.	+
Achievability	~

Gas, mains water and electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. No gas or oil pipelines and associated buffer zones nor any overhead electricity lines cross the site. The site is accessible by road from River Road (a narrow residential road) off the B1428 meaning logistics may be hampered during development and impact on local residents. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint. The site forms a fundamental part of the open space setting of the River Great Ouse and as such any built development would have significant landscape impact requiring substantial mitigation. The impacts of transport as a result of construction and occupation of aroud 600 dwellings would require significant consideration and mitigation, especially to the occupants of River Road or other access points off Brooks Road. Development would require consideration of the integration of the residential development with Brooks Farm. The site promoter has provided some supporting information to suggest how some of these issues may be mitigated for example through a continuation of Riverside Park to the east, linking to allotments and The Pightle, green infrastructure and attenuation basins would continue to the south, all of which is intended to steer development away from flood zones 3a, b and 2. Access to the residential units would be via River Road. The proposal would be accompanied by a heritage impact assessment, arboricultural assessment and a flood risk assessment and drainage strategy. Woodland would be retained.	
Deliverability / developability There are no known legal or ownership constraints. The sites location which is wholly within a mineral safeguarding area, and the Great Ouse green infrastructure strategic area, and a Natural Cambridgeshire priority landscape area (Great Ouse Valley) would have very substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield and grade 3 agricultural land
- The site is constrained by flood risk, over half of the site is within flood zone 2 and some within flood zone 3a and 3b
- The site would fundamentally impact the the landscape setting, biodiversity and ecology of the area, wider countryside, nature designations and valued green space
- The site would fundamentally impact a significant part of a green infrastructure corridor associated with the River Great Ouse priority landscape area
- Residential development on this site would have significant light impacts.
- Employment, primary education, shops, cultural and leisure facilities and public transport are within an accessible distance

In combination the outcomes of the LAA and SA indicate that:

- The site is inappropriate for residential development and would fundamentally impact the landscape setting
- The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to its landscape impact.	N/A	N/A

Updates after the Initial Assessment

St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots

Site reference	St Neots 3
Site name	Peppercorn Meadows, Eaton Socon

Site address	Parish(es)	Site area (ha)
Land north of 17 Peppercorn Lane, Eaton Socon, St Neots	St Neots	0.94 (including track)

Promoter's Intentions

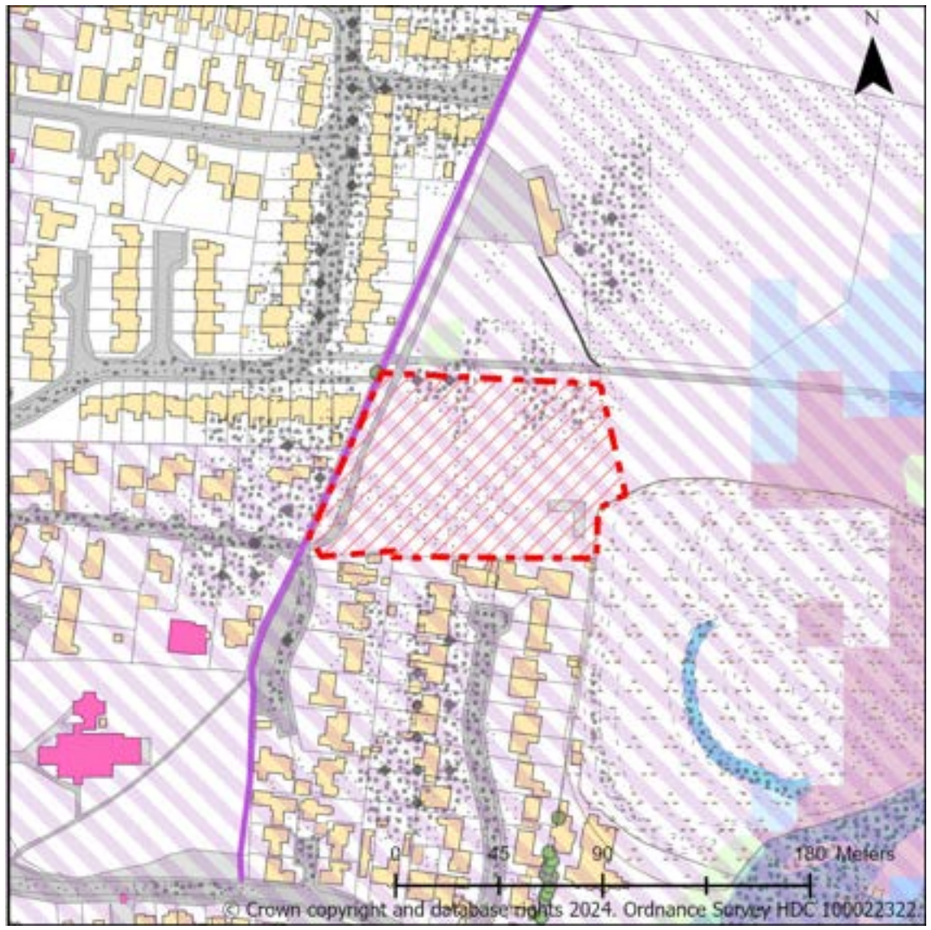
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	6 or 7 homes	Available 2024 - 2028 Build out over 18 months

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:383
Relevant planning history	Application Number:16/01468/OUT Proposed Development: Hybrid application for proposed residential development of 5 dwellings accessed from Peppercorns Lane (outline), new access to cricket club from Shakespeare Road and change of use of land to town park (full) Outcome: Refused and appeal (APP/H0520/W/18/3200875) dismissed Application Number: 19/02354/FUL Proposed Development: Access to Eaton Socon Cricket Club for vehicles from Shakespeare Road. Outcome: Withdrawn
	HELAA (December 2017): Peppercorns Lane. This site was 4.79 ha. The site submitted is the western portion of the HELAA site.
Land type	Wholly greenfield land
Current use of the site	Agricultural Note: The submission states it is uncultivated with public access
Supporting information	Peppercorn Meadows Map Peppercorn Meadows Supporting Map

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located wholly in flood zone 1. The site is at risk from surface water flooding. The land is wholly grade 3 agricultural land. This site is an uncultivated field with public access, it forms part of the green corridor between Eaton Socon and Eynesbury and north towards the town centre and Riverside Park. On the northern boundary is a footpath and cycleway which heads towards Willow Bridge which is a River Great Ouse crossing point and into the river meadows at Eynesbury. The path connects with Shakespeare Road and the western edge of the site which includes a public right of way which accessible from Peppercorns Lane. The footpath is separated from existing homes by trees and hedgerows and therefore the site would not integrate with the existing community. To the north of the site is Eaton Socon Cricket Club and Ground. Castle Hills scheduled monument bounds the south eastern corner of the site with mature trees and hedgerows separating this from the site. A protected ash tree sits just outside the north eastern boundary. Long distance open views can be seen into and from the site into the open countryside of the Great Ouse river valley. The majority of the site (minus 0.24ha of the south western corner) is within the Great Ouse Green infrastructure strategic area as set out in set out in the Cambridgeshire Green Infrastructure Strategy (2011) and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would be constrained by its significant biodiversity, landscape, light and environmental impacts which would need to be addressed. The site forms part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east, development could detrimentally affect the character of the wider environment and open countryside. The site is wholly within a conservation area. The design of any development proposal and its landscaping scheme would need to demonstrate how it would mitigate and minimise landscape impact, how it would protect the character of the conservation area and the setting of the scheduled monument. The site promoter states that recent site clearing exposed asbestos contamination (from a collapsed agricultural roof) around the area of the old stable foundations. All surface contamination was professionally removed and disposed of but contamination still remains below the surface. No oil pipelines and buffer zones cross the site. Overhead power lines dissect the site running north to south. No known heritage assets are located within the site. As the site is wholly greenfield land it does not offer any potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area and 0.58ha is also within a brickclay mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if these are workable resources that might constrain development. The site is not within a water recycling area.	~
Availability The site has multiple owners in family control with development supported by all landowners. There are no known legal restrictions affecting the site. Delivery is proposed to be achieved by gaining outline consent with the owners going into partnership with a builder who specialises in small developments of high quality dwellings. The site is available from 2024 - 2028 and the submission expects development to take 18 months after an access to Shakespeare Road is approved.	+
Achievability	~

Mains water and electricity supply are accessible from site boundary. The submission states that access to gas supply and digital and telecommunications infrastructure is unknown. No gas or oil pipelines or buffer zones cross the site. Overhead powerlines dissect the site so mitigation would be required to relocate the powerlines underground or divert them, this would impact viability and layout of the site. Issues of contamination as a result of asbestos would also require investigation and remediation. The site is accessible by road from Peppercorns Lane via a narrow track located on a corner (also used to access the local cricket club) meaning logistics may be hampered during development and potential traffic would impact on local residents. Proposed secondary access to the site is currently via a footpath off Shakespeare Road, access would have to cross the cycleway and potentially land owned by the Pightle Trust immediately north of the site boundary. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint. Land in the south eastern edge of the site may also be in the ownership of the Pightle Trust and would require further investigation and/or consideration of the integration of the site with this land. The site forms a fundamental part of the open space setting of the River Great Ouse and a scheduled monument and as such any built development would have significant landscape, and heritage impact requiring significant mitigation. The impacts of transport and safety as a result of construction and occupation of around 6 dwellings would require significant consideration and mitigation, especially to the occupants of Peppercorns Lane and those using the public footpaths that bound the site. The site promoter suggests how some of these issues may be mitigated by referring to the previous refused planning application 16/01468/OUT which states that dwellings would be in keeping with the local vernacular of existing building nearby and that the areas of highest ecological value, particularly the boundary trees, would be recommended for retention. In addition, the submission notes that overhead electricity lines would need repositioning underground and that below surface asbestos comes from a collapsed agricultural roof and can be quickly removed for disposal. Access from Shakespeare Road is also under investigation which could result in access of some properties from there and some from Peppercorns Lane.	
Deliverability / developability There are no known legal constraints but there may be ownership constraints or a narrow band on the eastern edge of the site. The site's location is wholly within a mineral safeguarding area and mostly within another. The majority of the site is also within the Great Ouse green infrastructure strategic area as set out in set out Cambridgeshire Green Infrastructure Strategy (2011) and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley) and immediately adjacent a scheduled monument demonstrating that	~
there are very substantial constraints to overcome and site access could present a significant barrier. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it, therefore it is classified as developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield and grade 3 agricultural land
- The site is not constrained by fluvial flood risk, but surface water flood risk is present on site
- The site would fundamentally impact the the landscape setting and gateway to a green infrastructure corridor associated with the River Great Ouse priority landscape area
- Residential development in this location would create an isolated pocket of development, with little relationship to its surrounding countryside location
- The site could impact the setting of a scheduled monument
- Employment, primary education, shops, cultural and leisure facilities and public transport are within an accessible distance

In combination the outcomes of the LAA and SA indicate that:

- The site is inappropriate for residential development and would fundamentally impact the landscape setting and gateway to a green infrastructure corridor
- The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint as could mitigation of overhead electricity lines and ground contamination as a result of asbestos

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to its landscape impact.	N/A	N/A

Updates after the Initial Assessment

St Neots 4: Land North of the A428, St Neots

Site reference	St Neots 4
Site name	Land North of the A428, St Neots

Site address	Parish(es)	Site area (ha)
Land north of the A428 and west of the River Great Ouse, St Neots	St Neots	20.00

Promoter's Intentions

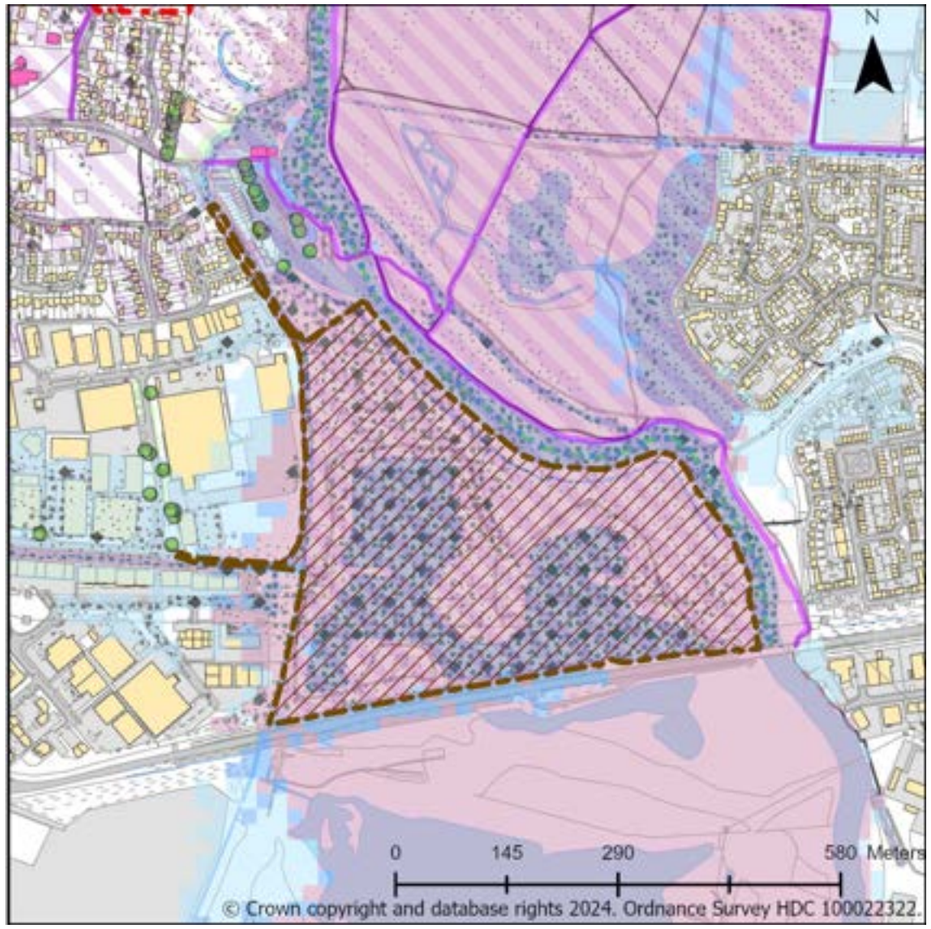
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses (new sporting and leisure facilities) Open spaces: Biodiversity Net Gain	11-12 units employment Commercial leisure uses to be confirmed Biodiversity net gain to be confirmed	Available 2024 - 2028 Build out over around 5 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:284
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Community uses Gingerbread Lake - private recreational/leisure use for purpose of angling. Wider informal greenspace use.
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	99% of site in flood zone 3b	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as 99% of site is within flood zone 3b	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

Site reference	St Neots 5
Site name	Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

Site address	Parish(es)	Site area (ha)
Hall Road, Eynesbury, St Neots	St Neots	1.69

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 homes	Available 2024-2028 Build out all in 1 year

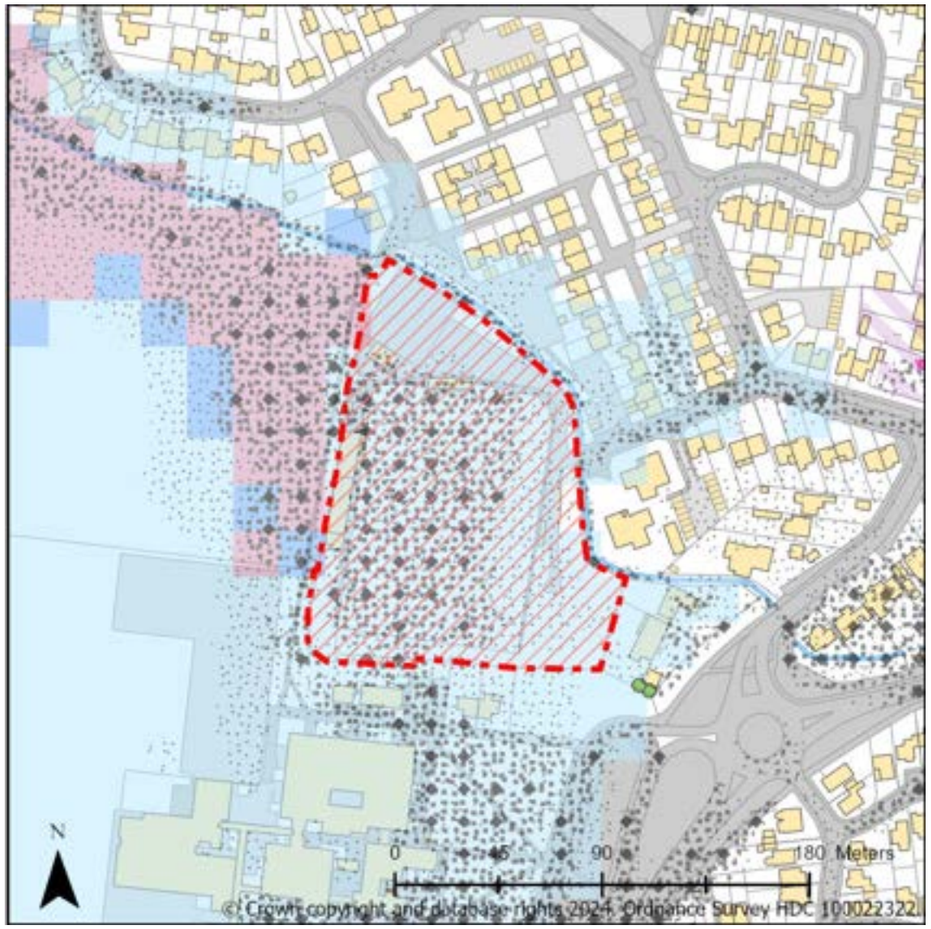
Core information

How was the site identified?	Call for Sites 2023 submission: site reference - CfS:8
Relevant planning history	Part of the St Neots Community College Urban Design Framework 2005
Land type	Wholly previously developed land
Current use of the site	Football ground
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Southwestern 25% classified as agricultural grade 1 but character is continuous with remainder classified as urban	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 2 which places it at enhanced flood risk with very small pockets on the western boundary being in flood zone 3. Flood risk would form a substantial constraint on development. Approximately 25% of the south western part of the site is classified as grade 1 agricultural land which should be protected from built development. However, in reality this land is an integral part of the football field and its circulation and viewing space and is integral with the remainder which is classified as urban land. Therefore, this is not considered to form a significant constraint on the site's capacity. The north western part of the site is surfaced as a games court with the majority of the site laid out as a football club with associated viewing stands, outbuildings and a parking area. The whole site comprises level ground. The current use as a football field forms a constraint in itself as national policy specifies that such land should not be built on unless the space has been clearly shown to be surplus ot requirements or it would be replaced by equivalent or better provision in a suitable location. No such evidence has been provided. The south western quarter of the site is situated within the Great Ouse green infrastructure priority area. However, landscape impact of potential development is partially reduced by the presence of the main viewing stand being situated on the western edge of the site already. Some longer distance views to the open landscape are screened by existing hedging, surrounding buildings and adjacent playing pitches. However, the site can be seen from the public footpath running north from the James Toller statue, along the eastern edge of the camping and caravanning site and linking in to the Coneygeare car park. Residential development bounds the northern and eastern edges of the site with educational buildings to the south and playing fields to the west. A small number of properties on The Broad Walk directly overlook the site and layout would need to take these homes in to account. Residential use of the site would be compatible with these. There is no known contamination or pollution within the site. No oil or gas pipelines or their associated buffer zones constrain the site and there are no electricity powerlines crossing it. No heritage assets exist within or immediately adjoining the site so there is no constraint from this. Highway access already exists from Hall Road facilitating access for construction and future residents. The northern boundary is separated from The Broad Walk by a drainage ditch. There are no public rights of way within the site The site would involve reuse of previously developed land. It lies within a mineral safeguarding area for sand and gravel but given its small scale is unlikely to form a viable resource. It is beyond 400m from a water recycling site.	~
Availability The site is controlled by a charitable trust which supports its development. There are no known legal restrictions affecting the site. Redevelopment would require the existing football club facilities to be relocated which would be dependent upon funds being received from allocation and planning consent for residential development. The promoter suggests allocation status will be sought and the site then sold to a third party for development.	~
Achievability All main services are accessible from the site boundary. The site comprises level ground with a small urban watercourse parallel to the northern boundary. Demolition of the existing stands and other football club facilities would be required. Communications towers on site may also need to be relocated	~
Deliverability / developability Release of the site for residential development is dependent upon relocation of the existing football club. Therefore, it is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- 97% is in flood zone 2 and around half suffers from surface water flooding too
- Most is urban land but around a quarter is classified as grade 1 agricultural land
- It is previously developed land
- Good access to education, employment, social and community facilities
- Some challenges in integrating development with adjoining uses
- Liable to noise and light pollution from the adjoining school and sports uses

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for residential use due to flood risk
- The current use as a football ground should be retained unless well-located, equal or better quality provision is provided

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development due to flood risk and uncertainty over relocation plans.	N/A	N/A

Updates after the Initial Assessment

St Neots 6: Land South West of Potton Road, Eynesbury, St Neots

Site reference	St Neots 6
Site name	Land to the south west of Potton Road

Site address	Parish(es)	Site area (ha)
Land to the south west of Potton Road (B1046) and north of A428	St Neots	3.87

Promoter's Intentions

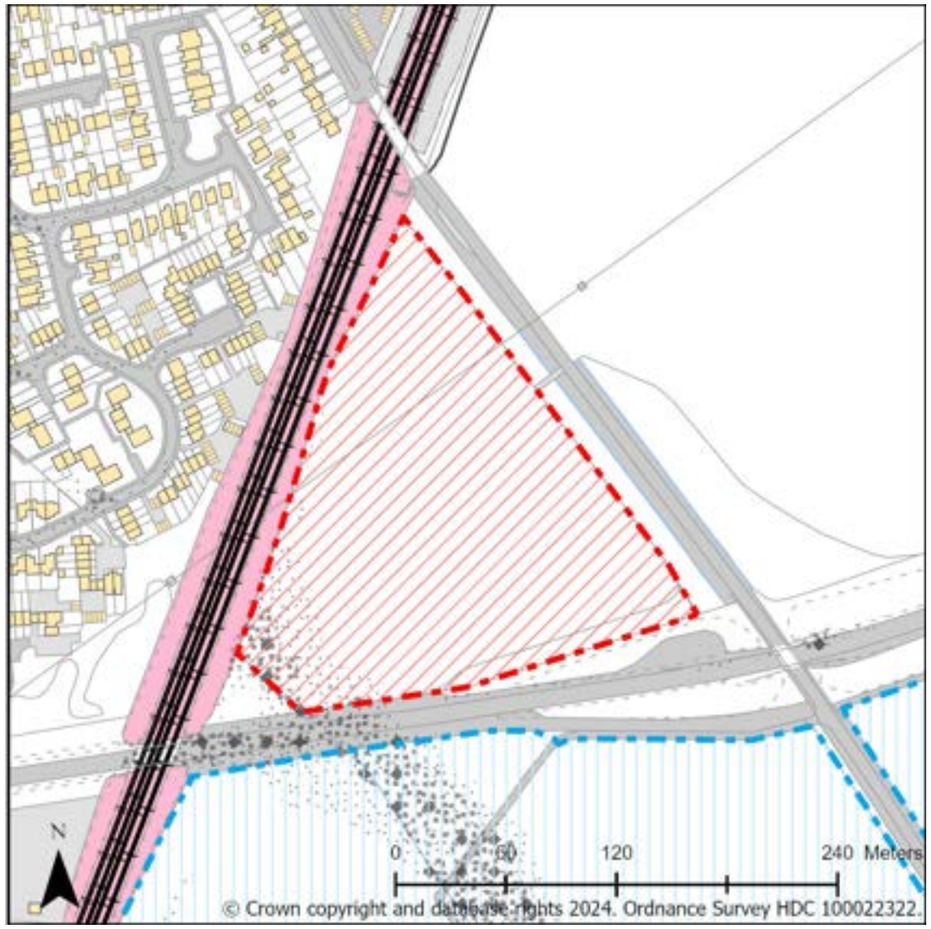
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	79 homes	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:317
Relevant planning history	Application: 16/01507/OUT Proposed Development: Residential development of site for up to 79 dwellings and associated open space with all matters reserved except access to be from Potton Road Outcome: Approved & lapsed Application: 8500745OUT Proposed Development:- Industrial Development Outcome: Refused HELAA (December 2017): Potton Road, St Neots
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Land at Potton Road, St Neots (July 2023) response to the Huntingdonshire Issues and Options Consultation 2023

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located in flood zone 1, surface water flood risk is located in the south west corner of the site and extends somewhat along the southern and eastern boundary. Approximately 3ha of the site is grade 2 agricultural land with the northern tip classified as urban. The site is in use as arable agricultural land. The site slopes from south west to north east with a height difference of approximately 10m. The site is bounded to the west by the East Coast mainline railway which is raised and banked. The southern edge is bounded by the A428 which is in a cutting at the eastern end before heading under the B1046. The frontage to the A428 includes substantial copses	~

of woodland at either end of this frontage with just one gap through which clear views can be obtained across the site. The eastern boundary is edged by the B1046 which is lined by a more consistent tree belt of around 12 m in width screening the site with only the gap for the field entrance currently allowing limited glimpses into the site. Landscape impact would be limited, however the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Approximately 1.15 ha of the north western edge of site adjacent to the railway line is identified as part of the Great Ouse green infrastructure strategic area and also a Natural Cambridgeshire priority landscape area for the Great Ouse Valley. Biodiversity, landscape and environmental impacts would all pose constraints to development of the site. There is no known pollution or contamination and no oil pipelines and buffer zones cross the site. However, a high pressure gas pipe line runs along the western boundary of the site. High voltage overhead powerlines traverse the site from the centre point of the western boundary to the eastern boundary which form a significant constraint. Noise and light pollution may impact the layout and scale of development given proximity to the railway and the A428. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park) is located to the north east of the site and is currently under construction with some homes already occupied. The B1046 separates the submitted site and the strategic expansion location; integration would be difficult to achieve until development on the southern end of SEL2 is complete. The site is currently isolated from other residential areas. As the site is wholly greenfield land it does not offer any potential for regeneration. Approximately 0.05ha of the central western edge of the site falls within a sand and gravel mineral safeguarding area, the rest of which is separated by the railway line. The site is not within a water recycling area.	
Availability The site is in single family control and development is supported by all landowners. There are no known legal restrictions affecting the site. The submission states that it is the intention to acquire planning permission before selling the land a third party for development. The submission suggests the land is available between 2024 and 2028 and is likely to be delivered over 2 to 3 years	+
Achievability The submission notes that gas, mains water and electricity supply are accessible from site boundary as is digital and telecommunications infrastructure. The elevation of the buildings may require consideration due to the sloping nature of the site. The presence of a high pressure gas pipeline would constrain development on the western edge.	~

The southern edge of the site is bounded by A428, the eastern edge by the B1046 and the western edge by the railway line, which would require noise mitigation measures. Portions of the southern and eastern parts of the site fall within the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. The finalisation of the EastWest Rail route may also have similar impacts on the site and available land, but this is currently unknown. Air quality and vibrations as a result of East West Rail may also impact upon the proposed site. High voltage overhead powerlines traverse the site from the centre point of the western boundary to the eastern boundary which cross the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, this would impact viability of the site, and could be difficult to remedy. Access to A and B road networks would assist with long term access to the site and the logistics of construction, current access is from the B1046. The presence of major roads would require further measures to safely integrate the community from proposed site with the existing residential community of St Neots, for example through provision of foot and cycle bridges. The site promoter has provided supporting information to suggest how some of these issues may be mitigated, for example it notes that the outline planning permission shows that the high voltage overhead electricity lines and high-pressure gas pipeline can be mitigated and that the site can have a neutral visual effect as confirmed by the Landscape and Visual Impact Assessment. The site promoter also notes that the outline consent addressed noise and vibration impacts.	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the A428, B1046 and railway may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- The site is wholly greenfield and grade 2 agricultural land
- The site is not constrained by fluvial flood risk with minimal surface water flood risk
- The has no direct relationship to the landscape
- The topographical challenges could influence the layout of buildings and elevations
- The site could relate well to Wintringam Park to the north once complete having the potential to be integrated with the community
- The site is within reasonable distance to St Neots town centre, a primary school, employment opportunities and the railway station

In combination the outcomes of the LAA and SA indicate that:

- May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making
- Would require careful consideration of building elevations
- The achievability of the site would be reliant upon mitigation of overhead electricity lines, safe response to the presence of a gas pipeline, and mitigation of noise and vibrational impacts due to proximity to the railway line.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.87 ha 60% net developable area to provide mitigation from railway line, gas pipeline, landscaping and noise mitigation from major roads and railway. Gross area x net % = net area 3.87 x 0.6 = **2.32 ha net developable area**	Residential use - market and/or affordable housing Low density of 35dph to reflect edge of settlement location and reduced elevations required due to topography. Low density of 35dph = 2.32ha x 35 = **81 homes**	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration. Build out over 3 - 4 years

Updates after the Initial Assessment

St Neots 7: Land North East of Wintringham Park, St Neots

Site reference	St Neots 7
Site name	Land North East of Wintringham Park, St Neots

Site address	Parish(es)	Site area (ha)
North east of Cambridge Road roundabout, east of B1428 Cambridge Road and north of A428(T), east of Wintringham Park, St Neots	St Neots	0.30

Promoter's Intentions

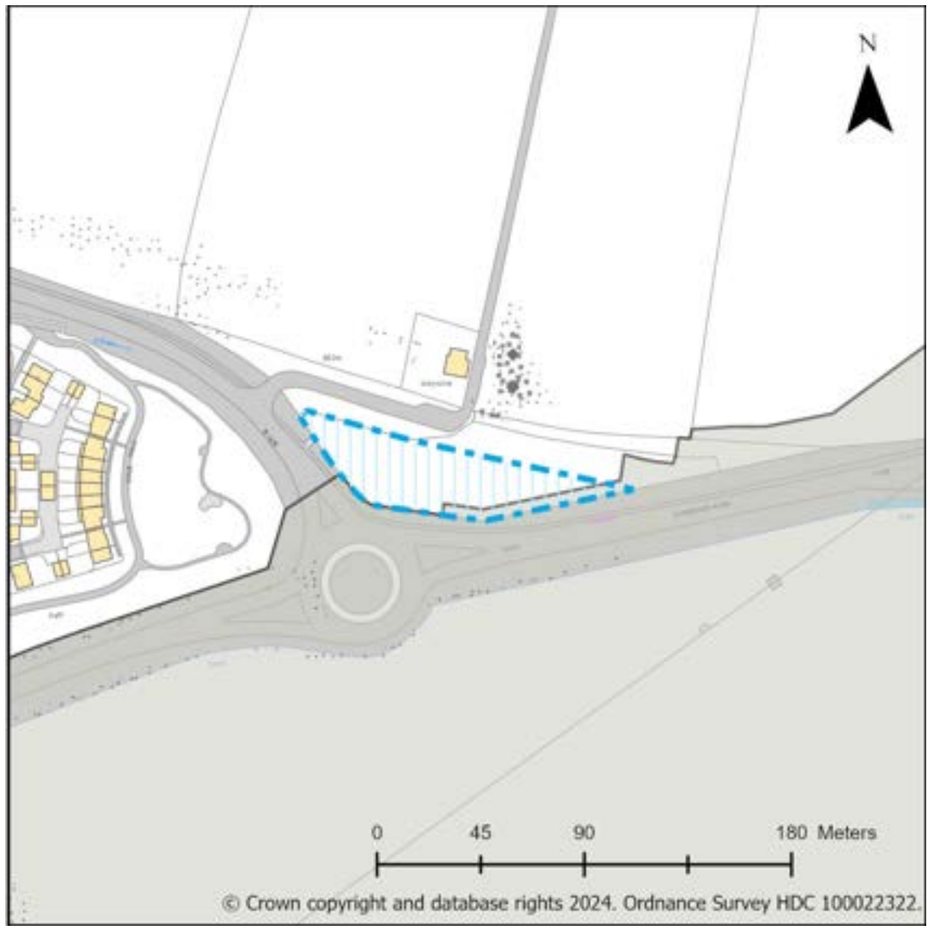
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing • Specialist housing • Custom and self-build housing • Nursing and care homes Commercial: • Employment • Retail • Logistics, distribution Infrastructure: • Renewable energy	**Option 1 Residential:** To be confirmed at around 15 homes **Option 2 Commercial:** To be confirmed at around 2,500 sqm **Option 3 Infrastructure:** To be confirmed e.g. battery storage	Available from 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference -CfS:362
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Undeveloped greenfield land - no recent historic use
Supporting information	Covering letter

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1 and no surface water risk is present within the boundaries. The site is wholly classified as a grade 2 agricultural land and is currently covered with rough grassland. The land is flat and abuts the roundabout joining the A428 and B1428 Cambridge Road which form the southern and western boundaries respectively. The northern boundary comprises a mix of trees and shrubs with the access track to Greyholme and Tithe Farm just beyond the western half. Both road frontages have post and rail fencing giving a very open aspect. The site can be clearly seen from all sides. Landscape design to transition to open countryside to both north and south of the site or	~
to set back development may be required dependent on the use to ensure adequate amenity for users. The narrow width of the site at around 30m may be a constraint to achieving this. Strategic Expansion Location SEL2: St Neots East (Wintringham Park development) is located to the west of the site separated by Cambridge Road; the Loves Farm 2 development (also part of SEL2) is located northwest of the site. The compatibility of the proposed land use with the road network, roundabout and strategic expansion locations would be dependent on its future use. The noise and lights from traffic will form a constraint given their proximity to the site boundary. There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. The site currently has a field access from Cambridge Road. As the site is wholly greenfield land it does not offer the potential for regeneration. It is not within a mineral safeguarding area or water recycling area.	
Availability The site is in individual company control by a developer; development is supported by the landowners. There are no known legal restrictions affecting the site. The site promoter states that the site would be delivered by a master developer. The site is available between 2024 and 2028 and likely to be delivered over 2 years.	+
Achievability The landowner notes that gas, mains water and electricity supply and digital and telecommunications infrastructure are all accessible from the site boundary. No gas/oil pipelines and buffer zones cross the site or overhead power lines/infrastructure. The A428 and B1428 Cambridge Road bound the site which would assist with the logistics of construction. Depending on the use, noise mitigation and landscape design to transition to open countryside may be required which could give rise to a contrained site shape. Resultant transport movements from proposed employment uses may impact on the safety of the local road network. The site promoter states site access is a constraint that would have to be confirmed from the existing road frontage. The site is located on a roundabout, safe access to and from the site may be impeded due to this location. The southern edge of the site is within the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. The southern edge of the site will be in proximity to the proposed rerouting of the A428(A421). Landscape design to transition to open countryside may be required on the northern boundary of the site. Noise mitigation measures would be required to address the new A428(A421) rerouting and the	~

current A428 dependent on the proposed use. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site use. Mitigation measures to address all of the above may affect the feasibility of the site for residential or employment use. The site promoter states that "Development at SEL2 and Wintringham in particular has taken a sustainable and responsive approach to transport provision including investment in new footpaths, cycleways and bridleways that will link the site to surrounding communities. Delivery in this location will additionally support usage of local public transport including rail and in particular new bus routes and cycle ways linking Wintringham to St Neots."	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428, Cambridge Road and proposed A428 and EastWest Rail may impact on the layout and uses appropriate for the site and there are substantial constraints to overcome regarding access. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to demonstrating a safe access the site could potentially be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The proposed site presented 3 options for consideration:

- Option 1 Residential: To be confirmed at around 15 homes (potential for Market and/or affordable housing, Specialist housing, Custom and self-build housing, or Nursing and care homes);
- Option 2 Commercial: To be confirmed at around 2,500 sqm (including employment, retail or logistics/distribution)
- Option 3 Infrastructure: To be confirmed e.g. battery storage

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- The site is wholly greenfield land and grade 2 agricultural land
- The site is not constrained by fluvial or surface water flood risk
- The site is less than one hectare and would contribute to the government's aspiration to promote sites suitable for SME builders
- The site currently acts as a landscape transition from the A428/Cambridge Road roundabout and residential development further north west mirroring the intention of strategic allocation (Wintringham Park) to the east, development here could impinge on this
- The site is within reasonable distance of St Neots town centre, a primary school, employment opportunities and public transport in the form of St Neots railway station and a bus stop
- The site is bounded by the A428 and abuts the Cambridge Road roundabout so is likely to suffer from noise, air light and air pollution and commercial or retail uses could exacerbate this

In combination with the outcomes of the LAA and SA indicate that:

- The site may be appropriate for development provided this was not residential as amenity levels would be inadequate
- Landscaping to address this visual impact would be essential to the compatibility of the scheme with the form and character of the area
- Access to the site by vehicle in a safe manner could be a barrier to the safety of road users and pedestrians if residential or commercial options were chosen due to proximity to the roundabout

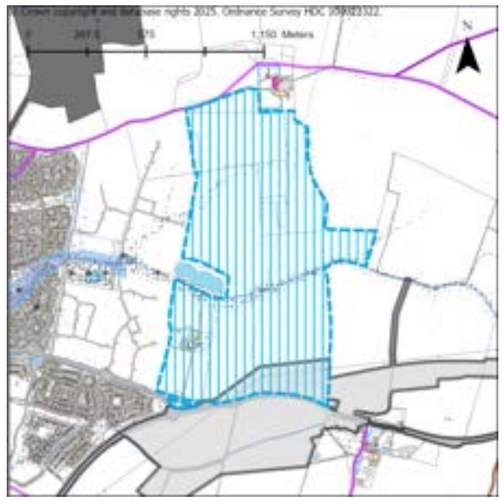
HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.3ha • Option 1 Residential • Option 2 Commercial including employment, retail or logistics/distribution • Option 3 Infrastructure 60% net developable area maximum to reflect the need for substantial landscaping and set back from the A428. 0.3 x 60% = **0.18 ha net developable area**	<u>Option 1 Residential</u> The assessments demonstrate that the option of residential development is not feasible due to poor residential amenity. <u>Option 2 Commercial</u> Comprising employment, retail or logistics/distribution Retail (food store) at 0.25 plot ratio = (0.18ha x 0.25) x 10,000sqm = 450sqm floorspace Employment at 0.35 plot ratio = (0.18ha x 0.35) x 10,000sqm = 630 sqm floorspace	Undeliverable

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Logistics at 0.4 plot ration - (0.18ha x 0.40) x 10,000sqm =720 sqm <u>Option 3 Infrastructure</u> Centrica advise that approximately 0.80ha is the minimum land requirement for battery storage, as the site is less than a quarter of this size it appears to not to be achievable.	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter commented stating that St Neots 7 is now in the same ownership as St Neots 8 (Urban and Civic) so can be considered together and which can allow for improved access options:



St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots

Site reference	St Neots 8
Site name	Land East of Loves Farm (Tithe Farm extension), St Neots

Site address	Parish(es)	Site area (ha)
Land East of Loves Farm and north of Cambridge Road (B1428), St Neots	St Neots and Abbotsley	99.55 ha

Promoter's Intentions

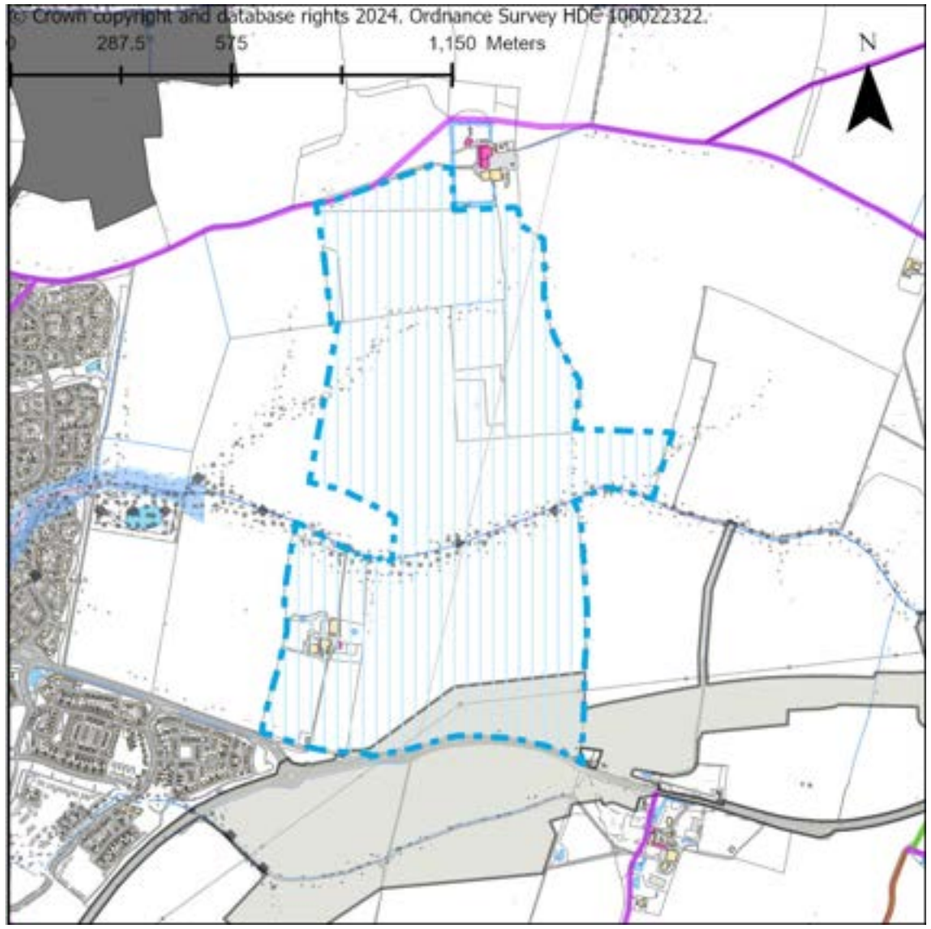
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/ or affordable housing • Specialist housing • Custom and self-build housing • Nursing or care homes Commercial: • Employment • Retail • Commercial leisure Supporting infrastructure: • School • Health uses • Renewable energy Open space uses: • Natural, green and open space • Biodiversity net gain	Up to 1,500 new homes All other proposed uses to be determined	Available 2029 - 2034 Build out over circa 10 years

Core information

How was the site identified?	Call for sites 2023 submission: CfS:16
Relevant planning history	11.6 ha of the south west corner of the proposed site was included in the HELAA (December 2017): Tithe Farm
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural and commercial
Supporting information	Location Plan including Loves Farm 2 masterplan. Loves Farm Expansion Concept Framework

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b along Fox Book which runs east to west just below centre of site. Minimal surface water flood risk a is present on site. Two ponds are located within the Tithe Farm curtilage. The site is wholly classified as grade 2 agricultural land. A public right of way bounds the north east boundary (Priory Hill). The land slopes gently down from the north and south towards Fox Brook. Cambridge Road and the A428 bound the southern boundary and views from here are screened by trees and hedgerow. The site is located in open countryside. Long distance views can be currently seen from Priory Hill and public rights of way to the north of the site making it highly exposed from the north, significant landscaping buffers may be required to mitigate impact on the adjoining countryside. Part of Strategic Expansion Location SEL2: St Neots East (otherwise known as Loves Farm 2) adjoins the western boundary; construction has not begun. SEL2 (Wintringham Park), currently under construction, is located to the south west and is separated by Cambridge Road. The site has the potential to be integrated with the current allocation. There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. Overhead powerlines traverse the site, one from the central point of southern boundary heading towards east and one south to north dissecting the site. There are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed. Integration and retention of this would be required. There are patches of wooded area across the site including Cromwell's Close Plantation (approximately 4.70ha) located in the north east quadrant, and approximately 0.68ha in the northwest quadrant with 0.56ha north of and surrounding Tithe farm. There are no nature conservation assets. The site is a mix of greenfield and previously developed land, however the majority of the site is greenfield meaning the opportunities for regeneration are limited. The site is not within a mineral safeguarding area or water recycling area.	+
Availability The site is in the control of a single individual/ company with development supported by the landowner. There are no known legal restrictions affecting the site. The site promoter states that the site would be delivered by a master developer and that the land is available from 2029 - 2034 with delivery over circa 10 years.	+
Achievability The submission states that gas supply is not immediately accessible from the site. Mains water and electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. The southern section of the site falls within the A428 Development Consent Order boundary and rerouting of the A428 potentially restricting development whilst construction is underway and/or affecting the amount of developable land. Noise mitigation measures would be required to address the new A428 rerouting and the current A428. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land potentially running through the site, but this is currently unknown. Air quality as a result of the new A428 and EastWest rail may also impact upon the proposed site.	~

Two overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or address the presence of the powerlines, this would impact viability of the site. Access to the A428 road network would assist with the logistics of construction. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. Landscape buffers and integration of existing woodland would be required. Retention of the listed building would be required and the future of remaining buildings would require assessment as they fall within the setting of the listed building. The site promoter has provided a Loves Farm Expansion Concept Framework which provides a visual example of how the site could be integrated with the existing Strategic Expansion Location SEL2 (Loves Farm 2). The framework suggests semi-natural greenspace within the A428 DCO boundary, Tithe Farm to be retained to become a neighbourhood hub and retention of woodland with a green corridor surrounding Fox Brook. Other proposed land uses include sports, play, allotments, biodiversity, drainage and a 2 Form Entry Primary School.	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428 and EastWest Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b
- The site is predominently greenfield and grade 2 agricultural land.
- Preservation and enhancement of listed building its setting and existing woodland would be required.
- The site could relate well to Loves Farm 2 to the west once complete having the potential to be integrated with the community.
- Landscape impact could me mitigated if masterplanned effectively due to a steep rise in topography to the north of the site mitigation measures to the north and east would require addressing.
- Proximity to the new A428 and potentially could increase the likelihood noise light, and visual pollution although development in this area has demonstrated this can be mitigated
- The site is close to St Neots town centre, railway, Primary Academy and employment providing potential employment and social opportunities. Active travel opportunities would be achievable from pavement that adjoins the site frontage, which can provide active travel opportunities.

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making.
- Flood mitigation would be required
- Linkages into Loves Farm 2 to create integration are uncertain until reserved matters on Loves Farm 2 are confirmed.
- Major infrastructure would be required to support development.
- Access to A road networks would provide good long term road connectivity
- Mitigation would be required to relocate or integrate powerlines
- Biodiversity, landscape and environmental impacts of the site would need to be addressed.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 99.5ha 37.9% net developable area allowed following the exclusion land as proposed in the submitted masterplan for: • 10.2ha for primary school (including land for potential through school expansion at 8.2ha), • 5.61ha for formal open space	The net developable area is 37.73ha. **1.23ha is deducted for a neighbourhood hub** (this includes the listed buildings), this leaves 36.5ha. **3.65 ha is deducted for commercial, employment and retail uses** representing 10% of the outstanding site area.	Post 2035 subject to allocation and further progress on Loves Farm 2 to facilitate integration. Build out expected to require more than 10 years.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
• 38.58ha for green infrastructure, sustainable drainage and accommodation of flood zones. • 7.43ha for informal open spaces (parks and gardens, natural/semi-natural green space, amenity green space, allotments) 99.5ha x 37.9% = **37.73 ha**	**32.85 ha residential development area** for a variety of market/affordable homes, self and custom build housing and specialist housing. Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.9855ha x 145dph = 143 homes • 7% of land at high density 85dph. 2.2995ha x 85dph = 195 homes • 25% of land at moderate density 50dph. 8.2125ha x 50dph = 411 homes • 55% of land at low density 35dph. 18.0675 ha x 35dph = 632 homes • 10% of land at very low density 25dph. 3.285ha x 25dph = 82 homes **1,463 total homes** **Note:** this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter commented stating that St Neots 8 is now in the same ownership as St Neots 7 (Urban and Civic) so can be considered together and which can allow for improved access options:

The East West Rail safe guarded land runs through the south eastern corner of the site and will require land to be set aside, which could be incorporated as part of a larger green infrastructure area.

Updated flood mapping as part of the SFRA and a detailed level 2 flood risk assessment now classifies the site as 100% flood zone 1 with limited low surface water risk.

St Neots 9: Land at Station Road, St Neots

Site reference	St Neots 9
Site name	Land at Station Road, St Neots

Site address	Parish(es)	Site area (ha)
Land at Station Road, St Neots	St Neots	2.14

Promoter's Intentions

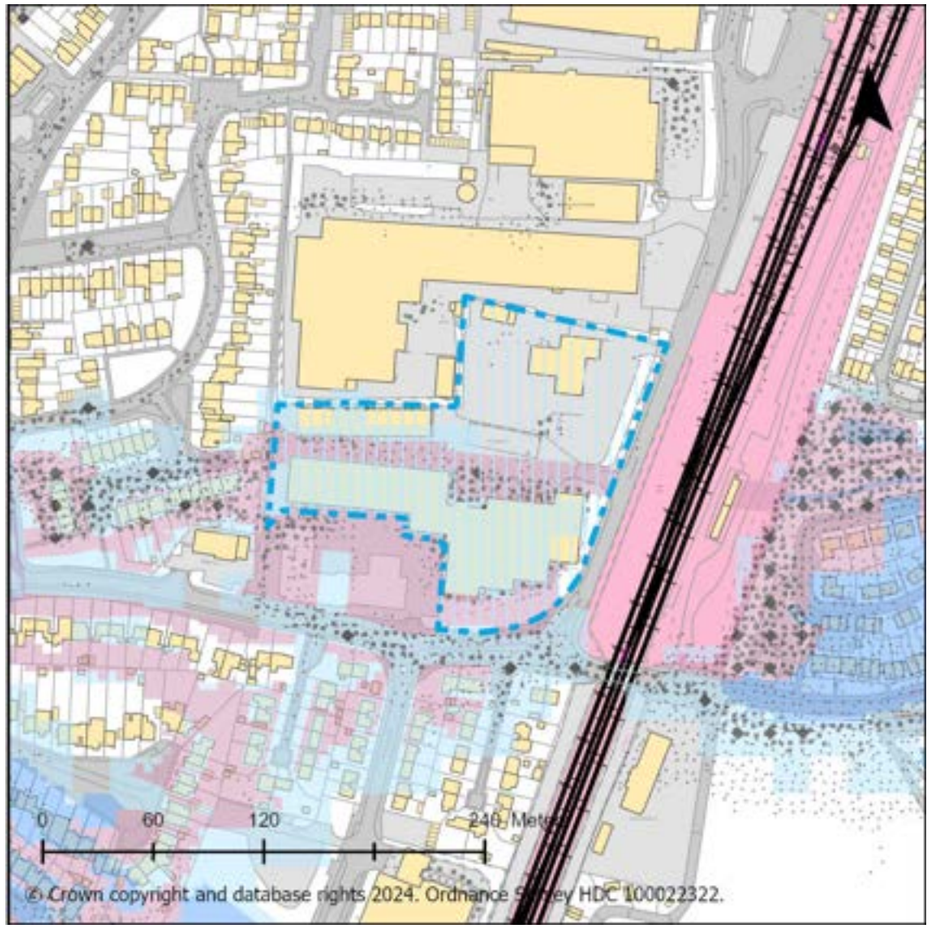
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing Commercial: • Retail • Commercial leisure uses	Up to 200 homes Retail and commercial floorspace TBC	Available 2029 - 20234 Build out over 3 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24125
Relevant planning history	On part of the site 20/01291/FUL for the demolition of existing industrial buildings and erection of a new warehouse (B8 use), with ancillary training facility (D1 use) and offices and associated facilities (B1 use), access and service yard, car and cycle parking, drainage and landscaping was approved in December 2020. This permission has now lapsed.
Land type	Wholly previously developed
Current use of the site	Industrial
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.45ha of the site (about 20%) is within flood zone 3b. Approximately 0.77ha is within flood zone 2 (about 35%). This leaves only 0.92ha of the site (some 45%) within flood zone 1	Pass as this is less than 50% of the site is within flood zone 3b.
	(this is northern section which had previously benefited from planning permission but has now lapsed).	
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Asessment of Site Potential

Suitability and constraints Approximately 0.45ha of the site (about 20%) is within flood zone 3b. Approximately 0.77ha is within flood zone 2 (about 35%). This leaves only 0.92ha of the site (some 45%) within flood zone 1 (this is northern section which had previously benefited from planning permission but has now lapsed). The site is also constrained by surface water flood risk across the site. A culvert runs under the site. No flood risk or drainage strategy has been submitted at this stage. Development across the whole of the site may not be possible but some development could be provided within the part of the site within flood zone 1, the capacity of the site would therefore be significantly reduced. It is classified as being urban land. It is previously developed consisting of several large industrial buildings and	~
hardstanding. The site is situated within the Station Road Industrial Area Established Employment Area. Immediately to the north of the site are further industrial and commercial buildings. To the west are residential properties, to the east is Station Road and the East Coast Mainline Railway. To the south is a care home and further residential properties. There is no known contamination or pollution on the site, however this will require further investigation and potential a decontamination and remediation strategy due to its current industrial use. The site is not impacted by an oil or gas pipeline. It is however adjacent to the East Coast Mainline Railway which could give rise to enhanced levels of noise pollution which will require mitigation for residential development in particular. There are no nature conservation or heritage designations on the site. There is an existing access into the site from Station Road. The site is previously developed so its development will contribute to the reuse of previously used and regeneration but it would see the loss of commercial uses in a sustainable location. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. In terms of land control arrangements, the site is investor controlled. There are no known legal restrictions impacting the site. It is at this stage not unknown how the site will be delivered or whether an allocation allocation status is sought. The promoter suggests the land will be available between 2029 and 2034 and take up to 3 years to complete.	+
Achievability The site promoter has identified that all services are accessible within the site and that the public highway is accessible form the site's boundary. There are large industrial buildings to clear and hardstanding to enable the residential led redevelopment of the site. It is unclear from the site submission whether demolition of all buildings will be required or whether some could be retained and potentially modernised for the proposed retail and commercial uses. Land remediation will also need to be undertaken. The developable area of the site may have to be significantly reduced if the flood risk cannot be overcome on the site for residential development, instead focused in the northern half of the site. This will likely impact the capacity for the site and potential viability of redeveloping it.	~
Deliverability / developability	~

There are potentially several large industrial structures on site to clear. The site promoter states that it is not unknown how the site will be delivered but the site will be available post 2028. Therefore the site is categorised as potentially developable if the constraints identified are addressed and mitigated or a smaller development area consisting of the northern half of the site is pursued.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes on the basis that some development could be accommodated within the part of the site that is classified as being flood zone 1.

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is constrained by fluvial flood risk (20% in flood zone 3b and 45% in flood zone 2) with 45% of the site in flood zone 1
- The site is previously developed land in industrial/ commercial use
- The site could be integrated into the surrounding area
- Proximity to the East Coast Mainline Railway could increase the likelihood noise light, and visual pollution which will require mitigation
- Is in a highly sustainable location with very good accessibility to St Neots town centre, shops, leisure and cultural facilities and public transport
- It is located within an Established Employment Area, the loss of some 2ha of employment land in such a location is a key issue
- Not constrained by nature conservation or heritage designations

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for redevelopment as it would result in the loss of 2ha of employment land in a highly sustainable location. This loss could fundamentally impact the wider established employment area and job opportunities in key industrial and commercial industries. Also residential uses are more vulnerable uses in terms of flood risk.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for residential development.	N/A	N/A

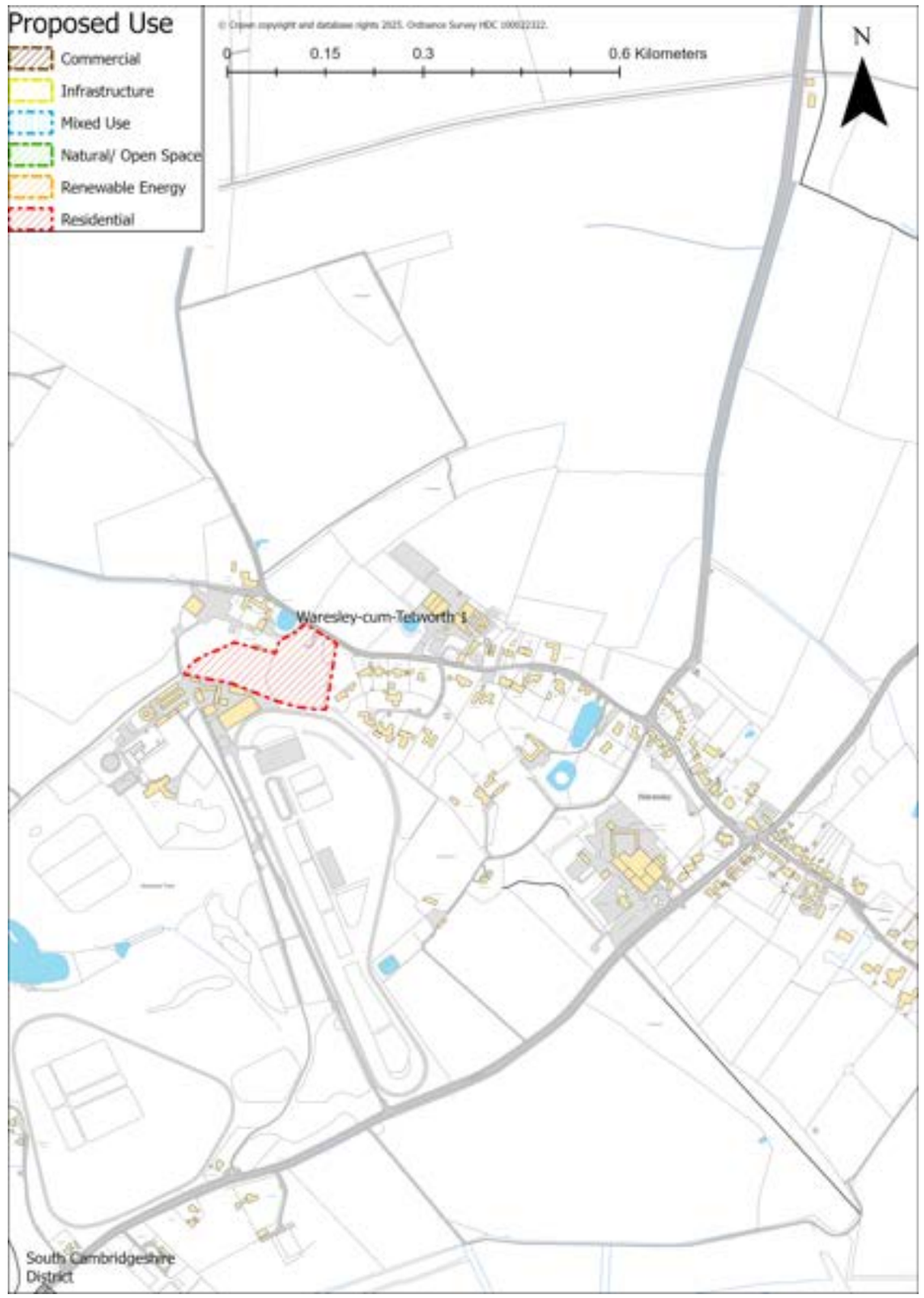
Updates after the Initial Assessment

In response to the Spring 2025 consultation on additional sites, the site promoter stated that their site is within flood zone 1. The EA flood map show that the centre of the site is within flood zone 3a. They state surface water risk, contamination, and noise can all be mitigated through redevelopment and a flood risk assessment has not been submitted to address flood risk. As such the site assessment remains unchanged.

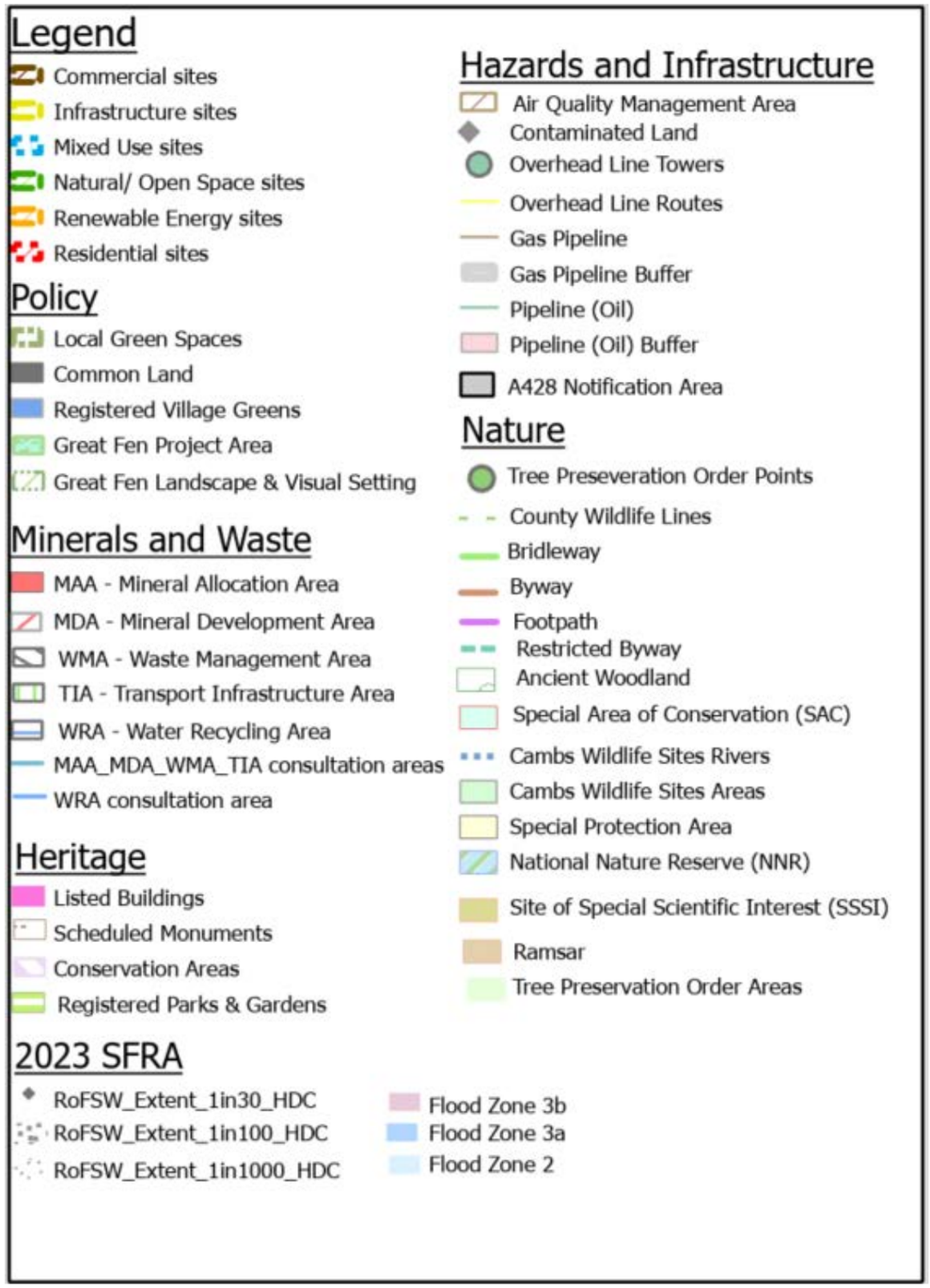
Waresley-cum-Tetworth

9.22 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Waresley-cum-Tetworth 1: Land between the West Lodge and Home Farm, Waresley



9.23 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Waresley-cum-Tetworth 1: Land between the West Lodge and Home Farm, Waresley

Site reference	Waresley-cum-Tetworth 1
Site name	Land between the West Lodge and Home Farm, Waresley

Site address	Parish(es)	Site area (ha)
Land between the West Lodge and Home Farm, Waresley	Waresley-cum-Tetworth	1.6

Promoter's Intentions

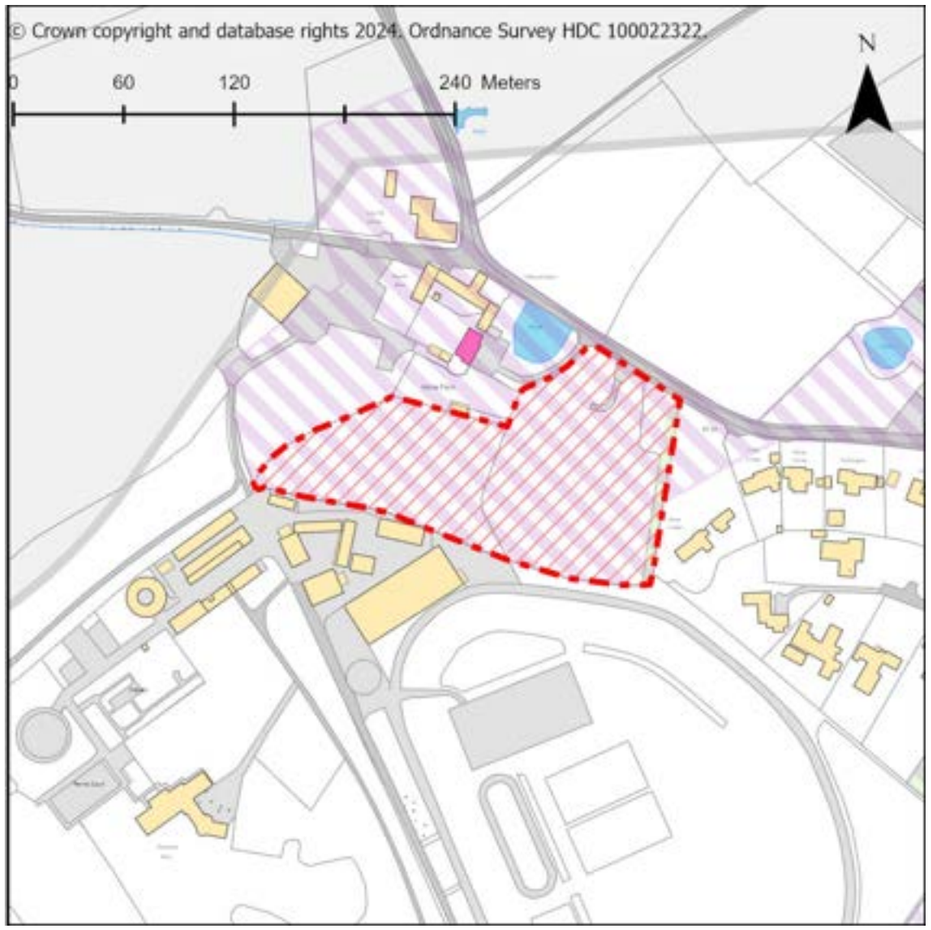
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Self and custom build housing	5 plots	Available 2024 to 2028 Build out over 1 year

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24239
Relevant planning history	• 24/00933/CLED to regularise and make lawful the use of the Land Between the West Lodge and Home Farm, Waresley, Sandy as domestic garden. This was approved in October 2024.
Land type	Garden land
Current use of the site	Residential use
Supporting information	• Existing Site Plan (drawing number: 24009S0001, revision B) (June 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site promoter has set out that 'the site comprises maintained garden land and mature tree coverage along the eastern and southern boundaries before extending into the western section of the site, which has been domesticated by the landowner. The site has been subject to a recent (October 2024) Certificate of Lawfulness confirming that the site has been used as domestic garden land for more than 10 years (LPA Ref: 24/00933/CLED).' The site is wholly located within flood zone 1 with no recorded risk form surface water flooding. It is wholly classified as being grade 3 agricultural land. All of its edges are heavily vegetated apart form its northern edge where it fronts onto Manor Farm Road. The western half of the site has dense tree and vegetation cover and it is proposed that this will be retained with only built development proposed on the grassed amenity area which where there are no trees within it. It is located between the residential properties of West Lodge (to the east) and Home Farm (to the west), with it wrapping around the southern boundary of Home Farm. Waresley Stud Park to the south of the site has various commercial and equestrian buildings. There is no known contamination or pollution on site and no oil or gas pipelines run through the site. There are no nature conservations designations on site, however it is heavily vegetated with a woodland on site so there may high quality habitats and species within the site and some trees along its eastern edge are protected under an area TPO. It is wholly located within a conservation area and there is the the grade II listed Home Farm immediately to the north of the site. There is an existing access into the site from Manor Farm Road which is gated. The site is greenfield land so it would not contribute to the reuse of previously developed land or regeneration. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	~
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter identifies that an allocation status is sought for the site and then it will be sold to a third party for obtaining planning permission and development. It will be available between 2024 and 2028 and could take 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. Heritage, landscape and ecology are key constraints that need to be overcome as part of a masterplan for the site. The site promoter has identified that built development will be on the grassed amenity land and no built development will take place on the woodland area of the site. The development can link into the existing tracks that are present within the woodland and enhance the biodiversity and habitat on site through BNG opportunities.	~
Deliverability / developability There are no structures to clear, however there are cumulative constraints to overcome. The site promoter seeks an allocation status for the site, therefore it is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is classified as being grade 3 agricultural land but has been demonstrated through a planning decision that it is in residential use
- It is not constrained by fluvial or surface water
- Remote from natural greenspace
- Remote form designated nature conservation designations
- Development may have an impact on the setting of the grade II listed Home Farm an also impact the conservation area
- Located on the northern edge of Waresley within the main built form, it has a rural feel due to the extensive trees along its edges. Development across the whole of the site would have significant adverse impact, however some development on the eastern part of the site (0.94ha) which is in use as grassed amenity land could be of a scale that could be integrated into the existing place and community.
- Has good accessibility to employment opportunities within Great Gransden
- Has good accessibility to leisure and cultural facilities, primary education and public transport

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development as long as this was focused on the grassed amenity area and the existing woodland retained. Connectivity to the existing trackways within the woodland part of the site should be included within the build development to provide interconnectivity and access.

HDC's Delivery Calculations

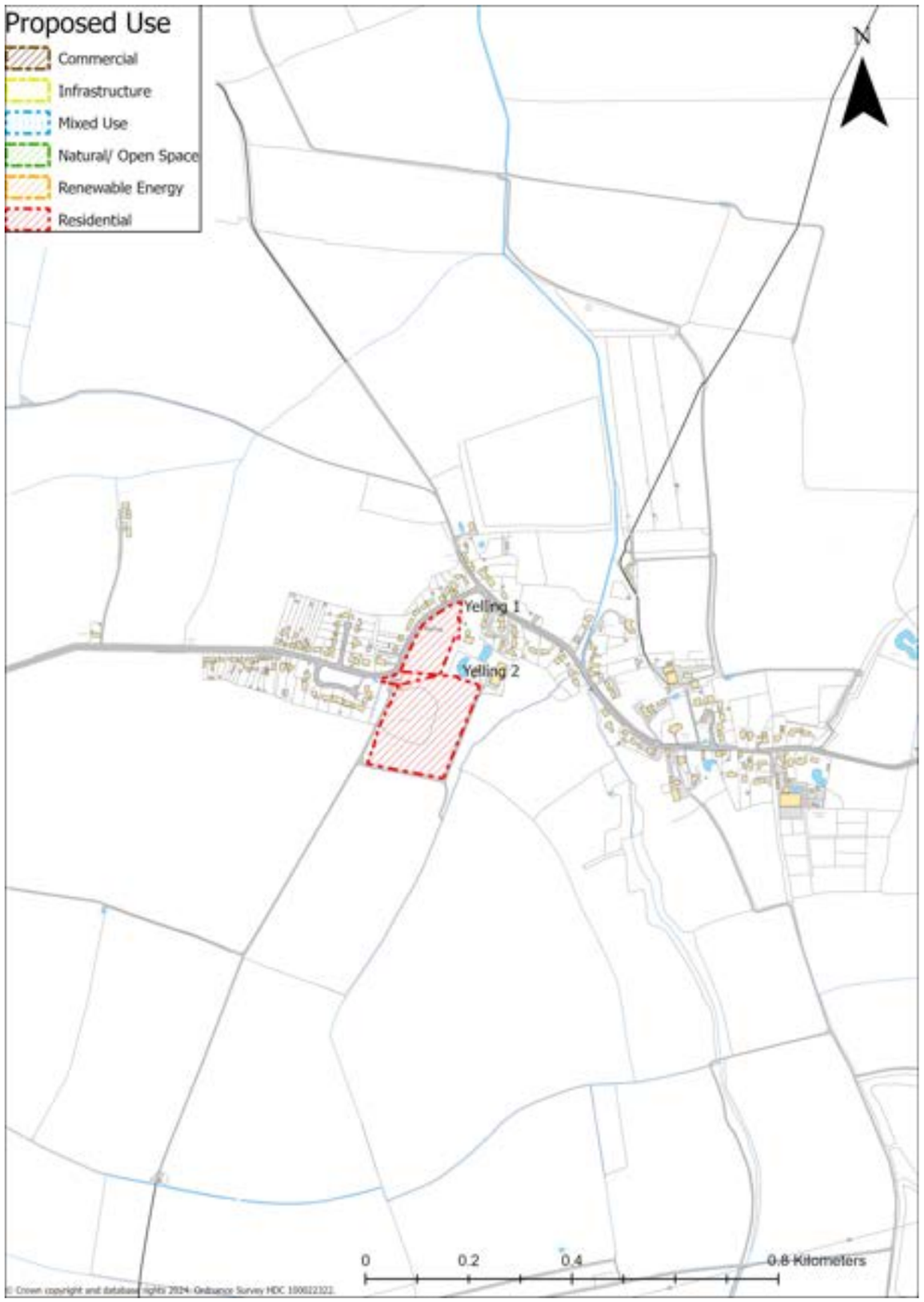
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.6ha Remove 0.66ha of the site that is existing woodland. 50% net developable area to allow sufficient landscaping and connections to the trackways within the woodland to ensure an integrated development between both parts of the site. 0.94 ha x standard proportion of 50% = **0.47 ha**	Residential - self and custom build houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.47 ha x 25 dph = **12 homes**. **0.66ha** for open spaces and BNG opportunities	Available post 2028, subject to allocation status Build out over 1 year in line with site promoter's intention

Updates after the Initial Assessment

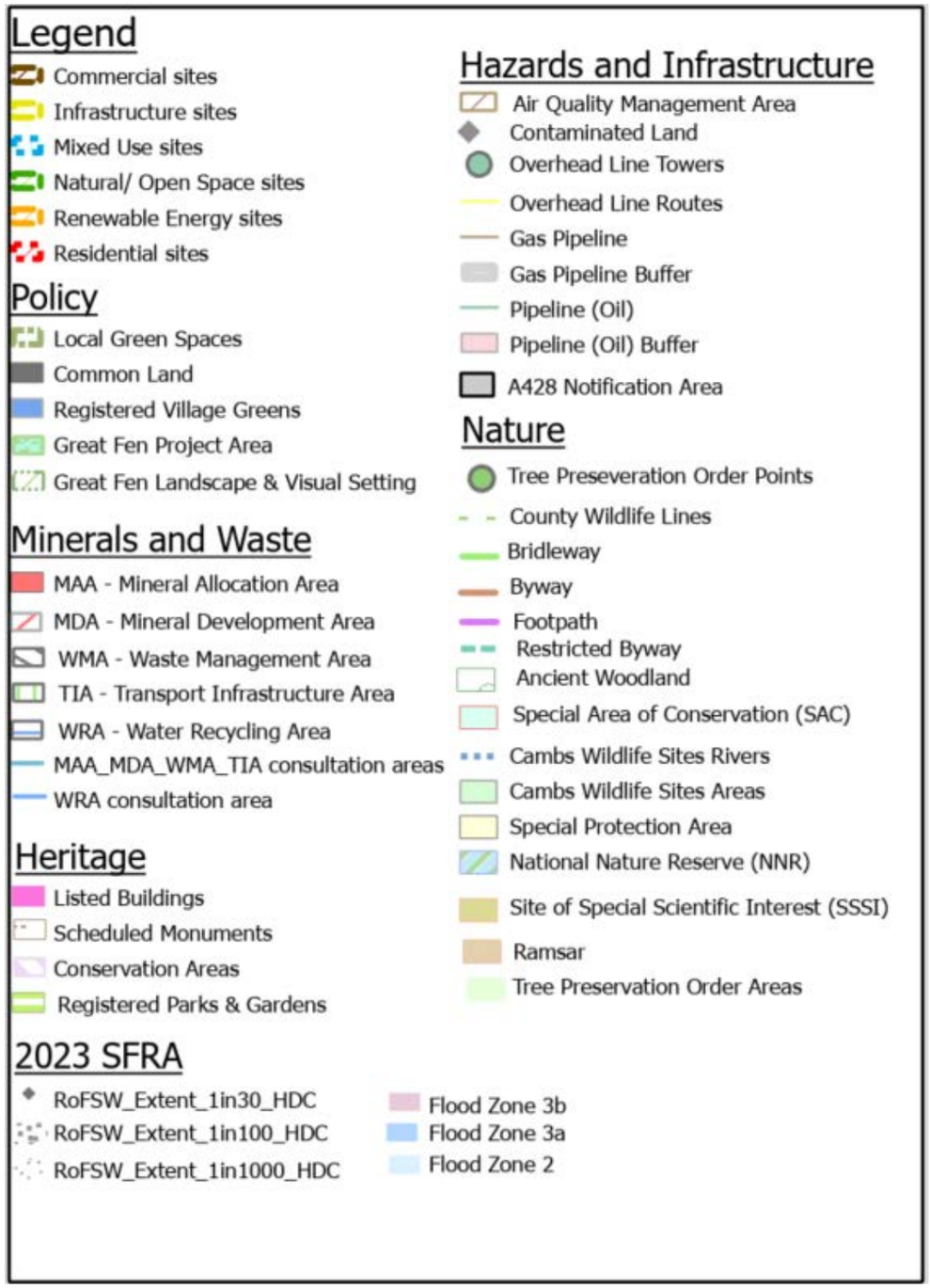
Yelling

9.24 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yelling : Land West of Manor Farm, Yelling
- Yelling 2: Land South of Manor Farm, Yelling



9.25 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.



Yelling 1: Land West of Manor Farm, Yelling

Site reference	Yelling 1
Site name	Land West of Manor Farm, Yelling

Site address	Parish(es)	Site area (ha)
Land West of Manor Farm, Yelling	Yelling	1.09

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	15 homes and 5 plots	Available 2024 - 2028 Build out over 2 years

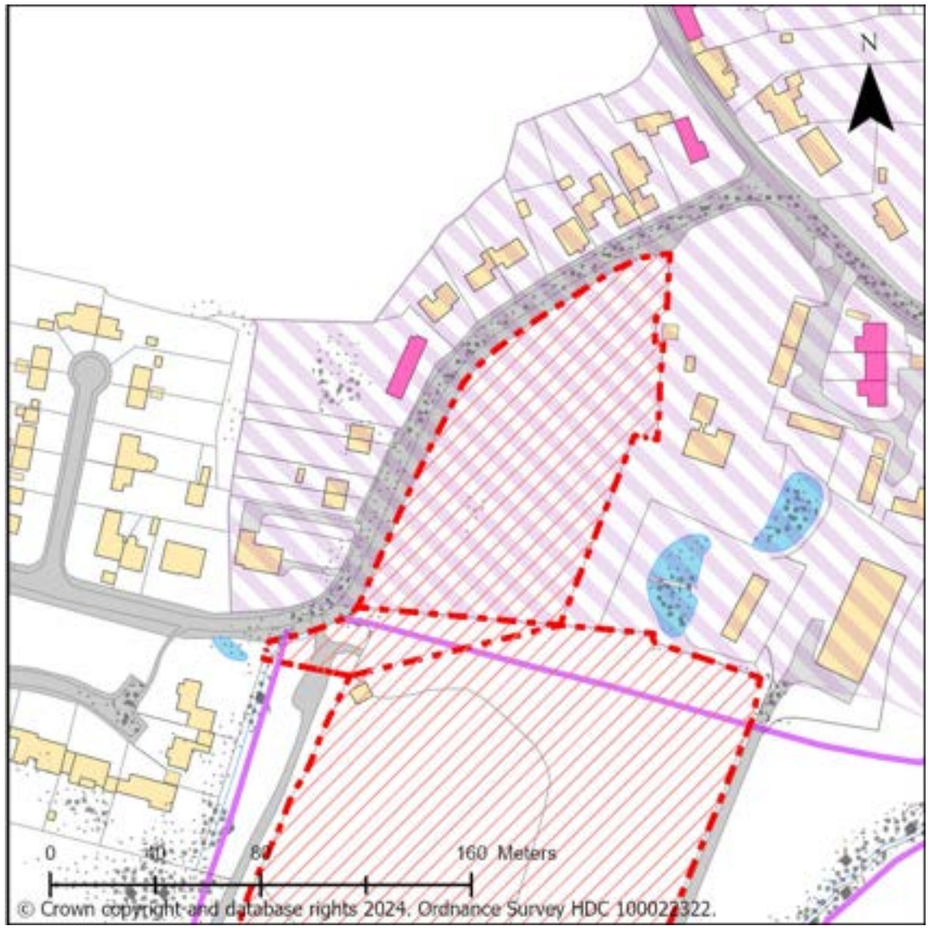
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:269
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Paddock land
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly in flood zone 1 and is classified as grade 3 agricultural land currently used for pasture with a few individual trees in the southern part. The site is broadly level with a very slight slope to the east as part of the wider topography to its surrounding areas. The northern and western boundaries of the site adjoin High Street with residential properties across the road; the boundaries comprise mature trees and hedges which reduce exposure to the adjoining residential developments. The eastern boundary comprises a variety of hedges, trees and outbuildings associated with Manor Farm. The southern boundary is more distinctive as it is open to the adjoining former cricket club and open field. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site. However, the impact from the southern aspect would be noticeable particularly from the public right of way that crosses the south western corner of the site and continues north east of the cricket pitch as a clear view over the site can be obtained from the path and the cricket pitch. Substantial planting would be needed to screen development from the southern aspect. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site is within the Yelling conservation area, it contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site nor are any of the trees on site designated with tree protection orders. The site has a field access from the High Street shared with the former cricket pitch and field (Yelling 2). It would be necessary to enhance this access to facilitate development. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site and does not include a mineral safeguarding area.	
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028 and anticipates seeking allocation status then selling the site to a third party for development. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.	+
Achievability All main services are accessible from the site boundary except for gas supply. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site has an existing field access from the High Street although this crosses a public right of way which would need to be retained. It is approximately 1.9kms west of the B1040.	~
There are no built structures on the site that require clearance. The site promoter suggests residential development of 15 homes with a small proportion of custom and self build plots although there is no certainty over how these would be secured.	
Deliverability / developability There are no known legal or ownership constraints. The site being within the conservation area means that any future development will need to be sensitive to its impact on the character and appearance of the conservation area and nearby listed buildings. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Has limited accessibility to shops, primary education, local leisure and community facilities
- Has limited public transport access and access to employment opportunities
- Reasonable connectivity to the strategic road network
- Small scale development could be integrated into the existing place and community
- Is within the Yelling conservation area and the setting of a grade 2 listed building

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development
- Would contribute to the housing needs of the district
- Would need to be sensitive to its impact on the character and appearance of the conservation area and the setting of a listed building.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.09 ha	Residential use - market and/ or affordable housing	Available post 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to allow for adequate of landscaping 1.09 ha x 80% = n**et developable area of 0.87 ha**	Custom and self-build housing Very low density of 25 dph anticipated due to the edge of village location. Capacity = 25 x 0.87 = **21 homes/plots**	Build out over 2 years

Updates after the Initial Assessment

Yelling 2: Land South of Manor Farm, Yelling

Site reference	Yelling 2
Site name	Land South of Manor Farm, Yelling

Site address	Parish(es)	Site area (ha)
Land South of Manor Farm, Yelling	Yelling	3.01

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	40 homes and 5 plots	Available 2024 - 2028 Build out over 2 years

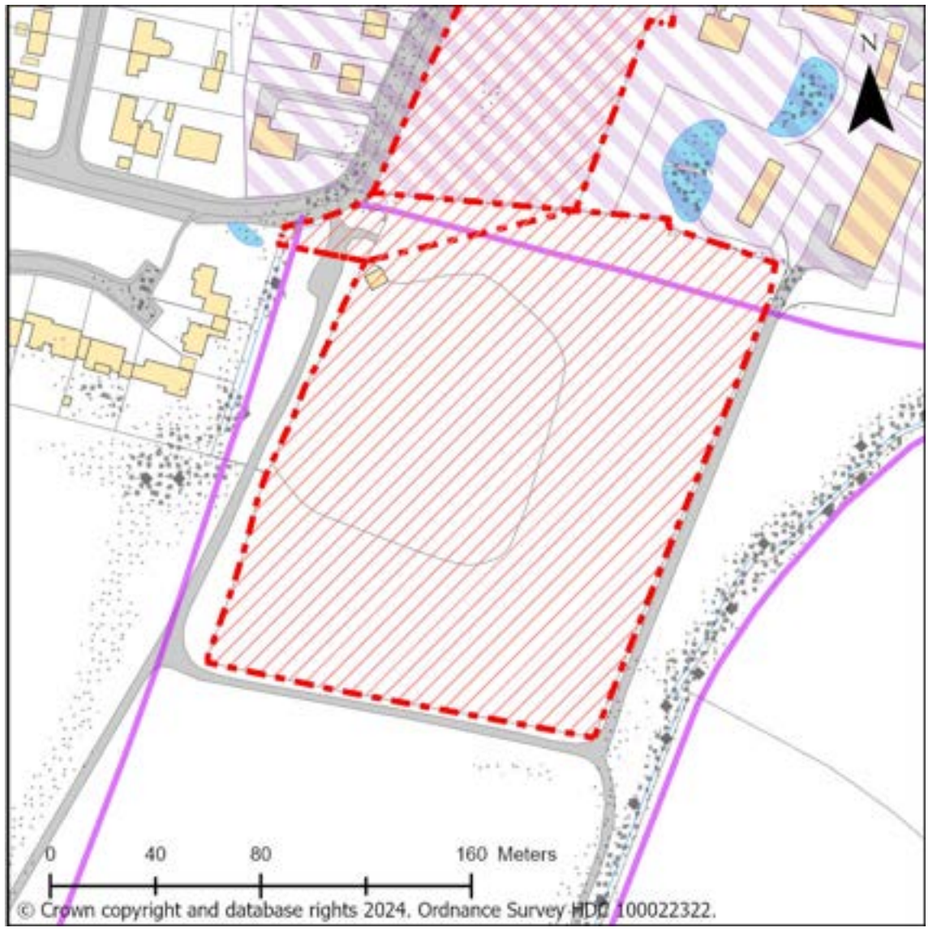
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:274
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Other (vacant grassland and former cricket club)
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~

The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It contains an area formerly used for the Cricket Club with a small clubhouse building. The site is relatively flat with a very slight slope downwards to the east contiguous with the topography of the wider area. The western boundary comprises mature trees and hedging separating the site from a track and public footpath which sit between the site and the rear gardens of three houses on High Street to the northern half and open countryside on the southern half. The southern boundary comprises a less dense hedgerow and intermittent trees again adjoining a track separating the site from the open countryside. The planting reduces exposure to the adjoining residential development to the west and the open countryside to the south. The northern boundary is open to the adjoining paddock with land and outbuildings associated with Manor Farm on the north eastern corner. The eastern boundary is entirely open to a farm track with open countryside beyond with limited screening from trees and shrubs along a nearby drainage ditch. Development of the site would be visible from northern and eastern boundaries and a strong landscaping buffer would be required to mitigate impact on the adjoining countryside to the east and paddock land to the north and the existing southern boundary planting would need reinforcing. The landscape impact of development on the site would be quite high given its limited boundary screening and relationship with the open countryside. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site lies next to the Yelling conservation area, it contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site and no tree preservation orders. The site has a field access from the High Street shared with the land to the north (Yelling 1). It would be necessary to enhance this access to facilitate development. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site and does not include a mineral safeguarding area.	
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. Part of the site was used as a cricket ground but the Cricket Club ceased playing in 2021. The promoter suggests the land would be available 2024 - 2028 and seeks to obtain an allocation before selling the site to a third party for development.	+
Achievability The site promoter states that all main services are accessible from the site boundary except for a gas supply. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from a track road that connects to High Street although it would require significant upgrading. It is located approximately 2kms from the B1040 to the east. The site is a disused cricket ground and has a small clubhouse on it that would require clearance. The site promoter suggests residential use with a small proportion of custom and self build plots although there is no certainty over how these would be secured.	~
Deliverability / developability There are no known legal or ownership constraints. Future development will need to be sensitive to the setting of the conservation area adjoining the site to the north. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes

Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Has limited accessibility to shops, primary education, local leisure and community facilities
- Has limited public transport access and limited access to employment opportunities
- Intensification of use of the field access which connects the site to the highway network may not be ideal and would require further scoping
- Small scale development could be integrated into the existing place and community
- Is adjacent to the Yelling conservation area and the setting of a grade 2 listed building

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for a built development as it would not reflect the character of Yelling and would be of a scale inappropriate to the village.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment