



SEQUENTIAL TEST

JULY 2026

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1. Introduction

- 1.1. The Local Plan identifies a need for circa 32,200 new homes and 922,000 sqm of employment floorspace (use classes E(g), B2 and B8). The plan period runs from 2021 to 2046. As at September 13,267 homes had planning permission and 4,437 have already been completed, meaning that the local plan needs to find an additional 14,496 homes to meet its housing need.
- 1.2. This paper sets out Huntingdonshire District Council's approach to the assessment of sites and flood risk for inclusion within Huntingdonshire's Local Plan to 2046.
- 1.3. This document is not intended to assist with the assessment of future windfall planning applications. The determination of planning applications associated with windfall sites should be based on policies within the Local Plan including, but not limited to: LP5 Settlement Hierarchy, LP6 Market Towns, LP7 Service Centres, LP8 Local Service Villages, LP9 Villages, LP10 Hamlets and the Countryside, LP 13 Managing Flood Risk and LP 15 Managing Surface Water.

2. National Policy Requirements

- 2.1. The National Planning Policy Framework (NPPF) requires that "inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (paragraph 170). The aim is to steer development to areas with the lowest risk of flooding. Paragraph 172 goes on to note:

All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

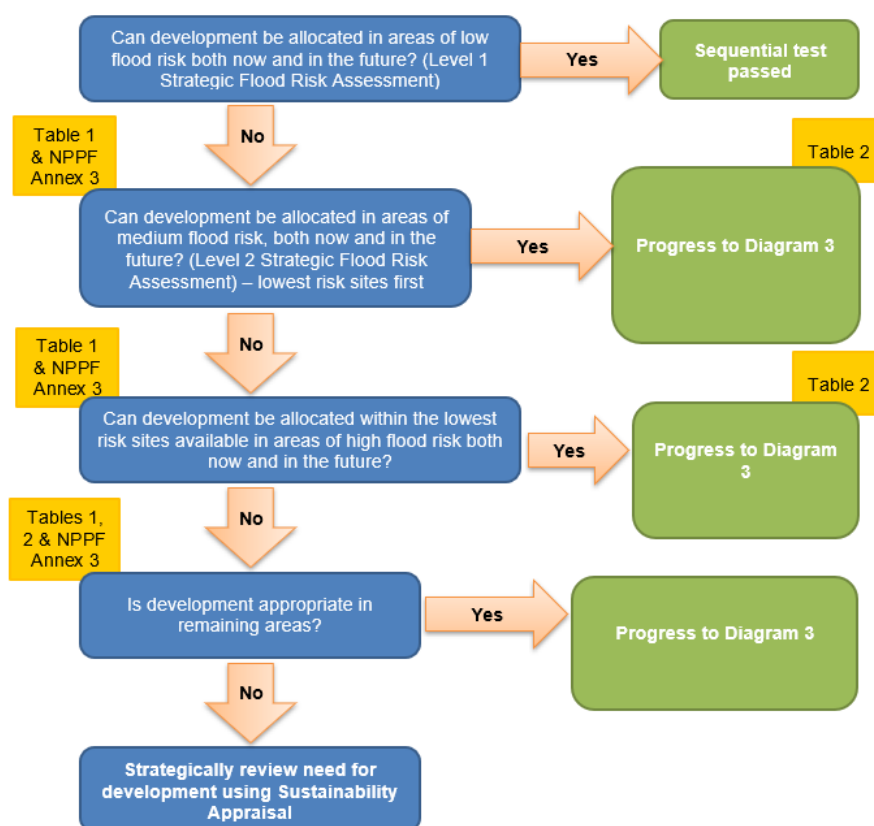
- a) applying the sequential test and then, if necessary, the exception test as set out below;*
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management*

*techniques as part of an integrated approach to flood risk management);
and*

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

- 2.2. Paragraph 175 also states that the “sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).”
- 2.3. National Planning Practice Guidance (PPG) for [Flood Risk and Coastal Change](#) sets out additional guidance on the application of the sequential test in respect of all forms of flood risk. It advises that other forms of flooding need to be treated consistently with river (fluvial) and tidal flooding. The PPG also includes a flowchart of the process that the local planning authorities should apply when undertaking the Sequential Test (see below).

Figure 1: Application of the Sequential Test for plan preparation. Source: Diagram 2 of Paragraph 026 of the Flood Risk and Coastal Change PPG (September 2025).



2.4. In addition, the NPPF goes on to clarify the application of the exception test. The exception test, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available:

177. *Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.*

2.5. Table 2 from Paragraph 079 in the PPG, sets out the need for an Exception Test determined using the flood zones and the vulnerability of a development to the effects of flooding which can be found in Annex 3 of the [National Planning Policy Framework](#). It should be noted that sites with a tick do not automatically pass the

sequential test and should still be directed towards areas of lower flood risk where reasonably alternative sites exist.

Figure 2: Flood Risk Vulnerability Classification

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

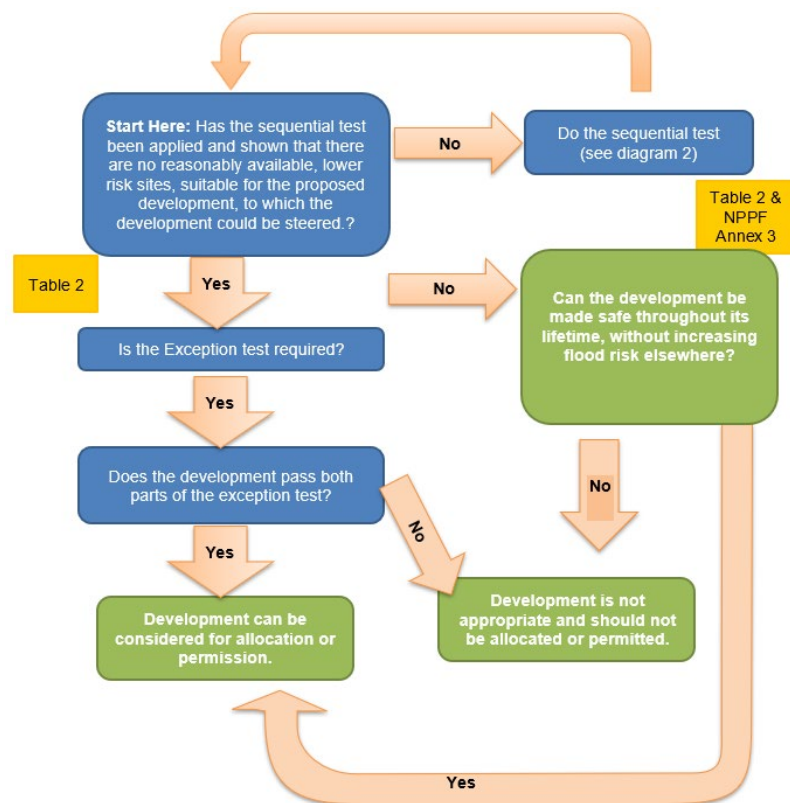
2.6. In addition, the National Planning Policy Framework says that:

178. The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

179. Both elements of the exception test should be satisfied for development to be allocated or permitted.

Figure 3: The Exception Test



2.7. The sequential test has been carried out using the above guidance and the evidence set out throughout this document.

3. Evidence Base

3.1. The application of the sequential and exception test for Huntingdonshire District Council's local plan is informed by the following documents¹:

- **Level One Strategic Flood Risk Assessment (2024)** consisting of :
 - Huntingdonshire Integrated Water Management Strategy: Level 1 Strategic Flood Risk Assessment - an evidence base for the Local Plan Update, looking at an integrated approach to flooding.
 - Appendix A - Planning Policy and Flood Risk Management
 - Appendix B - Strategic Flood Risk Assessment
 - Appendix C - Development Site Assessment Spreadsheet (updated in 2025)
 - Appendix D - Functional Floodplain Delineation
 - Appendix E - Strategic Recommendations of the Proposed Sites
 - Appendix F - Huntingdonshire Level 1 SFRA User Guide

¹ [Level 1 and 2 Strategic Flood Risk Assessments - Huntingdonshire.gov.uk](https://www.huntingdonshire.gov.uk/level-1-and-2-strategic-flood-risk-assessments)

- Appendix G - Catchment-Level Assessment of Cumulative Impacts of Development on Flood Risk
- [Statement of Common Ground between HDC, Environment Agency and Lead Local Flood Authority](#)
- **Level One Strategic Flood Risk Assessment update (2025)** (required due to updates to Environment Agency Flood Maps)
 - Level 1 SFRA Update Final Functional Floodplain Delineation Methodology
 - Update to Appendix C above
- **Level Two Strategic Flood Risk Assessment (2025)**, including:
 - Huntingdonshire IWMS Level 2 Strategic Flood Risk Assessment - Main report
 - Huntingdonshire Level 2 Strategic Flood Risk Assessment Site Summary Nominal Risk Site Assessments – assessing sites at nominal flood risk
 - A suite of individual site-specific flood risk assessments

4. Growth Strategy and Settlement Hierarchy

4.1. The Council has assessed all sites submitted to it through its Call for Sites, through its Land Availability Assessments (LAA) and Sustainability Appraisals (SA)². The Sustainability Appraisal assesses sites against a series of environmental, social and economic objectives including impact on the natural environment, social and economic benefits, access to services and ability to integrate with the surrounding area. The Land Availability Assessment looked at the site context, constraints and potential suitability, and assessed the site's availability, achievability and deliverability. It drew together the findings from both the Sustainability Appraisal and Land Availability Assessment to conclude if the site was considered potentially appropriate for development.

4.2. In addition, the Council consulted on a series of growth options looking at different patterns of growth based on the sites assessed as potentially appropriate in the LAA and SA. These growth options were put forward at the [Further Issues and Options consultation](#) held between 18th September and 27 November 2024. The options included:

- Option A - Continue with the existing growth strategy set out in our current Local Plan (Policy LP2 Strategy for Development). This currently focusses

² [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

on 75% growth in Spatial Planning Areas and 25% elsewhere e.g. Key Service Centres and Small Settlements.

- Option B - Focus on strategic expansions to existing towns
- Option C - Focus growth on public transport corridors. This corridors would be located around the A428/A421, the guided bus route and future ambitions to provide East West Rail, the proposal to reroute the A141, a public transport corridor from Cambridge to Alconbury Weald and a possible railway station at Alconbury Weald.
- Option D - Concentrate development around the strategic road network i.e. the A1, A14 and A428
- Option E - Distribute growth across many settlements in Huntingdonshire and limit growth in our towns creating dispersed growth.
- Option F - Provide 1 one or more new community/ies plus some dispersed growth.

4.3. Most responses preferred a hybrid option based around the existing strategy (option A) with a focus on towns (option B) with elements of other options included. Many supported an option that enforces sustainable locations for development supported by public transport, employment, appropriate infrastructure and reduces congestion. The options were also tested through the Council's Sustainability Appraisal. Option F with its focus on new communities was noted for its potential to deliver significant infrastructure and create self-sustaining communities. Option E, dispersed growth, was associated with assisting in providing affordable housing and supporting local services

4.4. The growth options were then further refined as follows:

- Growth Strategy 1 - Strong focus on towns and cities (Peterborough)
- Growth Strategy 2 - Sustainable locations served by public transport employment and infrastructure i.e. Market towns and service centres
- Growth Strategy 3 - Dispersed growth to support existing settlements – Some market town growth, but focus on service centres, large villages and villages
- Growth Strategy 4 - Freestanding strategic developments and limited dispersed growth – Some market town growth, but focus on freestanding strategic sites, some small freestanding sites and service centres and large villages

4.5. These growth strategies were then further tested through the findings from a number of evidence documents including but not limited to the Sustainability Appraisal, Infrastructure Delivery Study, Strategic Transport Assessment and Habitats Regulations Assessment. The in-combination outcomes of the

assessments³ concluded Strategy 2 (sustainable locations served by public transport employment and infrastructure) is viewed as being the most favourable. This is because this strategy focuses development in locations that are already sustainable (towns and larger settlements) reducing the carbon impact of new development, maximising existing infrastructure, accessibility to transport routes and can facilitate expansions towards infrastructure and sustainable travel options in a more sustainable way. It places some development in villages but this is not the key focus.

- 4.6. The technical evidence identified potential benefits to all other strategy options leading to the potential for a hybrid strategy based on Strategy 2 with elements of the remaining strategies incorporated. For example, placing slightly more emphasis on some dispersed growth as per Strategy 4 to support rural areas and sustainable growth of other settlements across the district. This is because solely focusing on the most sustainable locations could result in some social and economic disparity. It also incorporated elements from Strategy 3 placing development along public transport routes that are located within sustainable settlements and the delivery of some new communities that can provide on-site infrastructure to support comprehensive strategic scale developments that have access to their own services and facilities.
- 4.7. The NPPF asks that the planning system should actively manage patterns of growth, with significant development focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (paragraph 110). It also notes that “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”(paragraph 82).
- 4.8. Therefore, through consideration of the requirements of the NPPF, findings from evidence documents and consultation strategy the final Growth Strategy focuses on growth primarily in the North Huntingdonshire Opportunity Zone, in and around the market towns, new communities and service centres which are the most sustainable places. It also supports proportionate limited growth within the Local Service Villages and villages to help maintain the sustainability of their communities.

³ Set out in Stage B2 of the [Sustainability Appraisal](#)

4.9. Sustainable settlements were identified and set out in the Local Plan through the Settlement Hierarchy. The Settlement hierarchy, has been informed by the Growth Strategy and the Sustainability of Settlements assessment⁴ (which identified the level of services and facilities and accessibility within Huntingdonshire's settlements).

4.10. The purpose of the settlement hierarchy is to reflect the sustainability of different places in terms of their long-established roles, availability of services and community facilities, access to public transport and communications infrastructure, and the accessibility of local employment opportunities. The precise combination of services and facilities that inform each settlement's position in the hierarchy varies. However, the categories reflect both the sustainability of each place and its context and whether the services and facilities available there would draw people from other places in to use them. It is based on settlements not parish boundaries.

4.11. The settlement hierarchy indicates the relative sustainability of our places. The settlement hierarchy is as follows, listed from most sustainable to least sustainable:

- Market Towns
- Service Centres
- Local Services Villages
- Villages
- Hamlets and Countryside

5. Methodology

5.1. All sites submitted to the Council through the Call for sites were assessed through the Level 1 Strategic Flood Risk Assessment, Appendix C in 2024. Appendix C was subsequently updated in 2025 and sites reassessed due to updates in Environment Agency flood mapping.

5.2. As outlined above, all sites submitted to the Council were assessed through the Land Availability Assessment and the Sustainability Appraisal. As a result of this assessment some sites were considered inappropriate for development. These sites have been eliminated from the sequential test and can be found in [Appendix 2 – Sites eliminated through the LAA and SA](#).

⁴ [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

- 5.3. Following public consultation on the Land Availability Assessments and Sustainability Appraisals a number of additional sites were considered inappropriate for development. These sites have been eliminated from the sequential test and can be found in [Appendix 3 – Sites considered inappropriate for other reasons](#).
- 5.4. Reasons ranged from objections from statutory consultees, those received from the public and at exhibitions and Duty to Cooperate bodies, to the granting of planning permission, or because multiple variations of the same sites were submitted (therefore only one was carried forward).
- 5.5. Sites within hamlets were not tested in any of the Council's Growth Strategies due to the hamlets inherent lack of sustainability. The District's hamlets are classified as a countryside location, the local plan growth strategy allows for only limited and specific opportunities for development in these locations.
- 5.6. Some sites were removed as a conservation covenant was placed on the land which means biodiversity net gain credits can be purchased from the site as off-site credits for development.
- 5.7. Other sites were already allocated in extant Neighbourhood Plans which form part of the development plan and therefore were not required to be reallocated in the Local Plan.
- 5.8. Access and safety were also other reasons for not taking certain sites forward for further consideration as was the emergence of the East West Rail safeguarding directions which ran through a number of sites in St Neots meaning that delivery is uncertain until the route is completed,
- 5.9. Finally, some sites were put forward by a third party, meaning delivery of the site for the proposed uses would not be achievable without consent from the landowner, no further evidence was provided to justify this.
- 5.10. Subsequently after publication on the Preferred Options Draft Local Plan to 2046 held between the 15 November 2025 and 17 December 2025. The Council again assessed comments received from the public and statutory consultees. As a result of the comments received a number of sites were removed from consideration as proposed allocations. These sites have now been eliminated from the sequential test and are set out below.

Table 1: Sites removed after Preferred Options Draft Local Plan Consultation

Call for sites reference	Site Name in Preferred Options Draft Local Plan	Proposed Use	Reason for removal
CfS:262	Ramsey 3: East of Wood Lane, Ramsey	Residential and Community Open Space	Upon review of the concerns and objections raised to the loss of community land at Ramsey 3, the site has been removed as a draft allocation despite the rationale for allocating it being to secure the long term use of the wider site for community open space uses.
CfS:213	Somersham 2: South of College Farm, Somersham	Residential	Following a review of comments received from residents and stakeholders, who cite concern regarding infrastructure capacity, cumulative impact of all draft allocations on the village, transport impacts, landscape harm and scale of the proposal, the site has been removed as a draft allocation.
CfS:167	Bluntisham 1: South of Rectory Road, Bluntisham	Residential	Following a review of comments received from residents and stakeholders, who cite concern regarding heritage and impact on the Grade II* Bluntisham House as well as potential impact to ridge and furrow land, alongside concerns about the cumulative impact of development on services and infrastructure within Bluntisham, the site has been removed as a draft allocation.
CfS23-24298	Alwalton 1: North Of 23 To 33 Oundle Road, Alwalton	Residential and Open Space	Following a review of comments received from residents, stakeholders and neighbouring authorities, who cite concern regarding heritage, transport impacts and scale of the proposal, the site has been removed as a draft allocation.
CfS:98	Bythorn 1: West of Warren Lane, Bythorn	Residential	The Parish council stated preference for an alternative allocation at Home Farm because it has an existing access, is more centrally located in the village and could offer a high quality heritage lead redevelopment of the site.
CfS23-24309	Needingworth 2: South of A1123 (western parcel)	Residential Land to safeguard without flooding	Western parcel removed due to in relation to traffic impacts, flood risk, coalescence with neighbouring settlements, landscape concerns and the size of the site the Council have concluded to remove this parcel of land from the wider allocation.

5.11. Finally, a number of sites have been included within the local plan that already have planning permission. These sites have been included as site allocations to guide the future sustainable delivery of the sites. These sites have not been included within the sequential test as planning permission has been granted. The

sites can be found in Table 2: Sites included in the local plan which have planning permission.

- 5.12. Appendix E of the Level 1 SFRA notes that if sites have planning permission but construction has not started, the SFRA will only be able to influence the design of the development. New, more extensive flood extents (from new or updated models) cannot be used to reject development where planning permission has already been granted. Existing planning permissions may exist on some sites where the Environment Agency may have already passed comment and/or agreed to appropriate remedial works concerning flood risk. Previous flood risk investigations/FRAs may already have been carried out at some sites.
- 5.13. Four sites, that were submitted through the Call for sites have since been granted planning permission. Although some of them may not be considered sequentially preferable, they have been included in the Pre-Submission Local Plan to guide the sustainable delivery of the sites, as have some allocations from Huntingdonshire's Local Plan to 2036. These sites are also listed below in Table 2:

Table 2: Sites included in the local plan which have planning permission.

Ref*	Site Name	Proposed Use	Planning Application Reference and Local Plan reference
CfS:18	Eagle Business Park, Phase 3, Yaxley	Commercial	23/00973/OUT 25/01870/REM - In progress Local Plan Reference - Yaxley 1: Eagle Business Park, phase 3, Broadway Allocated in Pre-Submission Local Plan as Yaxley 1
CfS:275	Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester	Residential	25/01587/FUL Local Plan Reference – Godmanchester 1 – Former RGE Engineering site and HDC Car Park, The Avenue Allocated in Pre-Submission Local Plan as Godmanchester 1
CfS:221	Land North of A141, between Huntingdon Racecourse and A1307	Commercial	25/01922/OUT Allocated in Pre-Submission Local Plan as North Huntingdon 2 – Land North of A141 between the Racecourse and A1307
	Alconbury Weald	Mixed Use	In Huntingdonshire's Local Plan to 2036 as allocation SEL 1.1 - Former Alconbury Airfield and Grange Farm Site under construction with outline and some reserved matters applications approved. See latest Annual Monitoring Report – Part 1 .

			Allocated in Pre-Submission Local Plan as North Huntingdon Existing 1: Alconbury Weald
CfS:236	Ermine Street	Mixed Use	In Huntingdonshire's Local Plan to 2036 as allocation HU1 Ermine Street Southern parcel under construction with outline and some reserved matters applications approved (18/01918/OUT 25/00704/REM). See latest Annual Monitoring Report – Part 1 . Allocated in Pre-Submission Local Plan as North Huntingdon Existing 2: Ermine Street
	St Neots East	Mixed Use	In Huntingdonshire's Local Plan to 2036 as allocation SEL2 Wintringham Park. Southern parcel under construction with outline and some reserved matters applications approved. See latest Annual Monitoring Report – Part 1 . Allocated in Pre-Submission Local Plan as St Neots Existing 1: Ermine Street

Planning applications can be found on the Council's [Planning Portal](#).

5.14. The remaining sites that were considered potentially appropriate for development were then assessed taking into account the chosen Growth Strategy which identifies the sustainable location of development across the district (see [Growth Strategy and Assessment of Sites](#)), the settlement hierarchy (that identifies the most sustainable locations for growth) and their flood risk.

5.15. The areas of search for the location of development are therefore as follows:

Sites within Market Towns

All remaining sites submitted within this category were assessed as they meet the criteria of the Growth Strategy and Settlement Hierarchy being the primary location for growth. Huntingdonshire's market towns offer the highest levels of sustainability in Huntingdonshire as all provide major services and facilities for both their own residents and members of the wider community.

Services available in all of the market towns include health, education, retail, community facilities and social meeting places, public transport services and employment opportunities. They provide the greatest scope for residents to minimise their need to travel to access services and facilities and to do so by active travel rather than car. This is also in compliance with paragraph 110 of the NPPF. All available sites within Market Towns were included within the search area.

Service Centres

All remaining sites submitted within this category were assessed as they meet the criteria of the Growth Strategy and Settlement Hierarchy being the second most appropriate location for growth. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain (paragraph 110 NPPF). Further sustainable development at Service Centres can contribute to the social and economic sustainability of these settlements and support surrounding villages and the local economy ([NPPF](#), paragraph 83). All available sites within Service Centres were included within the search area.

Local Service Villages

Local Service Villages are the next level in the settlement hierarchy after Service Centres and are considered capable of accommodating a limited amount of development sustainably due to the level of services, facilities and infrastructure they offer. Some sustainable development at Local Service Villages can contribute to their social and economic sustainability and support nearby villages and hamlets as well as the local economy. This approach is consistent with the NPPF paragraph 83.

In line with the Settlement Hierarchy and the Growth Strategy (option 2), the search area for available sites within Local Services Villages are restricted to the settlements that were tested within Growth Strategy 2.

The number of sites selected in any settlement are to be defined by the amount of development a settlement is physically capable of accommodating in combination with the scale of the proposed site(s) in relation to the settlement. Where multiple sites were available in these villages the sites will be selected based on: the scale of development capable of being accommodated within the settlement, the distance from local services and facilities and flood risk.

Villages

To provide a limited amount of growth to support local services in villages. The sites chosen within Villages will assist in providing an element of residential development to enhance or maintain the vitality of our villages through proportionate opportunities for growth (NPPF 83).

In line with the NPPF, Settlement Hierarchy and the Growth Strategy (option 2), the search area for available sites within Villages are restricted to the settlements that were tested within Growth Strategy 2.

To avoid over development in villages the Council has applied a sequential risk-based approach to the location of development in villages steering it towards areas at the lowest risk of flooding from any source in each specific village. It is also noted that these communities are further from emergency services meaning substantial development across all villages may also represent an additional safety consideration when applying the sequential and exception test, meaning safe access and escape is even more pertinent. Therefore the resultant assessment of villages is only focussed on sites within flood zone 1 and/or those with minimal surface water flood risk.

Hamlets and the Countryside

The countryside contains small hamlets with no local service provision, other than in some instances a church. It comprises all land outside the places identified above and includes the hamlets of Barham, Caldecote, Coppingford, Denton, Fenton, Haddon, Little Gidding, Little Raveley, Midloe, Morborne, Sibson, Steeple Gidding, Stirtloe, Tetworth, Washingley, Wennington and Wooley. The Growth Strategy does not allow for allocations within hamlets due to their inherent lack of sustainability and services. Hamlets have therefore been excluded from the area of search for available sites.

Strategic Sites

Strategic sites were classified as those capable of providing 2,500 homes or more or capable of providing 120,000sqm of employment floorspace. Due to their nature they are not comparable to smaller scale sites.

A different process has been undertaken with regard to strategic scale sites. The search area for strategic sites has been undertaken at a district-wide level. This is justified by the fact that the strategic nature of such sites have the ability to provide comprehensive infrastructure services and facilities to support new communities, or to facilitate large-scale logistics and distribution to meet identified needs in the Economic and Employment Needs Assessment⁵.

- 5.16. Further information on the method of assessment is set out below with summaries of the results of the assessments found in [Market Towns](#), [Service Centres](#), [Local Service Villages](#), [Villages](#) and [Strategic Sites](#).

⁵ Economic and Employment Needs Assessment - [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

Assessment of Remaining Sites

5.17. [Appendix E](#) of the Level 1 SFRA set out strategic recommendations of all sites submitted in the call for sites, these recommendations were attributed to all sites within [Appendix C](#) of the Level 1 SFRA. These strategic recommendations are designed to assist in the application of the sequential test and are as follows, with Strategic Recommendation A the most sequentially preferable :

- Strategic Recommendation A -development could be allocated on flood risk grounds based on the evidence of this Level 1 SFRA. LPA to make decision on allocation.
- Strategic Recommendation B -allocate and progress to developer-led FRA
- Strategic Recommendation C -Level 2 SFRA. Exception Test required if site is more vulnerable or essential infrastructure;
- Strategic Recommendation D -recommend for withdrawal unless risk area can be avoided

5.18. Sites were selected for each settlement hierarchy category using the following hierarchy (below) with Strategic Recommendation A being the most sequentially preferable. Sites were then assessed and selected from subsequent Strategic Recommendation categories if no further sites were available to fulfil the chosen Growth Strategy.

Most sequentially preferable

Strategic Recommendation A applies to any site where the following criteria is true:

- Any site with 100% area within Flood Zone 1, not shown to be at risk from surface water flooding and less than 1 hectare in area.
- Any site predicted not to be at additional risk from climate change.

Second most sequentially preferable

Strategic Recommendation B applies to any site where the following criteria is true:

- Any proportion of a water compatible site area at fluvial or surface water flood risk, both present day or as a result of climate change.
- Any proportion of a site area is within the low risk surface water flood zone.
- Any site with 100% area within Flood Zone 1 and not shown to be at risk from surface water flooding but is greater than 1 hectare in area.

Third most sequentially preferable

Strategic Recommendation C applies to any site where the following criteria is true:

- Any proportion of a more vulnerable or less vulnerable site area is within Flood Zone 3a.
- Any proportion of a highly vulnerable, more vulnerable or less vulnerable site area is within Flood Zone 2.
- Any proportion of an essential infrastructure site area is within Flood Zone 3b or Flood Zone 3b + climate change.
- Any proportion of a highly vulnerable, more vulnerable, less vulnerable or essential infrastructure site is within the high or medium risk surface water flood zones.
- Any proportion of a highly vulnerable, more vulnerable, less vulnerable or essential infrastructure site area is predicted to be at additional risk from fluvial or surface water climate change.

NOTE: the Exception Test only applies to sites at fluvial flood risk, depending on the vulnerability of the site use (see Table 2 of the FRCC-PPG). Less vulnerable (employment) uses of land do not require the Exception Test but may still require a Level 2 SFRA.

Of those within Strategic Recommendation C sites were broken down into 4 sub-categories:

- 1) sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk.
- 2) sites within Strategic Recommendation C where some of the site within flood zone 2 with surface water flood risk
- 3) sites within Strategic Recommendation C where some of the site within flood zone 3a with surface water flood risk
- 4) sites within Strategic Recommendation C where some of the site within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure

Fourth most sequentially preferable

Strategic Recommendation D applies to any site where the following criteria is true:

- Any proportion of a highly vulnerable, more vulnerable or less vulnerable site area is within the functional floodplain. The FRCC-PPG flood risk vulnerability classification states that only water compatible uses and essential infrastructure should be permitted in the functional floodplain, though any essential infrastructure must pass the Exception Test and water compatible uses must be designed and constructed to remain operational and safe for users in times of flood; must result in no net loss of floodplain storage; and must not impede water flows and not increase flood risk elsewhere. Development should not be permitted for sites within the highly, more or less vulnerable categories that fall within the functional floodplain.
- Any proportion of a highly vulnerable, more vulnerable or less vulnerable site is shown to be at additional risk from Flood Zone 3b + climate change.
- Any proportion of a highly vulnerable site area is within Flood Zone 3a.

If the LPA can state no development in Flood Zone 3b and the developer can ensure no development in Flood Zone 3b then areas of the site could still be allocated / developed.

5.19. Where sites have progressed to a level 2 SFRA all forms of flood risk including fluvial (rivers and ordinary watercourses which include Middle Level & IDB watercourses), surface water, ground water, reservoir, residual risk and cumulative impacts have been assessed. Criteria has been included within the relevant allocation policies where mitigation or assessment has been identified. The methodology employed for the assessment of the Level 1 SFRA update and Level 2 SFRA was agreed by the Environment Agency and Lead Local Flood Authority and can be found within a Statement of Common Ground in the Council's [Evidence Library](#).

5.20. Where sites have been required to pass the Exception Test and assess the wider sustainability benefits of a site as identified in part a) of paragraph 178 of the NPPF. These wider sustainability benefits have been drawn from the Council's Sustainability Appraisal which assesses sites based on a number climate, social, economic and environmental objectives. The sustainability appraisal objectives are set out below to illustrate how the wider benefits to the community were assessed.

Table 3: Wider Sustainability Benefits Criteria

	SA Objective	Decision aiding questions
		Will allocation of the site:
	Climate emergency	
SA 1	Contribute to achieving the district's ambition to reach net zero carbon emissions by 2040.	Promote low and zero carbon technologies? Not contain, and be at least 200m from an air quality management area? Support the circular economy through the reuse and recycling of existing land, buildings or materials?
SA 2	Improve adaptability and resilience to the unavoidable impacts of the climate emergency.	Is the site located in an area with lower resilience to the predicted impacts of climate change?
SA 3	Manage Huntingdonshire's water resources in a sustainable manner and reduce the risk from all potential sources of flooding to people, properties and the environment.	Be served by existing waste water infrastructure or will it require infrastructure upgrades to facilitate growth? Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?
	Environmental	
SA 4	Make efficient use of land by maximising development on previously developed land where this is not of high biodiversity value and minimising that on the best and most versatile agricultural land.	Prioritise development of previously developed land? Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?
SA 5	Improve the quantity and quality of publicly accessible natural green space and enhance the strategic green and blue infrastructure network and links to it.	Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?
SA 6	Promote conservation, enhancement, recovery and connectivity of sites of biodiversity or geodiversity significance.	Impact on a designated site of biodiversity or geodiversity significance? Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?
SA 7	Conserve and enhance the special qualities and integrity of our landscape and townscape character and the local distinctiveness of settlements.	Make efficient use of land whilst also protecting the form and character of the local area?
SA 8	Contribute to the minimisation and reduction of all forms of pollution.	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?
	Socio-economic	
SA 9		Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?

	All people have access to high quality affordable homes that meet their needs across their lifetime.	Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size?
SA 10	Enhance the quality, range and accessibility of social and community services and facilities to promote social inclusion particularly amongst those most at risk of experiencing discrimination, poverty and social exclusion.	Minimise the distance people need to travel to access town centres and local convenience shops Minimise the distance people need to travel to access education facilities? Minimise the distance people need to travel to access leisure and cultural facilities?
SA 11	Enhance the quality, range and accessibility of economic opportunities for all communities.	Facilitate access to a range of employment opportunities? Be in a location with high quality digital infrastructure?
SA 12	Reduce the need to travel by car and promote active travel and public transport infrastructure.	Benefit from access to public transport infrastructure? Benefit from access to active travel infrastructure for practical and social activities?
SA 13	Strengthen, modernise and diversify the local economy and promote opportunities for growth of indigenous companies as well as encouraging sustainable inward investment.	Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location?
SA 14	Support the successful response of town, local and village retail centres to changing shopping and social trends.	Reinforce the role of town, local and village centres in serving their communities?
SA 15	Promote high quality design and placemaking that enables attractive, safe and resilient communities.	Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures?
SA 16	Conserve, sustain and enhance designated and non-designated heritage assets and their setting(s).	Impact on any heritage assets or their settings?

5.21. Part b) of the Exception test asks ‘Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall?’. To undertake this assessment, the finding of the Level 2 SFRA were first summarised, with the assessment of if the site will be safe for its lifetime addressed after this. To be safe for its lifetime a site is expected to implement number of measures dependent on the flood risk, these include:

- Sequentially locating development
- Reducing drainage rates and residual risk
- Providing open space to safeguard against flooding
- Ensuring safe access and escape routes
- Providing opportunities for flood betterment
- Employing sustainable drainage measures

- Implementing blue/green corridors
- Providing natural flood management

5.22. It should be noted that less vulnerable developments are not required to pass part b) of the Exception Test, however it should be acknowledged that less vulnerable developments should still demonstrate that they are safe for the lifetime of the development without increasing flood risk elsewhere. Where this is the case allocations have been informed by the level 2 site specific SFRA with criteria included to ensure that the site is safe for its lifetime. Mitigation measures dependent on the flood risk will include:

- Sequentially locating development
- Reducing drainage rates and residual risk
- Providing open space to safeguard against flooding
- Ensuring safe access and escape routes
- Providing opportunities for flood betterment
- Employing sustainable drainage measures
- Implementing blue/green corridors
- Providing natural flood management

6. Assessment of Market Towns

- 6.1. In line with the Growth Strategy the Market Towns are identified as the most appropriate location for growth. Huntingdonshire's market towns offer the highest levels of sustainability in Huntingdonshire as all provide major services and facilities for both their own residents and members of the wider community. Services available in all of them include health, education, retail, community facilities and social meeting places, public transport services and employment opportunities. They provide the greatest scope for residents to minimise their need to travel to access services and facilities and to do so by active travel rather than car.
- 6.2. There were no suitable sites available in Strategic Recommendations A and B.
- 6.3. All sites were selected in category 1 of Strategic Recommendation C as the level 2 SFRAs identified that surface water flood risk could be mitigated. See table 1 of [Appendix 4 – Sequential test of Market Towns](#).
- 6.4. No sites were allocated in categories 2 and 3 of Strategic Recommendation C as it could not be proven that built development could avoid areas of fluvial flood

risk in zones 2 and 3a which covered the majority of the sites. See table 2 and 3 of [Appendix 4 – Sequential test of Market Towns](#).

- 6.5. One site was allocated in category 3 of Strategic Recommendation 3 as although it contains areas of flood risk the proposed use is water compatible in the form of biodiversity net gain and land to safeguard against flooding. See table 4 of [Appendix 4 – Sequential test of Market Towns](#).
- 6.6. Due to the limited number of available sites within Market Towns to fulfil the Council's Growth Strategy sites were investigated within Strategic Recommendation D (See table 5 of [Appendix 4 – Sequential test of Market Towns](#)). The following justification is provided for the inclusion of sites within this category.

CfS 276 – Huntingdon Racecourse:

- 6.6.1. Huntingdon Racecourse is currently included within Huntingdonshire District Councils adopted Local Plan to 2036. The site is proposed for reallocation as allocation North Huntingdon 1. The Level 2 SFRA notes that the site is not required to pass the exception test as the site is for less vulnerable use, however it notes that there is significant risk on-site. The site also includes water compatible uses, such as the race course and a SSSI that sits within it. Huntingdon Racecourse was established in 1886 and is the only surviving racecourse in the county, making it a unique economic asset for Huntingdonshire and the wider region. Supported by the Council through [the Tourism Growth Plan \(2025-2030\)](#) as a key tourist attraction and highlighting its importance to the visitor economy.
- 6.6.2. The justification for the allocation is that the development proposed is within an existing site for activities that could not reasonably be located anywhere else than at the existing racecourse, it is not considered that there are reasonable alternatives to development at this location.
- 6.6.3. The site has existing uses on-site. The allocation criteria will provide for the redevelopment of the site to allow for the continued use of the site as a racecourse, equine facilities and Huntingdon and District Rugby Football Club, with complementary facilities to maintain the viability of the existing use. To address the significance of flood risk on the area, the policy will require a development strategy that seeks to sequentially locate development and relocate existing uses to lower flood risk parts of

the site wherever possible in order to reduce overall exposure to flood risk.

- 6.6.4. Any proposal will need to be supported by a site specific flood risk assessment appropriate to the risk category of the uses proposed and a detailed drainage strategy. A proposal would require safe access and escape routes available at times of flood. It must also demonstrate that any proposed development is capable of being safely used for its expected lifetime and that it will reduce overall flood risk especially to Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. A strategy to provide flood risk betterment must be produced in agreement with the Council in liaison with relevant bodies.

CfS 240 – Giffords Park

- 6.6.5. This site is strongly related to St Ives and is the only remaining site capable of providing residential uses in the town. The site can accommodate growth whilst providing a sequential approach to the location of development within it.
- 6.6.6. The Level 2 SFRA identifies 3% of land within flood zone 2, 3% in flood zone 3a and 9% in flood zone 3b; this is to be safeguarded for flooding and only be used for water compatible development. Therefore, the developable land does not include any area of fluvial flood risk.
- 6.6.7. The Environment Agency's Flood Risk Assessment Standing Advice (22 October 2025) states that "you may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding." The premise of this was subsequently included within Paragraph 175 of the NPPF which was updated in December 2024.
- 6.6.8. The site was put forward as proposed allocation Needingworth 1 with about 65.5 ha of green infrastructure, sustainable drainage and flood mitigation uses meaning that more vulnerable uses are located outside areas of flood risk. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. There are opportunities to reduce overall flood risk through river restoration, floodplain reconnection and enhanced

drainage standards. Further information can be found in [Appendix 7 – Exception Test of sites](#).

7. Assessment of Service Centres

- 7.1. In line with the Growth strategy the Service Centres are identified as the second most appropriate location for growth. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain. This is reflected in the allocation of sites for development in this plan.
- 7.2. Further sustainable development at Service Centres can contribute to the social and economic sustainability of these settlements and support surrounding villages and the local economy ([NPPF](#), paragraph 83).
- 7.3. There were no suitable sites available in strategic categories A and B.
- 7.4. All sites were selected in category 1 of Strategic Recommendation C as the level 2 SFRA identified that surface water flood risk could be mitigated. See table 1 of [Appendix 5 – Sequential test of Service Centres](#).
- 7.5. In category 2 of Strategic Recommendation C, only one site was available in a Service Centre, this was CfS: 163 Dews Bus and Coach Depot. This is proposed for allocation as Somersham 2. The site is also previously developed land meaning that it meets paragraph 125 d of the NPPF which notes that planning policies should “give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs”. Appendix C of the Level 1 SFRA identified that 0.0008ha of land was within flood zone 2, the site specific level 2 SFRA amended the findings of the modelling noting the site is 100% within Flood Zone 1. See table 2 of [Appendix 5 – Sequential test of Service Centres](#).
- 7.6. In category 3 of Strategic Recommendation C, CfS 385: Land North of Black Horse Industrial Estate, Sawtry was selected as a commercial allocation. 97 % of the site is within flood zone 1 with predominantly low surface water risk. The Environment Agency’s Flood Risk Assessment Standing Advice (22 October 2025) states that “you may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding.” The premise of this was subsequently included within Paragraph 175 of the NPPF

which was updated in December 2024. Therefore, in cases where the proportion of the site at flood risk is small, a sequential approach at the site level would be appropriate and enable development to be located in areas of low risk of flooding.

- 7.7. The Level 2 SFRA for site CfS 385 notes that this site is not required to pass part b) of the exception test as the development proposed is less vulnerable. The criteria in the allocation policy makes clear that this site cannot be developed until the required information from the Middle Level Catchwater Drain and Black Horse Drain are fully ascertained and requires built development to be located outside areas of flood risk. The site will require about 0.3ha open space to safeguard against flood risk along Middle Level Catchwater Drain and allow for maintenance. The site is also adjacent to an Established Employment Area allowing for expansion of suitably located commercial uses. See table 3 of [Appendix 5 – Sequential test of Service Centres](#).
- 7.8. No sites within Service Centres were within category 4 of Strategic Recommendation C.
- 7.9. Due to the limited number of available sites within Service Centres to fulfil the Council's Growth Strategy sites were investigated within strategic recommendation D. The following justification is provided for the inclusion of sites within this category. Only 11 sites were available.

CfS 242 – Land off Huntingdon Road, Brampton

- 7.9.1. The site was assessed in the Level 2 SFRA as 25 % within flood zone one with predominately very low surface water risk. The SFRA recommends that the risk area should be converted to open greenspace for the country park and that the car park should be sited in Flood Zone 1 next to the access road with appropriate drainage. This has been taken forward into the allocation criteria. The site was put forward for allocation Pre-Submission Local Plan as Brampton 2 and includes criteria requiring the location of the car park in flood zone 1 and appropriate drainage and assessment of groundwater. The Level 2 Site Specific SFRA notes that this site is not required to pass part b) of the exception test as it is proposed for less vulnerable development. The allocation policy will require safe access and escape routes to be considered further to ensure safe evacuation of site users, opportunities for natural flood management and mitigation of cumulative development impacts.

CfS: 46 – Galley Hill, Fenstanton

7.9.2. CfS: 46 – Galley Hill, Fenstanton: The Level 2 SFRA assessed the site as 41 % within flood zone one with nominal surface water risk through isolated ponding. The site has been put forward for allocation as mixed use development with built development to be located on land within flood zone 1 (approximately 25ha of the site) leaving the remaining 36ha for open space to safeguard against flooding and the assessment of opportunities for using Natural Flood Management to reduce flood risk on site and in the surrounding area, thus providing betterment. The site is for a less vulnerable use.

7.9.3. The Level 2 Site Specific SFRA notes that this site is not required to pass part b) of the exception test as it is proposed for less vulnerable development. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. As a result the allocation policy will note that successful development of the site will require provision of a flood risk assessment and drainage strategy, taking into account residual risk from culverts, fluvial, groundwater and surface water flood risk, modelling of Hall Green Brook and unnamed ordinary watercourses including climate change and a strategy to provide betterment to be produced in agreement with the Council in liaison with relevant bodies.

CfS 7 - Brittens Farm, Station Road Kimbolton

7.9.4. CfS 7 - Brittens Farm, Station Road Kimbolton: The site was assessed in the Level 2 SFRA as 84.8 % within flood zone one with predominately low surface water risk with some high-risk areas in association with the River Kym to the south.

7.9.5. Fluvial flood risk is limited to the south of the site in association with the River Kym. The Environment Agency's Flood Risk Assessment Standing Advice (22 October 2025) states that "you may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding." The premise of this was subsequently included within Paragraph 175 of the NPPF which was updated in December 2024.

7.9.6. The Level 2 SFRA demonstrates that built development can be located within flood zone one. The site was put forward for allocation as part of Huntingdonshire's Preferred Options Local Plan as Kimbolton 1. A third of the site will be reserved specifically for open space (in the south of the site) to safeguard against flooding and remain as a blue/green corridor offering multifunctional benefits including ecological, social and amenity value to the site. By leaving the areas of flood risk within the site boundary the Local Plan can ensure that the site remains as open space and addresses wider flood risk in the surrounding area. The area of open space to mitigate against flood risk is identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk.

7.9.7. There are no other available or sequentially preferable residential sites within Kimbolton. Further information can be found in [Appendix 7 – Exception Test of sites](#).

CfS 155/161 – Land to the West of Toll Bar Way and Green End Road, Sawtry CfS 52 - Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry and CfS 88 – Land to the West of Glatton Road

7.9.8. There were no other available or sequentially preferable residential sites within Sawtry within categories 1 to 4. The sites were assessed as being 91%, 82% and 99% within flood zone 1 respectively with surface water flood risk predominantly associated with Sawtry Brook (CfS 155 & 52) and an unnamed watercourse (CfS 88).

7.9.9. The Environment Agency's Flood Risk Assessment Standing Advice (22 October 2025) states that "you may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding." The premise of this was subsequently included within Paragraph 175 of the NPPF which was updated in December 2024.

7.9.10. The Level 2 site specific SFRAs notes that the exception test can be passed if areas at risk remain as open greenspace. All allocations will require a minimum area for open space and land to safeguard against flood risk. Areas at risk must not be developed and should be left as open greenspace or included within blue green corridors along the

watercourses and include water compatible development only. The area of open space to mitigate against flood risk is identified within a diagram in the allocation policies and will require review as part of the planning application process to take into account any changes in flood risk.

7.9.11. The sites have the opportunity to provide betterment to flood risk through blue green corridors which can provide multiple benefits including ecological, social and amenity benefits. Natural flood management features must also be included to reduce flood risk to the site and surrounding areas addressing the cumulative impacts of development. Further information can be found in [Appendix 7 – Exception Test of sites](#).

CfS 380 – Land at Little Common Farm Sawtry

7.9.12. 98.6 % of the site is within flood zone 1 meaning development can be sequentially located outside areas of fluvial flood risk. The Level 2 SFRA notes that this site is not required to pass part b) of the exception test as the development proposed is less vulnerable.

7.9.13. The allocation policy will require built development to be located within flood zone 1. The site has the opportunity to provide betterment to flood risk through the allocation of about 2.5ha of open space to safeguard against flooding and to be used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. Understanding of the Middle Level Catchwater Drain and mitigation (if required) will be outlined within the policy. Discharge rates should remain at greenfield rates as a minimum in consultation with the LLFA. The assessment should consider the wider impact of flood risk in combination with adjacent sites and opportunities for natural flood management addressed.

7.10. Proposed allocation Godmanchester 2: South of Godmanchester is comprised of 6 separate sites, discussions with landowners identified that multiple parcels of land could be delivered together to provide a more comprehensive development. For completeness all parcels are identified below:

- CfS: 87 – Strategic recommendation C, 100% flood zone 1 with surface water flood risk
- CfS 139 – Strategic Recommendation D. 99% of the site is within flood zone 1 with 1% of the site within flood zone 3b, the allocation will identify that this will remain undeveloped as a blue green corridor offering

multifunctional benefits. Surface water risk to the site is predominantly very low, high and medium risk runs along Stoneyhill Brook. The Level 2 Site Specific SFRA notes that this site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a and that the nominal area of functional floodplain onsite should not trigger the exception test nor negate any development plans. The allocation policy will include green infrastructure on areas of flood risk to include a mixture of strategic green space, amenity open space, play space, accessible natural green space and flood mitigation. The sequential location of development will be required in flood zone 1 only and the site provides the opportunity through its comprehensive development to provide betterment to the surrounding area. The development will be required to assess opportunities for using Natural Flood Management to reduce flood risk on site and in the surrounding area.

- CfS: 285 - Strategic recommendation C, 100% flood zone 1 with surface water flood risk
- CfS: 371 - Strategic recommendation C, 100% flood zone 1 with surface water flood risk
- CfS: 372 - 88% of the site is within flood zone 1, there is some potential for residual flood risk which sits outside the boundary of the site. However, this parcel of land will be reserved in the allocation for open space and flood mitigation to provide a strategic approach to flood risk in association with Stoneyhill Brook providing flood risk betterment to the wider area.
- CfS: 23-24180 - Strategic recommendation C, 100% flood zone 1 with surface water flood risk

In addition to the requirement for fluvial flood mitigation, the area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk, in this case surface water flood risk is also included to provide additional flood mitigation and betterment associated with Stoneyhill Brook. The land owner is also looking to extend the site boundary to include an additional strip of land to the south spanning each side of Stoneyhill Brook to be reserved for landscaping and additional flood mitigation, which would provide further flood betterment to the wider settlement of Godmanchester and be reserved for water compatible development only. In addition, the supporting text will note the following: “Originally submitted as 6 separate sites it has been drawn together as one site 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.”

8. Assessment of Local Service Centres

- 8.1. Local Service Villages are identified in the settlement hierarchy as the next level in the settlement hierarchy after Service Centres and are considered capable of accommodating a limited amount of development sustainably due to the level of services, facilities and infrastructure they offer. Some sustainable development at Local Service Villages can contribute to their social and economic sustainability and support nearby villages and hamlets as well as the local economy. This approach is consistent with the NPPF paragraph 83 which says:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

- 8.2. There were no suitable sites available in Strategic Recommendation A.
- 8.3. There was one site identified within Strategic Recommendation B. This site was selected as a proposed allocation. A more detailed breakdown of the site and its flood risk can be found in [Appendix C](#) of the Level 1 SFRA.

Table 4: Strategic Recommendation B – Local Service Villages

Site reference	Site Name	Use	Conclusion
CfS:58	Land between Middle Street and Highgate Green, Elton	Water compatible	Not allocated

- 8.4. CfS 58 was proposed for natural green and open space uses. As it is currently a green space it was not allocated and its use will be protected through complementary planning policies in the local plan such as “Protecting our open spaces, outdoor sport and recreational facilities”.

- 8.5. There were 25 sites within category 1 of Strategic Recommendation C. Of those 25 sites, 11 were selected for allocation in the Local Service Villages of Alconbury, Bluntisham, Great Staughton, Needingworth, Spaldwick, Stilton and The Offords. The number of sites selected in any settlement are to be defined by the amount of development a settlement is physically capable of accommodating in combination with the scale of the proposed sites in relation to the settlement. Where multiple sites were available in these villages and the scale of development was considered incapable of being accommodated within the settlement the most sustainably located sites were selected. See table 1 of [Appendix 6 – Sequential test of Local Service Villages](#).
- 8.6. Sites within Earith, Elton, Farcet and Houghton were not chosen as they did not comply with the chosen Growth Strategy as demonstrated through supporting evidence base documents.
- 8.7. No sites within Local Services Villages were identified in category 2 of Strategic Recommendation C.
- 8.8. There were 5 sites within category 3 of Strategic Recommendation C. Of those 5 sites, one was selected for allocation in the Local Service Village of Abbots Ripton. See table 3 of [Appendix 6 – Sequential test of Local Service Villages](#).
- 8.9. CfS 259 – Home Farm South, Abbots Ripton: Was selected as an allocation. There were no other available sites in Abbots Ripton. 96 % of the site is within flood zone 1, development can be sequentially located outside areas of fluvial flood risk. The Level 2 SFRA notes that this site will be required to pass part b) of the exception test. The allocation provides homes and a small amount of additional employment development to support the local community. The sequential location of development will be required alongside a drainage strategy consideration of residual risk from outside of the site, greenfield rates and consultation with the LLFA and Middle Level Commissioners/Internal Drainage Board. Opportunities for natural flood management will need to be considered alongside any cumulative impacts. The findings of the exception test can be found in [Appendix 7 – Exception Test of sites](#).
- 8.10. Sites within Farcet and Hemingford Grey were not chosen as they did not comply with the chosen Growth Strategy as demonstrated through supporting evidence base documents. There were more sequentially preferable sites in Spaldwick these were selected from category 1.

- 8.11. There is one site within category 4 of Strategic Recommendation C, CfS 23-24291 – Ruddles Lane, Wyton. It was the only available site for renewable energy, meaning that no reasonable or sequentially preferable alternatives were available. The level 2 SFRA notes that the site is required to pass part b) of the exception test as it is proposed for essential infrastructure and is located within Flood Zone 3a and Flood Zone 3b. Based on the information presented in the Level 2 SFRA, the exception test could be passed and the site allocated, assuming the risk area can remain undeveloped, or it can be proven that the development can be designed and constructed to remain operational and safe during a flood event, including for the extreme event accounting for climate change. An area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. Emergency plans must be in place to allow for safe access and escape if found to be required and residual flood risk assessed. Opportunities for natural flood management will need to be considered alongside any cumulative impacts.
- 8.12. It is noted that the test should be reapplied at the application stage as some flood risk information has not been available for consideration in the Level 2 SFRA. The test should also be reapplied if more recent information about existing or potential flood risk becomes available at application stage. The findings of the exception test for Ruddles Lane can be found in [Appendix 7 – Exception Test of sites](#).
- 8.13. There were four sites within Strategic Recommendation D. No sites were selected as proposed allocations as more sequentially preferable sites were available in Spaldwick. See table 5 of [Appendix 6 – Sequential test of Local Service Villages](#)

9. Assessment of Villages

- 9.1. Villages are the largest group of settlements in the settlement hierarchy with some offering a small amount of services and facilities primarily targeted at local residents, but some having very limited or no local services and facilities. Their sustainability is variable with the influence of proximity to larger villages and towns significantly impacting on their overall sustainability as places to live, work and visit.
- 9.2. The Growth Strategy applies a small amount of development in this category to help maintain the sustainability of their communities. Some sustainable development at Villages can contribute to their social and economic

sustainability and support nearby villages and hamlets as well as the local economy, such as sustaining school provision. This approach is consistent with the NPPF paragraph 83 which says:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

- 9.3. To enable some sustainable development the Council applied a sequential risk-based approach to the location of development in villages steering it towards areas at the lowest risk of flooding from any source. These sites will assist in providing an element of residential development to enhance or maintain the vitality of our villages through proportionate opportunities for growth (NPPF 83).
- 9.4. There were three sites available in Strategic Recommendation A. Of these sites one was located in Great Paxton (CfS 14) and two in Hail Weston (CfS 187 and 39). A more detailed breakdown of the sites and flood risk can be found in [Appendix C](#) of the Level 1 SFRA.

Table 5: Strategic Recommendation A - Villages

Site reference	Site Name	Use	Conclusion
CfS:14	West of High Street, Great Paxton	Residential	Proposed allocation Great Paxton 1
CfS:187	The Walnuts, 113 High Street, Hail Weston	Residential	Not allocated
CfS:39	Land West of 5 High Street, Hail Weston	Residential	Proposed allocation Hail Weston 1

- 9.5. Hail Weston is a small village of approximately 241 properties. To ensure proportionate development in Hail Weston (and in line with the Growth Strategy, see also [Growth Strategy](#)) only one site was chosen for allocation. When considering the preferred site, CfS 39 was selected as a proposed residential allocation as it is closer to local services and facilities and will not impact the setting of an heritage asset. Site 'CfS 187' is directly over the road from the grade II* listed St Nicholas's Church and any development scheme would need to be sensitive to the setting of this building.

- 9.6. There was one site identified within Strategic Recommendation B. This site was selected as a proposed allocation. A more detailed breakdown of the site and its flood risk can be found in [Appendix C](#) of the Level 1 SFRA.

Table 6: Strategic Recommendation B - Villages

Site reference	Site Name	Use	Conclusion
CfS:75	Land at Ramadie, Earith Road, Colne	Residential	Proposed allocation Colne 1

- 9.7. All sites selected for allocation were taken from category 1 of Strategic Recommendation C. With the exception of Catworth and Ramsey Forty Foot, all sites chosen also had sites and settlements that fell within the Council's chosen growth strategy. See also table 1 of [Appendix 7 – Sequential test of villages](#).
- 9.8. An additional site at Catworth was included within the local plan due to capacity at Catworth-Hostel WRC as outlined in the Stage 2 Water Cycle Study and a residential in Ramsey Forty Foot.
- 9.9. No sites were allocated from category 2 or 3 of Strategic Recommendation C. See also tables 2 and 3 of [Appendix 7 – Sequential test of villages](#).
- 9.10. One site was available in category 4. CfS: 53 – Ramsey Forty Foot Village Mooring which was put forward for a combination of open space and moorings. The use is water compatible development, meaning it was suitable for allocation. The Level 2 Site Specific SFRA notes that this site is not required to pass part b) of the exception test as the site is proposed for natural open space. See also table 4 of [Appendix 7 – Sequential test of villages](#).
- 9.11. Four sites were available in Strategic Recommendation D. No sites were put forward for allocation as more sequentially preferable sites were allocated in the villages or the location of the village did not comply with the Council's chosen growth strategy.

10. Assessment of Strategic Sites

- 10.1. Huntingdonshire District Council's Growth Strategy includes the allocation of some strategic scale sites. These have been assessed separately due to the strategic nature of the site and the ability of these sites to provide

comprehensive infrastructure services and facilities to support new communities, or to facilitate large-scale logistics and distribution to meet identified needs in the Economic and Employment Needs Assessment⁶. Strategic sites were classified as those capable of providing 2,500 homes or more. Due to their nature they are not comparable to smaller scale sites.

- 10.2. 13 sites were identified as strategic scale sites. The following strategic sites were assessed through the council's Land Availability Assessments and Sustainability Appraisals and considered inappropriate for development.

Table 7: Strategic Sites considered inappropriate for development

Ref	Site Name	Use	Area	Council's Assessment
CfS:227	Southoe Garden Village, Southoe	Mixed Use	300	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that 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.
CfS:363	Land West of A1 from Buckden to Brampton	Mixed Use	527	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the combination of outcomes of the LAA and SA indicate that 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.

⁶ Economic and Employment Needs Assessment - [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](https://evidence.libraryforlocalplanupdate-huntingdonshire.gov.uk)

- 10.3. One site, that was submitted through the Call for sites has since been granted planning permission.

Table 8: Strategic sites granted planning permission

Call for sites reference	Site Name in Preferred Options Draft Local Plan	Proposed Use	Planning Application Reference and Local Plan reference
CfS:221	Land North of A141, between Huntingdon Racecourse and A1307	Commercial	25/01922/OUT Local Plan Reference – North Huntingdon 2 – Land North of A141 between the Racecourse and A1307

- 10.4. In addition, some strategic sites were considered inappropriate for development after their initial assessment in the LAA and SA. Reasons range from objections from statutory consultees, those received from the public and at exhibitions and Duty to Cooperate Bodies. These are listed below.

Table 9: Strategic sites considered inappropriate for development following public consultation

Ref	Site Name	Use	Area	Council's Assessment
CfS:348	Sibson Garden Community	Mixed Use	263	As part of Duty to Cooperate meetings Peterborough City Council raised significant concerns relating to this site and the impact on the transport network and Oundle Road specifically and the inability of the road network into Peterborough to accommodate the extra traffic likely to be generated. The Highways Agency also raised significant concerns saying that the site is likely to require significant highways improvements due to scale and that Elton Road is not suitable for connection or intensification without significant improvement. They noted that it is unclear whether suitable improvement could be achieved along its entire length within existing highway or land in the applicant's

				control. They continued that, this road also joins with the A1 at its northern extent; the existing junction is again unlikely to be suitable without significant improvement and would need to be discussed with National Highway. As there are limited sustainable connections to Peterborough, given the remote location of this site and existing infrastructure crossing the A1, it is unclear how this would be achieved. The Whole Plan Viability Assessment also demonstrates the site to be the most unviable of all sites put forward.
CfS:43	Safefield Farm, North West of Alconbury Airfield	Mixed Use	267	Significant objections were 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.
CfS:209	Land West of A1 (North of Peterborough Motorway Services) - Option A, (larger site) Haddon	Commercial	90	As Part of Duty to Cooperate meetings Peterborough City Council raised significant concerns relating to this site and the impact on the transport network and Oundle Road specifically and the inability of the road network into Peterborough to accommodate the extra traffic likely to be generated. The Highways Authority raised significant concerns saying that the site is likely to require significant highways improvements

				due to scale and that it is unclear how sustainable travel links can be achieved on the A605 across the A1 to link to Peterborough. National Highways also raised significant concerns noting that J17 A1(M) is a potential crash cluster, therefore safety improvements may be required.
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- 10.5. Of the strategic sites remaining the sites were classified as follows, a more detailed breakdown of the sites and flood risk can be found in Appendix C of the Level 1 SFRA or through the relative site specific Level 2 SFRAs where applicable⁷:

Table 10: Strategic Sites for assessment

Ref	Site Name	Use	Area	Strategic Recommendation from SFRA
CfS:247	The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)	Mixed Use	243	Strategic Recommendation C
CfS:256	Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)	Mixed Use	331	Strategic Recommendation C
CfS:95	Wyton Airfield	Mixed Use	260	Strategic Recommendation D
CfS:197	Sapley Park Garden Village	Mixed Use	580	Strategic Recommendation D
CfS:232	Land at Weybridge Farm (Brampton Cross)	Commercial	395	Strategic Recommendation D
CfS:36	Nook Farm, Little Stukeley	Mixed Use	376	Strategic Recommendation D
CfS:47	Hungary Hall, West of A141, Wyton-on-the Hill	Mixed Use	384	Strategic Recommendation D

- 10.6. CfS: 247 – The Lattenburys and CFS: 256 – Lodge Farm were the most sequentially preferable sites and so were selected as residential-led strategic mixed use allocations.

⁷ [Level 1 and 2 Strategic Flood Risk Assessments - Huntingdonshire.gov.uk](https://www.huntingdonshire.gov.uk/level-1-and-2-strategic-flood-risk-assessments)

- 10.7. With regard to the remaining sites within strategic recommendation D, CfS:95 Wyton Airfield was selected as an allocation. The justification for this is two-fold. Wyton Airfield is the largest brownfield site that was submitted to the Council for consideration. The allocation of this site will meet paragraph 124 of the NPPF which says:
- “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*
- 10.8. The site (CfS 95) also supports the ambitions of the Council to create a [defence and innovation cluster](#) by providing additional employment and homes to facilitate sustainable economic growth, thus aligning with corporate priorities and the development of [Project Fairfax](#). This is also supported by the Ministry of Defence through a ‘[Statement of Intent](#)’.
- 10.9. 1% of site CfS 95 is within flood zone 3b, surface water risk to the site is predominantly very low. Approximately 4% of the site is at high surface water risk. A further 2% is at medium risk and a further 5% is at low surface water risk. The entirety of the site is classified as no risk of groundwater emergence. Infiltration SuDS should be suitable at this site based on groundwater.
- 10.10. Wyton Airfield can provide development of a proportionate scale that could be integrated with the existing Wyton on the Hill which has limited services and facilities. The site will provide multiple on-site services, facilities and infrastructure, including employment, green infrastructure, a local centre, education and community and sports facilities to support existing nearby communities (Wyton on the Hill) and future residents of the site.
- 10.11. The size of the site will support a sustainable community, with sufficient access to services and employment opportunities (paragraph 77b, NPPF) and provide a mix of types and tenures of residential properties including care home bedspaces. This allows future residents to minimise their need to travel to access services and facilities and to do so by active travel rather than car. Further information can be found in [Appendix 8 – Exception Test of sites](#).

11. Conclusion

- 11.1. The selection of sites has been informed by the Council's Land Availability Assessment and the Sustainability Appraisal, objections to consultations and from engagement from statutory consultees, those received from the public and at exhibitions and Duty to Cooperate Bodies, the chosen growth strategy (informed by multiple evidence base documents), the Settlement Hierarchy and the Level 1 and 2 Strategic Flood Risk Assessments.
- 11.2. Sites selected for allocation have followed the guidance set out in the National Planning Policy Framework and National Planning Practice Guidance.
- 11.3. The Level 2 SFRA site specific assessments confirmed that the sites proposed for allocation could be made suitable for development and if required can be sequentially located development to avoid locating more vulnerable uses within areas of flood risk. Each site specific SFRA has provided guidance and mitigation measures specific to the site that will be taken onboard and implemented within the sites allocation policies.
- 11.4. The allocation of Wyton Airfield is the largest brownfield site (253.9ha) that was submitted to the Council for consideration. The allocation of this site will meet paragraph 124 of the NPPF which says: "*Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.* The size of the site will support a sustainable community, with sufficient access to services and employment opportunities (paragraph 77b, NPPF) and provide a mix of types and tenures of residential properties including care home bedspaces. This allows future residents to minimise their need to travel to access services and facilities and to do so by active travel rather than car. The site also supports the ambitions of the Council to create a [defence and innovation cluster](#) by providing additional employment and homes to facilitate sustainable economic growth, thus aligning with corporate priorities and the development of [Project Fairfax](#). This is also supported by the Ministry of Defence through a '[Statement of Intent](#)'.
- 11.5. Huntingdon Racecourse, is proposed for reallocation as allocation North Huntingdon 1. The Level 2 SFRA notes that the site is not required to pass the exception test as the site is for less vulnerable use, however it notes that there is significant risk on-site. The site also includes water compatible uses, such as the race course and a SSSI that sits within it. Huntingdon Racecourse was established in 1886 and is the only surviving racecourse in the county, making it a unique economic asset for Huntingdonshire and the wider region. Supported

by the Council through the Tourism Growth Plan (2025-2030) as a key tourist attraction and highlighting its importance to the visitor economy. With this in mind it was considered important to reallocate the site due to the significance of the site to Huntingdonshire and the wider area. Any proposal will need to be supported by a site specific flood risk assessment appropriate to the risk category of the uses proposed and provide a strategy to provide flood betterment and relocation of existing uses to outside areas of flood risk, produced in agreement with the Council in liaison with relevant bodies.

- 11.6. The final section of sites for allocation appropriately reflects the Council's Growth Strategy and the requirements of the NPPF by actively managing patterns of growth, with significant development focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (paragraph 110). Whilst also promoting sustainable development in rural areas, where it will enhance or maintain the vitality of rural communities and provide opportunities for villages to grow and thrive, thus supporting local services (paragraph 83, NPPF).
- 11.7. The distribution of allocations within the local plan is therefore as follows:

Location	Approximate percentage of growth
North Huntingdon - Lodge Farm, Wyton Airfield	46%
New Communities – The Lattenburys	20%
Market Towns	18%
Service Centres	11%
Local Service Villages	3%
Villages	2%

Appendix 1 – Settlement Hierarchy

Market Towns

St Neots	Huntingdon and Lodge Farm new community	St Ives	Ramsey and Bury
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Service Centres

Alconbury Weald	Brampton	Buckden	Fenstanton
Godmanchester	Kimbolton	Little Paxton	Sawtry
Somersham	Warboys	Wyton Airfield new community	Yaxley

Local Service Villages

Abbots Ripton	Alconbury	Bluntisham	Earith
Elton	Farcet	Great Staughton	Hemingford Abbots and Hemingford Grey
Houghton and Wyton	Needingworth	Offord D'Arcy and Offord Cluny	Spaldwick
Stilton	The Lattenburys new community	Wansford	

Villages

Abbotsley	Alconbury Weston	Alwalton	Brington
Broughton	Buckworth	Bythorn	Catworth
Chesterton	Colne	Conington	Diddington
Easton	Ellington	Folksworth	Glatton
Grafham	Great Gidding	Great Gransden	Great Paxton
Great Raveley	Great Stukeley	Hail Weston	Hamerton
Hilton	Holme	Holywell	Keyston
Kings Ripton	Leighton Bromswold	Little Stukeley	Molesworth
Old Hurst	Old Weston	Perry	Pidley
Pondersbridge	Ramsey Forty Foot	Ramsey Heights	Ramsey Mereside
Ramsey St Mary's	Southoe	Stibbington	Stonely
Stow Longa	Tilbrook	Toseland	Upton
Upwood	Waresley	Water Newton	Winwick
Wistow	Woodhurst	Woodwalton	Wyton on the Hill
Yelling			

Appendix 2 – Sites eliminated through the LAA and SA

The list below sets out the sites that were considered inappropriate for development as part of the Council's Land Availability Assessments and Site-Specific Sustainability Appraisals⁸.

Further information on flood risk can be found in [Appendix C - Development Site Assessment Spreadsheet](#) (updated in 2025).

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:102	Land East of Parkhall Road, Somersham	Residential	This site was considered inappropriate for development through the Council's Land Availability Assessment as it failed a fundamental constraint as 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 was provided at the time. 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. This site has not been selected as a draft allocation. This site was assessed as having high and/or medium risk from surface water sources and groundwater risk. More sequentially preferable sites were selected which are 100% flood zone 1 with very low risk of surface water flood risk.
CfS:151	Land off Pingle Bank, Holme	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it is too close (within 400m) of a water recycling area and wholly within flood zone 3a. 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 the L1 SFRA evidences the site is wholly within flood zone 3a. 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.

⁸ [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:194	Land adjacent to 52 Main Street, Great Gidding	Residential	This site has not been selected as a draft allocation. It was considered inappropriate for development through the Council's Land Availability Assessment as it failed a fundamental constraint for assessment by being below the site threshold.
CfS:222	Area 1 Park Farm, Brampton	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the whole site falls within a waste management area (Buckden Landfill Waste Management Area (WMA)). No assessment has been made by the site promoter on the impact of the proposed development on amenity. In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (CfS 224,225 and 226) 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. In their comments, the site promoter identified that the site is not within a minerals development area. The assessment has been corrected to state that the site is within a waste management area (Buckden Landfill Waste Management Area (WMA)). The site therefore still fails the fundamental constraints as the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. In their representations, the site promoter considers the proposed employment uses to be a 'compatible use' and therefore assessment on amenity is not required. The Council disagrees with this view and considers the amenity for those who work on such sites as important as residential uses and should be adequately assessed and to shape proposals and ensure high standards of amenity as well as ensuring that the integrity of the WMA is not compromised by the development. The Minerals and Waste Authority commented that compatibility between the proposed site and safeguarded site must be demonstrated at this stage. Therefore, the outcome of the assessment remains unchanged.
CfS:224	Area 2 Park Farm, Brampton	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the whole site falls within the consultation area for a Mineral Development Area and a waste management area (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 nor amenity. In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (CfS222,225 and 226) 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. In their comments, the site promoter identified that the site is not within a minerals development area. The assessment has been

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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 these who work on such sites as important as residential uses and should be adequately assessed and to shape proposals and ensure high standards of amenity as well as ensuring that the integrity of the WMA is not compromised by the development. The Minerals and Waste Authority commented that compatibility between the proposed site and safeguarded site must be demonstrated at this stage. Therefore, the outcome of the assessment remains unchanged.
CfS:281	Brampton Road, Buckden	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site is wholly within a minerals development area which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for the extraction of mineral resources. 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.
CfS23-24209	Land off Robert Avenue, Somersham	Mixed Use	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as 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. 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.
CfS23-24247	Land on the West Side of Parkhall Road, Somersham	Residential	This site was considered inappropriate for development through the Council's Land Availability Assessment as it failed a fundamental constraint as 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 was provided at the time. 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,

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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. This site has not been selected as a draft allocation. This site was assessed as having high and/or medium risk from surface water sources and groundwater risk. More sequentially preferable sites were selected which are 100% flood zone 1 with very low risk of surface water flood risk.
CfS23-24293	Land off Berry Lane, Godmanchester	Residential	The site was considered inappropriate for development through the Council's Land Availability Assessment due to the site being wholly located within flood zone 2 and some of 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
CfS23-24299	Land at 34 The Broadway, St Ives	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development due to high and medium flood risk present on the majority of the site proposed for a 'more vulnerable' use. 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.
CfS23-2450	Land East of Easton Road, Easton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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. 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.
CfS:124	Swift Car Care, Buckden Road, Brampton	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development because it 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.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:127	Land off Middlemoor Road, Ramsey St Mary	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as it wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land and situated wholly in flood zone 3a.
CfS:129	Land North of Thrapston Road and South of the A141(larger site), Brampton	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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 and would also need to reduced to remove the A141/B1514 slip road as this is not in the ownership of either landowners. 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.
CfS:136	Land South of Warboys Sports Field, Warboys	Natural/Open Space	Site not progressed to Level 2 SFRA. Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as the site was submitted by a third party who do not own the site and the owners of the land to do not intend to sell the land for the proposed use.
CfS:145	Little End, Station Road, Warboys	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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 and would have highway access difficulties given the existing track and limited scope to upgrade. 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.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:146	Land off Ugg Mere Court Road, Ramsey Heights	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development it is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land and wholly within flood zone 3a.
CfS:159	Land at Cranbrook Plants, Colne Road, Colne (Somersham)	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as 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.
CfS:162	Land North of High Street and East of Bury Road, Bury	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development 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. 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 CfS 277 for amended proposals: CfS23-24313 reduced the capacity for the site to 40 homes on the same site area as CfS 162. A revised supporting statement was submitted to support this amendment. CfS23-24311 in combination with CfS 277 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 CfS 277 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 (CfS 162) 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.
CfS:171	Ramsey Gateway, St Mary's Road, Ramsey	Mixed Use	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land and wholly in flood zone 3a.
CfS:173	Land South of 35 Church Street (smaller site), Somersham	Residential	Site discounted as the combination of outcomes from the LAA and SA indicate that the site is inappropriate for development due to being wholly within a scheduled monument designation. 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 no longer viewed as being potentially suitable for development due to impacts on heritage including the designated scheduled monument.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:175	Collmart Growers, Pondersbridge	Commercial	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as the site is wholly classified as grade 1 agricultural land, being the highest quality agricultural land and the site sits within flood zones 3a and 3b.
CfS:184	Land South of 35 Church Street (larger site), Somersham	Residential	Site discounted as the combination of outcomes from the LAA and SA indicate that the site is inappropriate for development due to being constrained by a scheduled monument designation. 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 no longer viewed as being potentially suitable for development due to impacts on heritage including the designated scheduled monument.
CfS:199	Land Adjacent to Manor Court, Offord Cluny	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development 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.
CfS:2	Royal Oak Gardens, High Street, Hemingford Abbots	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the entire site is covered with mature trees with Tree Preservation Order and is constrained by flood risk due to being situated in flood zones 2 and 3a. 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 exception test. As such the site is still considered to be unsuitable for development and the outcomes remain unchanged.
CfS:205	Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)	Infrastructure	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development 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.
CfS:211	Land West of Needingworth	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the combination of outcomes of the LAA and SA indicate that the site is inappropriate for development as it would fundamentally adversely impact the character of Needingworth.
CfS:225	Area 3 Park Farm, Brampton	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would be located

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			within the open countryside not served by public transport. Future users would most likely use private vehicles therefore not supporting sustainable modes of transport and development is likely to be quite prominent on the local landscape. In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (CfS 222, 224 and 226) 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 this site is to be brought forward alongside the other parcels as one scheme. The LVIA provides a baseline of landscape characteristics of the site an appraisal of the site to inform masterplanning. It considers the site not to be as prominent in the landscape as set out in the LAA. While landscaping could potentially overcome some concerns, the development will have an urbanising impact on the landscape and is still not well served but sustainable travel modes. There is still some minerals and waste constraints to overcome on this site which the Minerals and Waste Authority state could potentially be mitigated, however no further details have been provided by the site promoter on how this could be achieved. Two of the parcels within this scheme (Brampton 7 and 8) are significantly constrained and require that compatibility between the proposed site and safeguarded site must be demonstrated at this stage rather than later at an application stage. Considering that it is now intended to bring this site forward with the other three parcels as one scheme, this raises potential issues in doing so as such the site assessment remains unchanged.
CfS:226	Area 4 Park Farm, Brampton	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would be located within the open countryside not served by public transport. Future users would most likely use private vehicles therefore not supporting sustainable modes of transport and development is likely to be quite prominent on the local landscape. In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (CfS 222,224 and 225) 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. The LVIA provides a baseline of landscape characteristics of the site an appraisal of the site to inform masterplanning. It considers the site not to be as prominent in the landscape as set out in the LAA. While landscaping could potentially overcome some concerns, the development will have an urbanising impact on the landscape and is still not well served but sustainable travel modes. There is still some minerals and waste constraints to overcome on this site which the Minerals and Waste Authority state could potentially be mitigated, however no further details have been provided by the site promoter on how this could be achieved. Two of the parcels

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			within this scheme (CfS 222 and 224) are significantly constrained and require that compatibility between the proposed site and safeguarded site must be demonstrated at this stage rather than later at an application stage. Considering that it is now intended to bring this site forward with the other three parcels as one scheme, this raises potential issues in doing so as such the site assessment remains unchanged.
CfS:228	Folly Farm, London Road, Yaxley	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development of housing through the Council's Land Availability Assessment as it was considered important to support the proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon. The site progressed to sustainability appraisal on the basis of assessment as open space and biodiversity net gain opportunities, where it was considered suitable. However, the land was not put forward for this use and therefore development as open space was not considered achievable. 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, including a letter addressing perceived coalescence, have been submitted. The planning application on site was refused but is now awaiting the outcome of a Public Inquiry.
CfS:265	Land off Conington Road, Fenstanton	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it could not be master planned 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. The site presents safety concerns due to potential increased usage of underpass to access Fenstanton and is inappropriate for built development due to the adverse impacts on the landscape and on heritage assets. It would also significantly disrupt the rural character of the area due to the scale of the proposal. In response to the Autumn 2024 consultation, the site promoter submitted several documents in support of their proposal, 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.
CfS:286	Land to the West of Longland Crescent, Ramsey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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, therefore adversely impacting landscape and townscape character. 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 in detail. It concludes that the site will be visible from some viewpoints within Cromwell Fields and along the public rights of way network

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			and would not result in unusual development that deviates from 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.
CfS:288	Upwood Field, Meadow Road, Great Raveley	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development 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. Following the Autumn 2024 consultation, the name of the site was amended to be Meadow Lane rather than Road.
CfS:300	Land off The Wykes, accessed from West End, Yaxley	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development 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. 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.
CfS:318	Land to the West of Sheep Street, Leighton Bromswold	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as it 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.
CfS:350	Land North of Chatteris Road, Somersham	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is 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. 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. Site discounted as it is 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.
CfS:355	Land North of Ermine Street, Little Stukeley	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as it is 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.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:363	Land West of A1 from Buckden to Brampton	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the combination of outcomes of the LAA and SA indicate that the site is inappropriate for development due to the very significant landscape impact of the development and the scale of development fundamentally impacting the character of the landscape and setting of various settlements. Access and a new junction onto the A1(M) will require considerable engagement with Cambridgeshire County Council as well as detailed viability work which has not been undertaken to date. The site promoter resubmitted part of this site to the Ongoing Call for Sites. They made two submissions of two parcels (CfS 23-24220 and 23-24223) Development of these sites would introduce in depth development out of character with the linear and more loose form of development found to the west of the A1(M). Both resubmitted pieces of land would result in landscape harm and also not reflect the character of its immediate landscape. Access from Taylors Lane is possible however introducing up to 180 additional dwellings here would likely require highways improvements in particular safety from turning off or getting onto the A1(M). In their resubmission, the site promoter states that 'as part of the promotion process, technical evidence will be undertaken to advise on the design of the development and to demonstrate that the Site is developable and beneficial to the locality.' At this stage, these smaller sites are still considered to be unsuitable, unachievable and undeliverable. Additionally, it is unclear whether the original larger scheme is still being pursued and these will be a first phase to that development. If so, this raises concerns regarding masterplanning and holistically addressing constraints and ensuring adequate infrastructure to serve that development.
CfS:73	Land on Oillmills Road, Ramsey Mereside	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land and within flood zone 3a.
CfS:79	Land on Heath Road, Warboys	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would be out of context with the settlement/ built form and there may be difficulties in terms of highway safety in a village location being adjacent to a significant junction onto the A141 and with achievability given the sloping topography of the land within the site. 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.
CfS:80	School Farm, Stocking Fen Road, Ramsey	Mixed Use	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as 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.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:99	Land West of Brookside, Molesworth	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as it 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.
CfS23-24124	Millers' Land, South of Ermine Street, Great Stukeley	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as 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.
CfS23-24136	Land South of West Street, Godmanchester	Residential	Site discounted as the combination of outcomes from the LAA and SFRA indicate that the site is inappropriate for development due to high flood risk.
CfS23-24169	Parkhall Nursery & Garden Centre, Somersham	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as 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.
CfS23-2418	Somersham Telephone Exchange	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development 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.
CfS23-24265	Land East of Cow Lane, Godmanchester	Commercial	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development as 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.
CfS23-2428	Land to the South of Oilmills Road, Ramsey Mereside	Residential	Site discounted as the combination of outcomes of the LAA and SFRA indicate that the site is inappropriate for development due to high flood risk as the site is situated in flood zone 3a.
CfS23-24289	Monks Wood, Southwest of Woodwalton	Renewable Energy	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to 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. 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

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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.
CfS23-24290	Finlays Bridge, Northwest of Great Raveley	Renewable Energy	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the impact on a nationally significant nature conservation site 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. 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 Council's 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 from 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.
CfS:126	Land South West of Yaxley and East of A1(M) near Norman Cross	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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.
CfS:133	Land rear of 51 Church Road, Warboys	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development for all 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.
CfS:134	Land West of 41 Vinegar Hill, Alconbury Weston	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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.
CfS:135	Field opposite The Glebe, New Road, Offord Cluny	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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. It also creates a disproportionate development out of keeping with the surrounding area and could create significant transport impact due to its location.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:138	Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the likely adverse impacts on the rural setting of Hinchingsbrooke Country Park and the adverse impacts on the character of Brampton.
CfS:140	Land at Low Harthay and Woodhatch Farms (smaller site), Brampton	Commercial	It was considered inappropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal which noted that it is detached from a settlement and located within the countryside and the impact on the landscape could be most significant to the south and west. The commercial uses could impact nature conservation designations as the site is approximately 300m from Brampton Wood SSSI and is nearby to the Great Ouse Valley Green Infrastructure Priority Area. 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. The probability and possibility of these options have not been addressed by the site promoter. Therefore the site will not progress to Level 2 SFRA as achievability is uncertain.
CfS:144	Land South East of 73 Main Road, Stonely	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its location. 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. The site 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.
CfS:147	Chestnut Farm, Ramsey Mereside	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site is to close (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.
CfS:154	Land North Of 23 To 33 Oundle Road, Alwalton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the cumulative potential adverse impact on the character of the area including the rural approach into Alwalton and designated heritage assets. 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 Cfs 23-24298. Please see site assessment for CfS 23-24298.
CfS:160	Land opposite Jolly Hills Farm, Molesworth	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its limitations in

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			successfully integrating development with the existing place and community and impact on the character of the area.
CfS:166	Land at New Road, Warboys	Mixed Use	Site was discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as its location could not be effectively master planned to become part of the existing community, it would create an extension to the village with limited relationship to the main concentration of residential development within the village and has a very close relationship with the countryside the impact of which would be significant. 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 is now considered appropriate for development.
CfS:168	Land adjacent The Rectory, Church Road, Brampton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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.
CfS:169	Land to the North East of the Brookside Industrial Estate, Sawtry	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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 and 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.
CfS:17	Land East of Fox Road, Catworth	Mixed Use	The in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal noted that the site is inappropriate for built development as it would not support sustainable place-making and 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. The site was put forward for multiple uses and therefore the final intention for the site is currently unknown and thus achievability of providing open space and biodiversity net gain.
CfS:176	Claylands Farm, Main Road, Stonely	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its separation from the village, potential impact on surrounding countryside and revegetated nature of the previously developed land.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:179	Land North of Main Road, opposite Gimbers End, Stonely	Residential	This site has not been selected as a draft allocation. It was considered inappropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal due to its potential adverse impact on the character of Stonely. In depth development of the site is very likely to harm the open character of the area and there is potential for adverse impacts on the conservation area and the naturally vegetated landscape forming an important setting into Stonely.
CfS:180	Land West of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the site being predominantly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
CfS:181	Yaxley Road, Holme	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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.
CfS:192	Land adjacent to Chapel Lane, Great Gidding	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to key constraints arising from predominantly being in a WRC impacting layout and capacity and potential for the scale and location of the development causing significant landscape impact eroding the rural fell and character of Great Gidding.
CfS:200	Land between Houghton Hill Road and Sawtry Way	Mixed Use	It was considered inappropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal which noted that as homes on the site could not be effectively integrated into an existing place or community and are not sustainably located to access day to day services. The assessment went on to note that the site has the potential as burial ground which could be accommodated into the landscape and reinforce the perception of separation of Houghton from St Ives. However the site was not put forward for this use and therefore it is not known whether this would be achievable.
CfS:201	Land Opposite Manor House, High Street, Offord Cluny	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS:210	Land East of Bishops Way, Buckden	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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 wider ecological network of the Ouse Valley. Access to the site from Bishops Way may also be unachievable. 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

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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.
CfS:219	Land East of Kimbolton Road, Stow Longa	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its potential adverse impact on local character and heritage assets.
CfS:220	Land south of the Paddocks, Folksworth	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to key constraints impacting the layout, capacity and integration into the settlement. Additionally, there is potential impact to protected trees and therefore the character and form of this area of the village.
CfS:229	Old Ramsey Road, St Ives	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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.
CfS:23	Land South of St Swithin's Church, Old Weston	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS:231	Land East of Hilton Road, Fenstanton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside. The site could fundamentally impact the history, character and identity of the settlement through the removal of orchards. The site may also present contamination issues. The site will also require integration of autocentre and 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.
CfS:234	Abbotsley Golf Club	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it does not support 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.
CfS:238	Land at Colne Road, Somersham (Colne)	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:239	Land North of Priory Park, St Neots	Mixed Use	It was considered inappropriate for built development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal as it would not support sustainable place-making. High/medium fluvial flood risk is present on the site. In addition, 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. It was however considered that it may be appropriate for green infrastructure, biodiversity net gain and potential extension to Priory Park subject to provision of safe crossing(s). In response to the Autumn 2024 consultation, the site promoter submitted several documents in support of their site. 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.
CfS:241	Penny Green, Abbots Ripton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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 and it is removed from the main village of Abbots Ripton having little relationship to the village creating isolated developed in the countryside.
CfS:243	Lodel Farm, Overcote Road, Needingworth	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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. In response to the Autumn 2024 consultation, the site promoter submitted the following documents in support of their site. 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 as part of the planning permission.
CfS:244	Land South of Station Road, Abbots Ripton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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 and it is removed from the main village of Abbots Ripton having little relationship to the village creating isolated developed in the countryside.
CfS:245	Land at Water Meadows, South of Huntingdon Road, Brampton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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. During the Autumn 2024 consultation, the site promoter submitted a letter responding to the heritage comments in the

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			assessment. The letter concludes that any residual harm to Pepys House and Brampton Conservation Area, after the design and landscape mitigation measures are implemented, would fall within the less than substantial harm category. Upon review of these measures, the overarching harm and detachment of the site from the built form of Brampton are still considerable constraints that make the site inappropriate for built development.
CfS:246	Westwood Farm, North of Marley Road, St Ives	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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. 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. The land that does not fall within the water recycling area is very detached from St Ives so its development would not relate well to the settlement being located in the open countryside.
CfS:250	Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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 and 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.
CfS:251	Forty Foot Field, North of Mill Lane, Ramsey Forty Foot	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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.
CfS:252	Land West of Rideaway, Hemingford Abbots	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it has limited access to local services, employment and public transport, 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 a climate change at 1 in 100 and could not support placemaking and sustainable lifestyle.
CfS:254	Gloucester Barn, Fen Road, Pidley	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it is unlikely that the site could not be effectively master planned 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 and would require the assembly of land in multiple uses (garden land, employment and greenfield), however the site promoter notes this is in single ownership.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:255	Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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.
CfS:258	Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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 and 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.
CfS:260	Home Farm North, Abbots Ripton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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 and could have negative ecological impact.
CfS:261	Manor Farm, Brampton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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 and 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.
CfS:264	Land East of Stocking Fen Road, Ramsey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the majority of the site situated 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.
CfS:274	Land South of Manor Farm, Yelling	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would not reflect the character of Yelling and would be of a scale inappropriate to the village.
CfS:277	Land East of Bury Road, Bury	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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 important setting of this area. The site promoter resubmitted this site twice to the Ongoing Call for Sites in

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			combination with the adjoining site CfS 162 for amended proposals:CfS23-24311 in combination with CfS162 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 CfS162 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 (CfS 162) 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.
CfS:279	Land off Brookfield Way, Bury	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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. 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/Chevill 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..
CfS:282	Garden at 71 Hemingford Road, St Ives (Hemingford Grey)	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS:283	Land East of Brook Road, Eaton Ford, St Neots	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would fundamentally impact the landscape setting. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint.
CfS:284	Land North of the A428, St Neots	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 99% of site is within flood zone 3b and therefore presents risk of fluvial and surface water flooding.
CfS:29	Mill Lane Field, Hemingford Grey	Natural/Open Space	It was considered inappropriate for built development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal which noted that it is significantly constrained by fluvial flooding with 89% of the site within flood zone 3a. The site was also put forward by a third party for proposed open space uses which the Council considered would be appropriate, however as this use was not put forward by the landowner, this proposed use is considered unachievable.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:290	Land East of Bluntisham Road (northern part), Needingworth	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.
CfS:291	Land East of Bluntisham Road (larger site), Needingworth	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA. Additionally, 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 from a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
CfS:292	Land at Marley Road, St Ives	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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. In addition, the sewage work poses significant challenges in terms of overcoming amenity impacts.
CfS:293	Land at Ramsey Road, Warboys	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it 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.
CfS:294	Land at Mill Road, Buckden	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as to impact on nearby green infrastructure assets and highway constraints.
CfS:295	Land South of 143 High Street, Hail Weston	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its impact on the local area and inability to be integrated into the existing village of Hail Weston and an excessive scale which would overwhelm the village and even a substantially reduced proposal would still suffer integration challenges.
CfS:297	Land at Sand Road, Great Gransden	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the potential serious adverse impacts on the landscape.
CfS:301	Land to the rear of St Peter's Church, Yaxley	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the likely

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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.
CfS:304	Land North of Rookery Farm, Stow Road, Stow Longa	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would adversely impact the character of the area and would not support sustainable placemaking principles.
CfS:306	Manor Farm Yard, Haddon Road, Haddon	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS:308	Land North of Station Lane, Offord Cluny	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to significant constraints which if overcome could present viability implications for the site rendering it undeliverable. The site presents significant challenges regarding noise, air and light pollution and vibrational impacts from the railway line, overhead electricity lines and land contamination. It may present safety issues regarding access and exit to the site from Station Lane especially and due to its proximity to a railway crossing and access via Asplin's name is a considerable constraint due to the narrow nature of the lane. The site also has significant flood risk and would need to demonstrate that fluvial and surface water flood risk could be mitigated.
CfS:311	Land at Westfield Farm, Great North Road, Buckden	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it will have a detrimental impact the form and character of the area and will not support sustainable place-making. In response to the Autumn 2024 consultation, the site promoter submitted several additional documents in support of their site. Since the close of the consultation in March 2025, the Appeal made against 23/02476/PIP located in the north eastern corner of the site adjoining 1 Great North Road and adjacent to the A1 was allowed. This was for permission in principle for 3 to 5 dwellings. While the outcome of the appeal is noted, the site and proposed scale of development put forward in the Call for Sites is substantially larger and extends into the open countryside away from the built up area of Buckden and away from key services. This landscape impact is significant and introducing in depth development in this location is out of character with the linear and looser form of development found to the west of the A1. The amended location plan shows an additional point of access from Perry Road linking through agricultural fields to the rear of the submitted site. This has increased the site area to 2.74ha. The proposed site plans show two points of vehicular access, one from the A1 and the other from Perry Road. The Highways Authority commented that the single access from the A1 is insufficient. While a second point of access may assist in vehicular access, this puts additional traffic along Perry Road that would enter and exit at the roundabout. This access also would result in harm to the character of the area. Considering these amendments and the information supplied, the site is still considered to be inappropriate for development.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:312	Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS:313	Land at Hatchet Lane, Stonely	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the level of flood risk on site including groundwater flood risk and the substantial adverse impact on the character of the area and on the River Kym landscape and would not support sustainable placemaking and would disrupt the character and form of the area.
CfS:315	Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)	Mixed Use	The council's Land Availability Assessment has been updated to correct the assessment which originally identified moorings on site. The site has been reassessed and is considered inappropriate for built development due to the significant flood risk, but could be suitable for flood mitigation and open space. Planning application 22/01460/OUT for 25 dwellings has, however been approved on the northern parcel of the site. Site not progressed to Level 2 SFRA as it has planning permission.
CfS:32	Land South East of Brook Farm, Ellington	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it has unresolved issues relating to access to the site, which may be restricted due to flood risk and it has unresolved issues relating to the ownership of access.
CfS:322	Land to the East of Globe Lane (larger site), Alconbury	Residential	It was considered inappropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal which noted that 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.
CfS:323	Corpus Christi Paddock, Godmanchester	Residential	It was considered inappropriate for development through the Council's Land Availability Assessment 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.
CfS:324	Land East of B1043 and South of Alconbury Hill, Alconbury	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its separation from Alconbury Weald it is currently unclear how the site could be master planned to become part of this community, without further completion of the Alconbury Weald development and/or compilation of

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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; and 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.
CfS:325	Land to the South of the A1307, Godmanchester	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS:326	Land West of High Street and North of Dunstall Close (larger site), Offord Cluny	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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 and it would have significant transport impacts on the village and would have significant landscape impact.
CfS:328	Land West of Bluntisham	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it has significant constraints to development which prevent it from being effectively master planned 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 Meridian Close and the other from a permitted development site to the south are reliant on adjoining site cooperation. The site also has the potential to impact the conservation area and heritage assets and would require strategic landscaping and integration of public right of way.
CfS:33	Land South of Ben Burgess, Ellington	Commercial	Site discounted due to site wholly located within flood zone 3a.
CfS:332	Land South of Hemingford Road, Hemingford Grey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the site being predominantly 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.
CfS:333	Land North of Hemingford Road, Hemingford Grey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:334	Land West of London Road, Hemingford Grey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
CfS:336	Mill Lane Field, Hemingford Grey	Residential	It was considered inappropriate for built development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal which noted that it is significantly constrained by fluvial flooding with 89% of the site within flood zone 3a. The site was also put forward by a third party for proposed open space uses which the Council considered would be appropriate, however as this use was not put forward by the landowner, this proposed use is considered unachievable.
CfS:337	Dockesy's Farm, North of St Ives Road, Hemingford Grey	Residential	It was considered inappropriate for development through the Council's Land Availability Assessment as it is highly restricted by flood risk with flood zone 2 and 3a on a third of the site and the proposed residential uses being classed as a more vulnerable use.
CfS:340	Manor Farm, Old Weston	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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.
CfS:342	Land North of Thrapston Road and South of the A141 (smaller site), Brampton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS:343	Land North of A141, South of Brampton racecourse, Brampton	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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 and additionally, development is likely to adversely impact the landscape particularly to the open countryside to the north.
CfS:344	Land West of Scholars Avenue, Huntingdon	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to likely significant impact on the setting of designated heritage asset and 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. In response to the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal. These plans show an extended red line area than that original submitted (8.22ha compared to 4.68ha). The 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

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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.
CfS:346	Land to the North of School Lane, Alconbury	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it is located such it would have a significant landscape impact, development would be highly exposed within the wider landscape due to the sloping nature of the site and would require flood mitigation.
CfS:349	St Gidding School, Great Gidding	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS:352	Land at the junction of High Street and Church Lane, Tilbrook	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the potential adverse impacts on heritage assets including the setting of the village's conservation area.
CfS:354	Land North of Station Road/Stow Road, Kimbolton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development until the current allocation is completed due to its isolated location within the open countryside and low potential for integration into the village.
CfS:356	Land West of Fox Road, Catworth	Mixed Use	The in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal noted that the site is inappropriate for built development but has potential to accommodate a variety of open space uses and biodiversity net gain which should be restricted to the southern portion of the site which could be laid out to relate to the physical form of the existing village. The site was put forward for multiple uses and therefore the final intention for the site is currently unknown and thus achievability of providing open space and biodiversity net gain.
CfS:357	Land East of Church Road, Catworth	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the extensive area designated as a scheduled monument in December 2023 which would impede development of the residential and community uses sought on the site. 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

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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.
CfS:358	Triangular land South of Church End, Catworth	Mixed Use	The in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal noted that the site is inappropriate for built development, but has the potential as a biodiversity net gain site. The site has the potential to come forward outside the Local Plan process for open space/or biodiversity net gain.
CfS:360	Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it is currently unclear how the site could be master planned 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; and current lack of access from the B1043 and Alconbury Weald means the site is isolated regarding means of access and could present viability issues.
CfS:366	Land North of Tilbrook Road, Kimbolton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site would not respect the form and character of Kimbolton and partially situated within flood zone 3b and therefore at risk of fluvial and surface water flooding.
CfS:370	Land East of A1198 - (East of Bleakley Farm), Godmanchester	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it 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.
CfS:376	Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester	Mixed Use	It was considered inappropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal which noted that it 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. 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 for an employment development with circa.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			201,629sqm of floorspace based on a net developable area of 66.9ha. 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.
CfS:377	Land West of Cages Lane, Great Staughton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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.
CfS:378	Land North of Conington Airfield	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the sites proximity (within 400m) of a water recycling area. The proposed use as residential is the most vulnerable to odours and no odour assessment was submitted to demonstrate that the impact of odours could be adequately mitigated.
CfS:379	Conington Airfield	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as there is preference from national government to retain airfields and likely infrastructure and transport improvements required to serve the development would be significant making the proposed development potentially unachievable.
CfS:38	Land at 39 Station Road, Holme	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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. Additionally the site 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.
CfS:381	Land at Woolpack Farm, Conington	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site 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.
CfS:382	Land West of Conington Airfield	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would not support sustainable place-making. 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.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:383	Peppercorn Meadows, Eaton Socon, St Neots	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it 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.
CfS:40	Land North of New England, Hilton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due 53% of the site being situated in flood zone 2 and subject to risk of surface water flooding now and in the future and the proposed residential uses being classed as a more vulnerable use.
CfS:44	Land at Low Harthay and Woodhatch Farms (larger site), Brampton	Commercial	It was considered inappropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal which noted that it is detached from a settlement and located within the countryside and the impact on the landscape could be most significant to the south and west. The commercial uses could impact nature conservation designations as the site is approximately 300m from Brampton Wood SSSI and is nearby to the Great Ouse Valley Green Infrastructure Priority Area. 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. The probability and possibility of these options have not been addressed by the site promoter. Therefore the site will not progress to Level 2 SFRA as achievability is uncertain.
CfS:45	Grafham Water Caravan and Motorhome Club Campsite	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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. The site also requires further investigation regarding land ownership and control.
CfS:48	Land off Gore Tree Road, Hemingford Grey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the site almost all being located within flood zone 3a and 3b and the proposed residential uses being classed as a more vulnerable use.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:49	Land South of Marsh Lane and East of Long Lane, Hemingford Grey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the majority of the site being located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
CfS:54	Eaton Bank (northern section), North of Kimbolton Road, Hail Weston	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it forms part of a wider development in the neighbouring district in which the planning inspector has expressed concerns of soundness incapable of being resolved by identifiable main modifications.
CfS:55	Somersham Town Football Club and land to the south of the Football Club, Somersham	Mixed Use	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 no longer considered appropriate for residential development in the LAA.
CfS:57	Land to West of College Farm, Somersham	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to constraints to the site regarding access and the detached nature of the site and an alternative development proposal including this site is set out in CfS213 Land to the West of College Farm (larger site), Somersham.
CfS:60	Land between Wansford Road and Oundle Road, Elton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would not reinforce the character of the area and would result in significant landscape impact.
CfS:61	Land between Oundle Road and Greenhill Road, Elton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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.
CfS:62	Land North of Chestnuts Farm and River Lane, Elton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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.
CfS:65	Land South at Manor Farm, Fenton Road, Fenton	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS:66	Peppers yard, Stocking Fen, Ramsey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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.
CfS:8	Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to flood risk. The current use as a football ground should be retained unless well-located, equal or better quality provision is provided.
CfS:81	Land at St Andrews Way, Sawtry	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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, it would be susceptible to substantial noise light, vibrational and air pollution, some of which may be from an elevated level above the site, it is impacted by an oil pipeline buffer zone which could impact development and has safety concerns for access and exit to and from the site.
CfS:83	Land North of Black Horse Industrial Estate (larger site), Sawtry	Commercial	It was considered inappropriate for development through the Council's Land Availability Assessment as there are significant constraints to overcome especially in relation to the eastern parcel which would require crossing of the Middle Level Catchwater Drain, a third of this parcel is within flood zone 3a and the land is allocated in Sawtry Village Neighbourhood Plan for sports and recreation uses. The smaller site: Sawtry 9, the western parcel was however selected.
CfS:89	Land North of Marsh Lane and East of Dendys, Hemingford Grey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the site almost all being situated within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
CfS:91	Land West of Cullum Farm, London Road, St Ives	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site is wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
CfS:93	Land off Vineyard Way, Buckden	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site is within 400m of a water recycling centre. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to demonstrate that the impact of the water recycling centre on any new homes could be sufficiently mitigated to ensure acceptable levels of residential amenity. 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.
CfS:94	Land At, Middlemarsh Farm Glatton Road, Sawtry	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the likely significant amount of infrastructure and transport improvements required to serve the development

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			making 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.
CfS:97	Land North of The Meadows, Earith Road , Colne	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its potential impact on losing valuable landscape characteristics and risk from surface water flooding.
CfS23-2410	Land On The South Side Of Meadow Drove, Earith	Residential	It was considered inappropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal due to the challenges presented in successfully integrating the site with the existing place and community. Development would erode the rural eastern edge of the village and extend the built form further towards the Ouse Washes.
CfS23-24120	Cromwell House, Land north of Heath Road, Warboys	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS23-24129	Land off B660 at Stonely	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the challenges in successfully integrating it with the existing place and community.
CfS23-2415	Land West of A1(M) between junctions 16 and 17, and South of Haddon Road	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS23-2416	Land to East/South East of Maple Tree House, off Pig Market End, Upton	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS23-2417	Land East of Chapel Field Lane, Somersham	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its potential harm to the character of the village and landscape.
CfS23-24179	Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to its detachment from Alconbury Weston. Even if the adjoining site were development, there would still be limited physical connection to the village to ensure effective integration.
CfS23-24187	Highbury Fields Business Park, Great Gransden	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the separation of the site from Great Gransden and close relationship with the countryside and the compatibility with

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			adjoining industrial site to the south east depends on an unimplemented permission for self build/ custom build homes.
CfS23-24210	Heron Shore, Land South of Owl End, Great Stukeley	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site relates more to the countryside than Great Stukeley and it cannot be effectively master planned to integrate with the existing settlement, impacting the character of the village and landscape impact and could increase harm to a nearby scheduled monument and SSSI.
CfS23-24215	St Neots 9: Land at Station Road, St Neots	Mixed Use	Site discounted as the in combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the sites 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.
CfS23-24233	Land North West of Bell Lane, Southoe	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the site is mostly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
CfS23-24235	Land North of Meadow Road, Great Gransden	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal 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 and it would be difficult to integrate the site with the existing place and community. 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.
CfS23-24236	Leycourt Farm, Eltisley Road	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to it being located in the countryside beyond walking distance from key services and facilities and would therefore fail to achieve sustainable development and it is located on high quality agricultural land.
CfS23-24241	Land Adjacent to 2 High Street, Great Paxton	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS23-24264	Land between Dobbies Garden Centre and Splash Lane, Wyton	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to high flood risk, the urbanising impact on the Great Ouse Valley and risk of coalescence between settlements.
CfS23-24300	The Old Dairy, Elton	Commercial	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS23-24303	Land to the West of Great Paxton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to high and medium flood risk present on the majority of the site due to its position across flood zones 2, 3a and 3b, proposed for a 'more vulnerable' use.
CfS23-24307	Land at Conger Lane, Holywell	Residential	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 in the LAA.
CfS23-24308	Land at St Ives Road, Oldhurst	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the site being highly prominent in the countryside and potential for significant landscape impact and would result in the loss of high quality agricultural land.
CfS23-24312	Land to the South of London Lane, Great Paxton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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.
CfS23-24314	Land to the East of Paxton Hill, Great Paxton	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development 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.
CfS23-24318	Land South of Thrapston Road / South East of Toll Bar Lane	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is 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.
CfS23-24320	Stonely Grange, South of Easton Road - plot 2	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS23-24321	Land South of The Highway, Great Staughton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to high flood risk on the majority of the site as predominantly situated in flood zone 3b. The site is also below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS23-244	South of Station Road, Holme	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the potential adverse impact on the landscape and village character of Holme.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS23-2444	Land at Wykes Way off West End, Yaxley	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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. In addition, 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.
CfS23-2455	Orchard of Ashfield House, Warboys Road, Pidley	Residential	Site discounted as it is below the minimum threshold required for detailed assessment as set out in the Land Availability Methodology October 2023 of either a site over 0.24 ha or large enough for at least 5 homes therefore not progressed to SA stage.
CfS23-247	Brampton Park Golf Club (South site)	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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. During the consultation on sites in the Autumn of 2024, the site promoter withdrew the site. It therefore will not be considered further.
CfS23-248	Brampton Park Golf Club (North site)	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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 also 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. During the consultation on sites in the Autumn of 2024, the site promoter withdrew the site. It therefore will not be considered further.
CfS386	Land East of Harrison Way, St Ives (larger site)	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that 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.
CfS388	Sullivans Poultry Farm, Grafham	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			sustainable modes of transport As a result of the above it is considered that the site could not be effectively master planned to become part of the existing community.
CfS389	Land West of Warboys Road, Bury	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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.
CfS:100	Land East of Harrison Way, St Ives (smaller site)	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that 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. 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.
CfS:104	Land adjacent to Second and Third Avenue, Warboys	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is 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. In response to the Autumn 2024 consultation, the site promoter commented stating that this site and CfS 148 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.
CfS:105	Land East of Daintree Way, Hemingford Grey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal note that it is significantly constrained by fluvial flooding with the majority of the site within flood zone 2 and 3a. The site was also put forward by a third party for proposed open space uses which the Council considered would be appropriate, however as this use was not put forward by the landowner, this proposed use is considered unachievable. The third party also proposed cemetery or parking uses the former of which is incompatible with the level of flood risk on the site and the latter was not put forward by the landowner rendering this proposed use is considered unachievable.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:108	Land West of Peterborough Road and South of Grazeley Gardens, Farcet	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal note that it is significantly constrained by fluvial flooding with the majority of the site within flood zone 2 and 3a. The site was also put forward by a third party for proposed open space uses which the Council considered would be appropriate, however as this use was not put forward by the landowner, this proposed use is considered unachievable. The third party also proposed cemetery or parking uses the former of which is incompatible with the level of flood risk on the site and the latter was not put forward by the landowner rendering this proposed use is considered unachievable. originally found that the site may be appropriate for development, but did raise concerns regarding point of access and road network capacity. 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.
CfS:110	Land North of Meadow Lane, St Ives	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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.
CfS:112	Land off Main Street, Bythorn	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the sensitivity of the location and lack of reflection of the linear nature of development in Bythorn.
CfS:114	Land West of Clack Lane, Bythorn	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for 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.
CfS:115	Land West of A1 and South of Haddon House, Haddon	Commercial	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS:116	Land West of Huntingdon Road slip road from A1307, Fenstanton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would be extremely challenging to successfully integrate development due to its access constraint and its 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.

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:117	Land North of Glatton Ways and East of Glatton Hall, Glatton	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the steep topography of the site and potential adverse upon the character of the village and conservation area and highway access may require the removal of protected trees.
CfS:118	Land South of Biggin Lane, Ramsey	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to the likely adverse impact on the landscape and townscape character or Ramsey.
CfS:119	Land south of Stilton Golf Course	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as the existing access is unsuitable for the scale of development and capability of sufficient upgrades unlikely.
CfS:120	School Farm, Stocking Fen Road, Ramsey	Mixed Use	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as 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.
CfS:148	Land North of Humberdale Way, Warboys	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development due to significant access constraints. Although sites 'CfS104' and 'CfS148' have now been proposed as a single site, the deliverability of this site is dependent on providing appropriate access and connection to the public highways as stated by the Cambridgeshire County Council Highways Authority. Therefore the site is currently considered unachievable.
CfS:214	Land North of Oldhurst Road, Pidley	Residential	The in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal originally found that the site may be appropriate for development. Comments from Cambridgeshire Highways flagged that the site appears to have insufficient frontage to the public highway to achieve an access for anything other than a single dwelling. Therefore the site was not taken forward as part of the growth strategy options testing, alternative sites Pidley 2, 3 and 4 were.
CfS:230	Land North of Station Road, Bluntisham	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate for development as it would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside. The site could fundamentally impact the history, character and identity of the settlement through the removal of orchards. The site may also present contamination issues. The site will also require integration of autocentre and may cause safety issues in relation top access to and from the site due to the proposed scale of development and would require further 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

Call for sites reference	Site Name	Proposed Use	Council's Assessment
			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.
CfS23-24294	Land West of A1198 (West of Bleakley Farm), Godmanchester	Residential	Site discounted as the combination of outcomes of the Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is inappropriate 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 (CfS 370) again being dependent upon delivery of intervening land necessitating six sites in total collectively posing significant design and achievability challenges.

Appendix 3 – Sites considered inappropriate for other reasons

Call for sites reference	Site Name	Proposed Use	Council's Assessment
CfS:158	Land South West Of Old Toll Bar House Toll Bar Lane, Keyston	Mixed Use	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 was therefore considered inappropriate for development.
CfS:161	Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry	Mixed Use	The smaller site (CfS 155) was selected to provide an element of separation from, and to address the impact on, Judith's Lane and potential impact on Aversley Wood SSSI.
CfS:177	Former PH Plant Hire and 9 Cross Street, Farcet	Residential	This site has not been selected as a draft allocation as planning permission (23/02383/FUL) has been secured for the demolition of existing commercial buildings and erection of 17 dwellings including public open space, approved in May 2024.
CfS:142	Land off Caldecote Road, Stilton	Residential	The site was not tested by the Council as part of the growth strategies as the Cambridgeshire County Council Highways raised concerns over access to the public highway. Sites 'CfS 165: Land to the rear of The Stilton Cheese, Inn, Stilton' and 'CfS 186: Land rear of 16 to 58 North Street, Stilton' were selected as draft allocations for the Preferred Options Draft Local Plan to 2046 as they were considered to be locationally preferable due to being infill development within the built area of Stilton and in proximity to local services and facilities whilst this site is located within open countryside
CfS:149	Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)	Mixed Use	The site was tested by the Council as part of growth strategies 1 and 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation. In addition objections were raised by Peterborough City Council regarding the impact of this site on settlement breaks and its importance to remain as such to avoid coalescence.
CfS:183	Land off Old Houghton Road, Houghton and Wyton	Mixed Use	This site was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal, but noted that 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, including any potential navigation issues. No responses were received to confirm the compatibility and suitability of the site so the site did not progress to assessment with the growth strategy options. The site is at high flood risk (flood zone 3b) and distance from the river to the nearest footpath is over 100m minimum, raising concerns about safe access and escape in times of flood.
CfS23-24296	Bottom Lodge Farm / Land at A1 West (North)	Mixed Use	Site did not progress to Level 2 SFRA. Site did not meet Growth Strategy requirements and as part of Duty to Cooperate meetings Peterborough City Council raised significant concerns relating to this site and the impact on the transport network and Oundle Road specifically and the inability of the road network into Peterborough to accommodate the extra traffic likely to be generated.
CfS: 23-2414	Chesterton Garden Village		The site was progressed to Level 2 SFRA. The site was tested through strategic Growth Option 1 and 4. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation. As part of Duty to Cooperate meetings Peterborough City Council raised significant concerns relating to this site and the impact on the transport network and Oundle Road specifically and the inability of the road network into Peterborough to accommodate the extra traffic likely to be generated. Other concerns from statutory consultees are from the Highways Authority who note that significant highway improvements are required, due to scale and that it is unclear if a corridor linking the site to Oundle Road can be achieved across the A1 to link the development with Peterborough. As the site is on the wrong side of the A1 it would be very reliant on vehicles and there are existing

			issues with bridge over A1. Historic England raised concerns about the nearby (metres away) grade I listed church. There are potential adverse impact on the extensive scheduled monument of the Roman Town of Durobrivae located just 80 metres to the north of the site boundary. They also have considerable concerns about this site as a potential site allocation. Highways England noted that the junction is a potential crash cluster area therefore might need to consider safety improvement. The site was therefore discounted.
CfS:193	Land south of Great Gidding Village Hall, Great Gidding	Residential	Site not progressed to Level 2 SFRA, or tested through the Councils Growth Strategy Option as the site located away from main built area of Great Gidding and therefore not considered as sustainably located as other village sites put forward.
CfS: 207	Emmanuel Knoll Village, Godmanchester	Mixed Use	Site was progressed to level 2 SFRA as mapping indicated the site was 100% flood zone 1 with low surface water flood risk. This site was tested through growth strategies 1, 2 and 3. This site would provide a very substantial extension to Godmanchester but the scheme proposed would not make efficient use of land. The site was not selected for allocation as part of the Huntingdonshire's Preferred Options Local Plan due to the significant hazard presented by a gas pipeline and its easement strip crossing the north eastern part of the site and impacting on deliverability of the potential junction to the A1307. The provision of an outer link road and roundabout onto the A1307 is further hampered by proximity to existing junctions on the road meaning significant highways infrastructure to facilitate safe access and exit from the site is required which has the potential to significantly impact the viability of the site given the number of homes that are proposed to be delivered. Although flood risk is fairly low the proposed allocation South of Godmanchester off the A1198 provides a more concentrated development with better opportunity to facilitate connectivity into Godmanchester and requires substantially less transport infrastructure provision. It will also provide substantial flood betterment to a long existing problem in relation to Stoneyhill Brook by allocating land for flood mitigation. This will not only benefit the development, but also the wider community of Godmanchester. Significant concerns have been raised by the Highways authority who note that delivery of the access/es will be subject to the proximity of accesses provided to adjacent sites, which may limit the ability to deliver an access for this site. The applicant should look to liaise with adjacent parcel holders to deliver a co-joined site utilising joint frontage. They cite that the site is not sustainable as a stand-alone parcel given a lack of public transport links or high quality walking, cycling, and wheeling access from local centres of population.
CfS:273	Land South of Main Street, Yaxley	Residential	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.
CfS:307	Orchard Field Allotment, Haddon Road, Haddon	Residential	This site has not been selected as a draft allocation because it is located within an hamlet and therefore it was not tested in any of the Council's Growth Strategies due to the hamlets inherent lack of sustainability. The District's hamlets are classified together with the countryside, the Preferred Options Draft Local Plan to 2046 allows for only limited and specific opportunities where development in these locations would be acceptable.
CfS:314	Manor Farm Buildings, Church Road, Warboys	Residential	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.
CfS:321	Land North of B1043 and East of Alconbury, Alconbury	Commercial	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 was not taken forward as a site within the growth strategy options due to these issues and is now considered inappropriate for development in the LAA.
CfS:327	Land to the North of the Crossways Distribution Centre, Alconbury Hill	Commercial	Site discounted. 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." The site is now considered inappropriate for development in the LAA.
CfS:330	Glebe Farm, Sawtry	Natural/Open Space	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.

CfS:331	Midloe Grange Farm, Midloe	Natural/Open Space	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.
CfS:362	Land North East of Wintringham, St Neots	Mixed Use	The site was put forward for multiple uses. It was considered inappropriate for built development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal as amenity levels would be inadequate. 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. Access to the site by vehicle in a safe manner was also considered a barrier to the safety of road users and pedestrians if residential or commercial options were chosen due to proximity to the roundabout. Commercial uses were considered potentially appropriate however access remains an issue and therefore the site was not taken forward for testing as part of the growth strategy options.
CfS:368	Land East of Dovecote Lane, Great Paxton	Residential	Site not progressed to Level 2 SFRA. It was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. Comments from the Highways Authority note that the site does not appear to have sufficient frontage to the public highway to achieve an access in accordance with DMRB/MfS requirements meaning achievability of the site may be compromised. It was therefore not taken forward for testing as part of the growth strategy options.
CfS: 369	Land West of A1198 (North of Bleakley Farm), Godmanchester	Residential	This site is the same site CfS: 285 it was submitted twice, it is assessed through site 285.
CfS:373	Brook Farmyard (central site), Great Staughton	Mixed Use	The site is allocated in the Great Staughton Neighbourhood Plan for provision of a healthcare facility and enabling housing development.
CfS:374	Brook Farmyard (with eastern expansion), Great Staughton	Mixed Use	The majority of the site is allocated in the Great Staughton Neighbourhood Plan for provision of a healthcare facility and enabling housing development.
CfS:375	Brook Farmyard (with western expansion), Great Staughton	Mixed Use	The majority of the site is allocated in the Great Staughton Neighbourhood Plan for provision of a healthcare facility and enabling housing development.
CfS:384	Land Southwest of B1090 and East of Stangate Hill B1043 (smaller site), Sawtry	Commercial	Site not progressed to Level 2 SFRA. Employment development near to Sawtry was focussed on the eastern side of the A1(M) to avoid adverse impact on additional traffic as a result of commercial operations on the village of Sawtry in line with policies in the Sawtry Village Neighbourhood Plan and to encourage comprehensive development and expansion of established employment areas and to maximise the benefits of the clustering of businesses. This site was considered more removed and isolated locationally with the chosen draft employment allocations providing a more concentrated clustering of sites
CfS:85	Land off Fenton Road, Warboys	Residential	Site discounted. The Land Availability Assessment and Sustainability Appraisal assessed the site in isolation concluding that the site may be potentially suitable. When looking at the wider context that the site sits within, it is considered that the site is detached from the main built area of Warboys which would pose challenges for safe pedestrian access across the A141 to local services and facilities for development of this scale. It is therefore not suitable for allocation.
CfS:15	Land Southwest of B1090 and East of Stangate Hill B1043 (larger site), Sawtry	Commercial	Site not progressed to Level 2 SFRA. Employment development near to Sawtry was focussed on the eastern side of the A1(M) to avoid adverse impact on additional traffic as a result of commercial operations on the village of Sawtry in line with policies in the Sawtry Village Neighbourhood Plan and to encourage comprehensive development and expansion of established employment areas and to maximise the benefits of the clustering of businesses.
CfS:335	Land East of B1043 and East of Keeper's Cottage, Sawtry	Commercial	Site not progressed to Level 2 SFRA. Employment development near to Sawtry was focussed on the eastern side of the A1(M) to avoid adverse impact on additional traffic as a result of commercial operations on the village of Sawtry in line with policies in the Sawtry Village Neighbourhood Plan and to encourage comprehensive development and expansion of established employment areas and to maximise the benefits of the clustering of businesses.
CfS:76	Land at Brickyard Farm, Sawtry	Commercial	Site not progressed to Level 2 SFRA. Employment development near to Sawtry was focussed on the eastern side of the A1(M) to avoid adverse impact on additional traffic as a result of commercial operations on the village of Sawtry in line with policies in the Sawtry Village Neighbourhood Plan and to encourage comprehensive development and expansion of established employment areas and to maximise the benefits of the clustering of businesses.
CfS23-24237	Land North of Rectory Lane, Southoe	Residential	Site not progressed to Level 2 SFRA. It was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. Comments from the

			Highways Authority note that the site does not appear to have sufficient frontage to the public highway to achieve an access in accordance with DMRB/MfS requirements meaning achievability of the site may be compromised. It was therefore not taken forward for testing as part of the growth strategy options. In addition the site was assessed as having high fluvial flood risk.
CfS23-241	Land South of 25 West End, Yaxley	Residential	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.
CfS23-24251	One Acre Stables Middle Drove, Ramsey Heights	Residential	Site not progressed to Level 2 SFRA. Site discounted as considered inappropriate for development as built development cannot avoid flood zone 3a with the proposed residential uses being classed as a more vulnerable use.
CfS23-24252	Two Acre Stables, Middle Drove, Ramsey Heights	Residential	Site not progressed to Level 2 SFRA. Site discounted as considered inappropriate for development as built development cannot avoid flood zone 3a with the proposed residential uses being classed as a more vulnerable use.
CfS23-24304	Land at High Street, Brington	Residential	During the consultation on additional sites in the Spring of 2025, the site promoter withdrew the site. It therefore will not be considered further.
CfS387	Land to the rear of 70 - 84 Station Road	Residential	The site has since secured a Permission in Principle (25/01596/PIP) for the erection of up to 9 residential dwellings.
CfS:103	Pear Tree Solar Farm, Abbotsley	Renewable Energy	Site discounted as it has been confirmed that the site has secured planning permission for the Erection of a Solar Photovoltaic Farm through application 23/01507/FUL which was approved on 31 January 2025 and therefore does not require allocation.
CfS:106	West of Wennington Road Wennington, Abbots Ripton	Residential	Site discounted because it is located within an hamlet and therefore it was not tested in any of the Council's Growth Strategies due to the hamlets inherent lack of sustainability. The District's hamlets are classified together with the countryside, the Preferred Options Draft Local Plan to 2046 allows for only limited and specific opportunities where development in these locations would be acceptable.
CfS:107	Land North of The Pasture and South of Rectory Lane, Somersham	Residential	Site discounted as it has been confirmed that the site has secured planning permission planning permission on the western parcel of the site (21/02111/OUT) for 11 dwellings and associated works (all matters reserved), approved in December 2022.
CfS:143	Cell Energy, Vicarage Lane, Diddington	Renewable Energy	It was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. However, this site has a planning application 23/00258/FUL for the installation of solar photovoltaic park which is currently pending consideration.
CfS:150	Land South of 29 The Green, Great Staughton	Residential	The site is allocated in the Great Staughton Neighbourhood Plan for housing.
CfS:170	Field South of St Ives Road, Hemingford Grey	Infrastructure	High and medium flood risk present on the majority of the site proposed for a 'water compatible', 'less vulnerable' and cemetery. These proposed uses were not put forward by the landowner but a third party, therefore the site is not considered available for these uses and therefore will not progress to a level 2 SFRA.
CfS:172	Land East of Church Road, Warboys	Residential	From an individual site perspective the site was considered that it may be appropriate for development however, in the context of the whole settlement it was not considered appropriate to consider as an allocation as the site is not well connected to Warboys and there are concerns regarding safe access and exit to the site.
CfS:208	Land East of Wintringham Park, St Neots	Mixed Use	The site was potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. Since the Land Availability Assessment 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.
CfS:21	Land at Potton Road (Rectory Farm), Eynesbury Hardwick, St Neots	Mixed Use	The site was potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. In response to the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal. 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 Council's Land Availability Assessment 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.
CfS:253	Land East of St Neots	Mixed Use	It was potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. 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.

CfS:109	Land south of Meadow Lane, St Ives	Residential	The site was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. However, it was also noted that integration of the site is more challenging by virtue of its edge of town location and that appropriate noise mitigation will be required to mitigate the impact of the A1123 and nearby employment uses. In addition, the site promoter states that a key constraint to development is to work with the existing tenants to find alternative locations for their businesses. No update has been provided as to when the site will become available and therefore the site did not move forward to assessment as part of the growth strategy options testing.
CfS:206	Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon	Commercial	The site is 100% Flood Zone one and therefore a sequentially preferable site. The Council received a number of strategic sites that were submitted for consideration as for allocation in the Local Plan. These sites were tested as part of 4 strategic growth options. This site was tested through strategic Growth Option 4. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation. The site was promoted variously for employment and for residential led development and tested for residential through the Strategic Transport Study. This identified that the site has poor accessibility for pedestrians in particular. As part of Duty to Cooperate meetings Peterborough City Council raised significant concerns relating to this site and the impact on the transport network and Oundle Road specifically and the inability of the road network into Peterborough to accommodate the extra traffic likely to be generated. The Highways Authority Raised significant concerns noting that the site is likely to require significant highways improvements due to scale, and that it is unclear how sustainable travel links can be achieved on the A605 across the A1 to link to Peterborough.
CfS:216	Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey	Residential	This site was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal, but noted that net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the water bodies to transport boats and the physical layout of any moorings, including any potential navigation issues. No responses were received to confirm the compatibility and suitability of the site so the site did not progress to assessment within the growth strategy options. It is noted that the site promoters submitted a Vision document which shows space for 50 moorings. The site is at high flood risk (86% in flood zone 3b), raising concerns about safe access and escape in times of flood.
CfS:338	Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry	Commercial	Employment development near to Sawtry was focussed on the eastern side of the A1(M) to avoid adverse impact on additional traffic as a result of commercial operations on the village of Sawtry and to encourage comprehensive development and expansion of established employment areas and to maximise the benefits of the clustering of businesses. This site is located on the western side of the A1(M) meaning that it is not locationally preferable and could contribute towards increased transport impact from commercial vehicles.
CfS:233	Land to South of College Farm, Somersham	Residential	The Council's Land Availability Assessment and Sustainability Appraisal indicate that the site is appropriate for development, this site was combined with CfS 57 to form a larger site for assessment - CfS 213 Land to the West of College Farm (larger site), Somersham.
CfS:257	Land West of West Street, Great Gransden	Residential	It was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. However the Great Gransden Neighbourhood Plan has identified the site as part of the Gransden Brook Corridor. Policy G6 of the neighbourhood plan identifies this area as an opportunity to restore or enhance existing ecological network access. It is therefore now considered inappropriate for development due to potential ecological impact.
CfS:263	Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)	Mixed Use	This site is part of CfS: 198, which was taken forward as a draft allocation in the Preferred Options draft Local Plan as draft mixed use allocation St Ives 1.
CfS:31	Land East of Stow Road, Kimbolton	Mixed Use	25/01543/OUT, outline planning application with all matters reserved except for site access 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. Progress to Level 2 SFRA.
CfS:63	Land South of A14, Catworth	Commercial	This site was tested by the Council as part of growth strategy option 3 to provide an indication of suitability in relation to the growth strategy on a locational basis. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study,

			Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation. In addition, the Highways Agency noted that the suitability of the approach road network will need to be assessed in relation to the suitability to cater specifically for HCVs, as no further information was submitted the site was not progressed. The Preferred Options draft Local Plan to 2046 focuses employment growth and opportunities around 2 strategic sites, alongside opportunities for expansion of established employment areas and sustainable locations such as market towns and service centres. This site is located away from such locations.
CfS:64	Land West of Catworth	Mixed Use	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.
CfS23-2422	Land between Thrapston Road East of Ellington and A14	Infrastructure	The Highways Authority states the site is likely to require significant highway improvements in relation to the scale of development proposed and will require further technical work and engagement with National Highways. No further information has been received to ascertain whether highways improvements would be achievable and therefore the site was not taken forward for further testing through the growth strategy options. Fluvial flood zones, 2, 3a and 3b are present on the site along the site frontage which may also impede access and escape to and from the site.
CfS23-24234	Land adjacent to Meadow Road and Hall Farm Road, Great Gransden	Residential	The site was tested by the Council as part of growth strategy option 1, 2, 3 and 4. It was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. However, 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.

Appendix 4 – Sequential test of Market Towns

The following tables set out the sequential approach to site allocation in market towns.

- Table 1 shows the sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk (category 1).
- Table 2 identifies the sites within Strategic Recommendation C where some of the site within flood zone 2 with surface water flood risk (category 2).
- Table 3 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3a with surface water flood risk (category 3).
- Table 4 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure (category 4).
- Table 5 identifies the sites within Strategic Recommendation D where some of the site within flood zone 3b with surface water flood risk

See [Assessment of Remaining Sites](#) for further information on categories 1 to 4 of Strategic Recommendation C.

Due to the size of the tables, all other forms of flood risk can be found in [Appendix C](#) of the Level 1 SFRA or within the respective Level 2 SFRA [site specific flood risk assessments](#). Measures to mitigate flood risk have been provided in site allocation policies where a site has been proposed for allocation and have been informed by the Level 2 SFRA site specific flood risk assessments.

Table 1: sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk

					Risk of Flooding from Surface Water						Risk of Flooding from Surface Water Climate Change		
					Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision
CfS:141	Bury Industrial Estate, Old Station Road, Bury	Residential	Bury	0.9587	0.9587	100.0	0.0000	0.0	0.0000	0.0	0.0000	0.0	Allocated in Pre-Submission Local Plan as Bury 1.
CfS:84	RAF Upwood - Phase 3, Bury	Residential	Bury	17.3070	0.7666	4.4	0.3015	1.7	0.1868	1.1	0.7666	4.4	Allocated in Pre-Submission Local Plan as Bury 3.
CfS:347	Amber Centre, 36 Mayfield Road, Huntingdon	Residential	Huntingdon	0.3456	0.0412	11.9	0.0224	6.5	0.0000	0.0	0.0412	11.9	Allocated in the Pre-Submission Local Plan as Huntingdon 2.
CfS23-24288	Hinchingbrooke Hospital site, Hinchingbrooke Park Road, Huntingdon	Mixed Use	Huntingdon	16.6021	4.3620	26.3	1.0957	6.6	0.4906	3.0	4.3620	26.3	Allocated in the Pre-Submission Local Plan as Huntingdon 1.
CfS:268	Land North of Hollow Lane, Ramsey	Residential	Ramsey	1.6127	0.0178	1.1	0.0149	0.9	0.0143	0.9	0.0178	1.1	Allocated in the Pre-Submission Local Plan as Ramsey 2
CfS:198	Land to the North of Houghton Road (larger site), St Ives	Mixed Use	St Ives	23.6741	1.8810	7.9	0.8959	3.8	0.5274	2.2	1.8810	7.9	Allocated in the Pre-Submission Local Plan as St Ives 1.
CfS:278	North of Wintringham Hall, Cambridge Road, St Neots	Commercial	St Neots	18.3071	0.7487	4.1	0.4262	2.3	0.3405	1.9	0.7487	4.1	Allocated in the Pre-Submission Local Plan as Abbotsley 1 although east of St Neots
CfS:317	Land South West of Potton Road, Eynesbury, St Neots	Residential	St Neots	3.5405	0.3215	9.1	0.1880	5.3	0.1262	3.6	0.3215	9.1	Allocated in the Pre-Submission Local Plan as St Neots 2.
CfS:16	Land East of Loves Farm (Tithe Farm Extension), St Neots	Mixed Use	St Neots	99.9881	11.2944	11.3	5.9088	5.9	3.5820	3.6	11.2944	11.3	Allocated in the Pre-Submission Local Plan as St Neots 1.
CfS:82	RAF Upwood - Phase 4, Upwood	Commercial	Upwood	14.4269	0.3741	2.6	0.1971	1.4	0.1492	1.0	0.3741	2.6	Allocated in the Pre-Submission Local Plan as Ramsey 1

Table 2: sites within Strategic Recommendation C where some of the site within flood zone 2 and surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change						Risk of Flooding from Surface Water Climate Change		
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS23-24316	Land at the former WATA Site, Hartford	Residential	Hartford	1.9681	0.0063	0.3	1.9618	99.7	0.0000	0.0	0.0000	0.0	0.7761	39.4	0.0840	4.3	0.0005	0.0	0.000	0.0	0.000	0.0	0.000	0.0	0.7761	39.4	Site not allocated as 99.7% of the site is within Flood Zone 2. Built development is unlikely to be able to avoid medium risk flood areas.

Table 3: sites within Strategic Recommendation C where some of the site within flood zone 3a with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change						Risk of Flooding from Surface Water Climate Change		
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:92	Land at Newtown Road, Ramsey	Residential	Ramsey	0.3184	0.0000	0.0	0.0086	2.7	0.3098	97.3	0.0000	0.0	0.3184	100.0	0.2735	85.9	0.0257	8.1	0.000	0.0	0.009	2.7	0.000	0.0	0.3184	100.0	High Flood risk present on the majority of the site (flood zone 3a) 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.

Table 4: sites within Strategic Recommendation C where some of the site within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change						Risk of Flooding from Surface Water Climate Change		
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:188	Land off Cheveril Lane, Bury	Natural/ Open Space	Bury	6.4630	1.6327	25.3	1.0643	16.5	0.2207	3.4	3.5453	54.9	1.3862	21.4	0.7851	12.1	0.5474	8.5	0.026	0.4	0.139	2.1	0.411	6.4	1.3862	21.4	Water compatible development. Allocated in the Pre-Submission Local Plan as Bury 2

Table 5: sites within Strategic Recommendation D where some of the site within flood zone 3b with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change						
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:276	Huntingdon Racecourse	Commercial	Huntingdon	68.6741	5.7560	8.4	6.2185	9.1	1.3061	1.9	55.3936	80.7	17.4588	25.4	10.8895	15.9	8.0967	11.8	1.248	1.8	4.756	6.9	0.052	0.1	Existing site. Allocated in the Pre-Submission Plan for opportunities for redevelopment and to reduce overall flood risk as allocation North Huntingdon 1.
CfS23-24306	Five Acres Farm, South of Needingworth Road	Commercial	St Ives	5.816	1.582	27.2	4.200	72.2	0.0085	0.1	0.0253	0.4	1.0394	17.9	0.4499	7.7	0.2632	4.5	0.000	0.0	2.544	43.7	1.035	17.8	Site not progressed to Level 2 SFRA, 72% of site in flood zone 2 more sequentially preferable commercial sites are available to avoid locating 'less vulnerable' development in medium risk areas.
CfS:240	Giffords Park, East of B1040, St Ives, (Needingworth)	Mixed Use	St Ives	122.1676	105.4653	86.3	4.1345	3.4	2.0177	1.7	10.5500	8.6	23.7557	19.4	14.3148	11.7	10.1073	8.3	0.972	0.8	1.706	1.4	0.143	0.1	Site is strongly related to the main built area of St Ives. Site allocated in the Pre-Submission Plan as Needingworth 1. No development to occur in fluvial flood zones.

Appendix 5 – Sequential test of Service Centres

The following tables set out the sequential approach to site allocation in service centres.

- Table 1 shows the sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk (category 1).
- Table 2 identifies the sites within Strategic Recommendation C where some of the site within flood zone 2 with surface water flood risk (category 2).
- Table 3 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3a with surface water flood risk (category 3).
- Table 4 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure (category 4).
- Table 5 identifies the sites within Strategic Recommendation D where some of the site within flood zone 3b with surface water flood risk

See [Assessment of Remaining Sites](#) for further information on categories 1 to 4 of Strategic Recommendation C.

Due to the size of the tables, all other forms of flood risk can be found in [Appendix C](#) of the Level 1 SFRA or within the respective Level 2 SFRA [site specific flood risk assessments](#). Measures to mitigate flood risk have been provided in site allocation policies where a site has been proposed for allocation and have been informed by the Level 2 SFRA site specific flood risk assessments.

Table 1: sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk.

					Risk of Flooding from Surface Water						Risk of Flooding from Surface Water Climate Change		
					Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:341	Wallis Land, Thrapston Road, Brampton	Mixed Use	Brampton	0.7023	0.1583	22.5	0.0525	7.5	0.0030	0.4	0.1583	22.5	Allocated in Pre-Submission Local Plan as Brampton 1.
CfS:285	Land South West of Godmanchester, West of the A1198	Residential	Godmanchester	7.0514	0.1686	2.4	0.0818	1.2	0.0391	0.6	0.1686	2.4	Allocated in the Pre-Submission local plan as Godmanchester 2. Includes a combination of sites including CfS: 87, 139, 371, 372 and 23-24180.
CfS:371	Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester	Residential	Godmanchester	4.9103	0.8518	17.3	0.6693	13.6	0.4683	9.5	0.8518	17.3	Allocated in the Pre-Submission local plan as Godmanchester 2. Includes a combination of sites including CfS: 87, 139, 371, 372 and 23-24180.
CfS:87	Dexters Farm, Godmanchester	Residential	Godmanchester	10.1785	0.1652	1.6	0.0853	0.8	0.0550	0.5	0.1652	1.6	Allocated in the Pre-Submission local plan as Godmanchester 2. Includes a combination of sites including CfS: 87, 139, 371, 372 and 23-24180.
CfS23-24180	Land off Bluegate, Godmanchester	Residential	Godmanchester	3.3895	0.0309	0.9	0.0144	0.4	0.0006	0.0	0.0309	0.9	Allocated in the Pre-Submission local plan as Godmanchester 2. Includes a combination of sites including CfS: 87, 139, 371, 372 and 23-24180.
CfS:365	Land South East of Bicton Industrial Estate Kimbolton	Commercial	Kimbolton	2.8794	0.0916	3.2	0.0523	1.8	0.0338	1.2	0.0916	3.2	Allocated in the Pre-Submission local plan as Kimbolton 2.

CfS:203	Land West of Little Paxton	Mixed Use	Little Paxton	20.3814	2.5641	12.6	1.1633	5.7	0.6210	3.0	2.5641	12.6	Allocated in the Pre-Submission local plan as Little Paxton 2.
CfS:78	Land North of St James Road, Little Paxton	Residential	Little Paxton	1.4626	0.0342	2.3	0.0295	2.0	0.0136	0.9	0.0342	2.3	Allocated in the Pre-Submission local plan as Little Paxton 1.
CfS23-24188	Land off Old North Road, Sawtry	Commercial	Sawtry	4.1266	0.2859	6.9	0.1976	4.8	0.1644	4.0	0.2859	6.9	Allocated in the Pre-Submission local plan as Sawtry 4.
CfS23-24295	Former Motorway Compound Site, North of A1198 roundabout	Commercial	Godmanchester	5.2649	0.8662	16.5	0.4716	9.0	0.3709	7.0	0.8662	16.5	Allocated in the Pre-Submission local plan as Godmanchester 3
CfS:270	College Farm, West of Newlands Industrial Estate, Somersham	Residential	Somersham	1.7846	0.1047	5.9	0.0545	3.1	0.0240	1.3	0.1047	5.9	Allocated in the Pre-Submission local plan as Somersham 3.
CfS:339	College Farm, Somersham	Residential	Somersham	7.9853	0.7801	9.8	0.4889	6.1	0.2973	3.7	0.7801	9.8	Allocated in the Pre-Submission local plan as Somersham 1.

Table 2: sites within Strategic Recommendation C where some of the site is within flood zone 2 with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change						Risk of Flooding from Surface Water Climate Change		
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:163	Dews Bus and Coach Depot, Chatteris Road, Somersham	Residential	Somersham	2.1246	2.1238	100.0	0.0008	0.0	0.0000	0.0	0.0000	0.0	0.3840	18.1	0.1495	7.0	0.0369	1.7	0.000	0.0	0.000	0.0	0.000	0.0	0.3840	18.1	Allocated in the Pre-Submission local plan as Somersham 2. Site is also PDL meeting NPPF 125. The site specific level 2 SFRA amended the findings of the modelling within Appendix C of the Level 1 SFRA noting the site is 100% within Flood Zone 1.

Table 3: sites within Strategic Recommendation C where some of the site is within flood zone 3a with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Surface Water Climate Change		
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:11	Green End Field, Sawtry	Residential	Sawtry	0.6204	0.1913	30.8	0.4049	65.3	0.0243	3.9	0.0000	0.0	0.4614	74.4	0.1910	30.8	0.0328	5.3	0.4614	74.4	Site progressed to Level 2 SFRA. Updated level 1 SFRA mapping and site specific level 2 SFRA indicate site is no longer suitable for development, the site is now only 31% within flood zone 1 it is unclear how development can be located in areas at lower risk.
CfS:385	Land North of Black Horse Industrial Estate (smaller site), Sawtry	Commercial	Sawtry	1.3492	1.3036	96.6	0.0300	2.2	0.0156	1.2	0.0000	0.0	0.0848	6.3	0.0466	3.5	0.0330	2.4	0.0848	6.3	Allocated in the Pre-Submission local plan as Sawtry 6. 96.6 % of the site is within flood zone 1 meaning development can be sequentially located outside areas of fluvial flood risk. The site is also adjacent to an Established Employment Area allowing for expansion of suitably located commercial uses.
CfS23-24246	Pitches 9 - 15 Land of Chatteris Road Somersham (Legacy Park)	Residential	Somersham	0.5063	0.0000	0.0	0.0000	0.0	0.5063	100.0	0.0000	0.0	0.2979	58.9	0.0910	18.0	0.0000	0.0	0.2979	58.9	Site not progressed to Level 2 SFRA. Site discounted as considered inappropriate for development as built development cannot avoid flood zone 3a with the proposed residential uses being classed as a more vulnerable use.
CfS23-24248	Pitches 5 - 8 Land of Chatteris Road Somersham (Legacy Park)	Residential	Somersham	0.2766	0.0000	0.0	0.0115	4.2	0.2651	95.8	0.0000	0.0	0.0814	29.4	0.0070	2.5	0.0000	0.0	0.0814	29.4	Site not progressed to Level 2 SFRA. Site considered discounted as inappropriate for development as built development cannot avoid flood zone 3a with the proposed residential uses being classed as a more vulnerable use.

Table 4 sites within Strategic Recommendation C where some of the site is within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure

No AVAILABLE SITES

Table 5: sites within Strategic Recommendation D where some of the site is within flood zone 3b with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change						
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:242	Land off Huntingdon Road, Brampton	Mixed Use	Brampton	5.775	1.462	25.3	0.644	11.2	0.047	0.8	3.62	62.7	0.283	4.9	0.101	1.8	0.054	0.9	0.035	0.6	0.299	5.2	0.151	2.6	Allocated in the Pre-Submission Local Plan as Brampton 2. The site is proposed for water compatible open space and a car park.
CfS:320	Land to the North of Thrapston Road (opposite The Hurdles), Brampton	Residential	Brampton	5.743	3.568	62.1	1.306	22.7	0.130	2.3	0.74	12.9	0.499	8.7	0.298	5.2	0.204	3.6	0.120	2.1	1.090	19.0	0.413	7.2	Site not progressed to Level 2 SFRA. Over a third of the site is at risk of fluvial flood risk (zones 2, 3a and 3b), surface water and groundwater emergence.
CfS:46	Galley Hill, Fenstanton	Commercial	Fenstanton	61.99	25.69	41.4	0.948	1.5	0.241	0.4	35.12	56.6	3.468	5.6	0.433	0.7	0.018	0.0	0.200	0.3	0.068	0.1	0.073	0.1	Allocated in the Pre-Submission Local Plan as Fenstanton 1. Built development is to be located on land within flood zone 1 (25ha of the site) leaving the remaining 36ha for open space to safeguard against flooding. The site is for a less vulnerable use.
CfS:139	Land West of London Road and South of Stokes Drive, Godmanchester	Mixed Use	Godmanchester	12.33	12.33	100.0	0.002	0.0	0.00	0.0	0.002	0.0	2.721	22.1	1.812	14.7	1.225	9.9	0.000	0.0	0.001	0.0	0.000	0.0	Allocated in the Pre-Submission local plan as Godmanchester 2. Includes a combination of sites including CfS: 87, 139, 371, 372 and

																								23-24180. 99% of the site is within flood zone 1. Development will be located outside of areas of fluvial and surface water flood risk and provide a strategic approach to flood risk in association with Stoneyhill Brook providing flood risk betterment to the wider area.	
CfS:372	Land East of Silver Street, Godmanchester	Residential	Godmanchester	5.119	4.51	88.1	0.153	3.0	0.103	2.0	0.352	6.9	0.292	5.7	0.163	3.2	0.101	2.0	0.084	1.6	0.052	1.0	0.101	2.0	Allocated in the Pre-Submission local plan as Godmanchester 2. Includes a combination of sites including CfS: 87, 139, 371, 372 and 23-24180. 88% of the site is within flood zone 1. However this parcel of land is reserved in the allocation for open space and flood mitigation to provide a strategic approach to flood risk in association with Stoneyhill Brook providing flood risk betterment to the wider area.
CfS:7	Brittens Farm, Station Road, Kimbolton	Residential	Kimbolton	1.558	1.321	84.8	0.138	8.8	0.043	2.8	0.057	3.6	0.147	9.4	0.018	1.1	0.014	0.9	0.037	2.4	0.131	8.4	0.000	0.0	Allocated in the Pre-Submission local plan as Kimbolton 1. The Level 2 SFRA demonstrates that built development can be located within flood zone

																								one. A third of the site will be reserved specifically for open space to safeguard against flooding and remain as a blue/green corridor offering multifunctional benefits including ecological, social and amenity value to the site.	
CfS:155 & 161	Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry	Mixed Use	Sawtry	18.83	17.19	91.3	1.542	8.2	0.09	0.5	0.006	0.0	3.977	21.1	2.083	11.1	1.353	7.2	0.000	0.0	0.000	0.0	0.000	0.0	Allocated in the Pre-Submission local plan as Sawtry 1. 91% of the site is within flood zone 1. The Level 2 SFRA demonstrates that built development can be located within flood zone one. Open space to safeguard against flooding and remain as a blue/green corridor will offer multifunctional benefits including ecological, social and amenity value to the site and address flood management for the wider area.
CfS:52	Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry	Residential	Sawtry	6.796	5.60	82.4	0.236	3.5	0.097	1.4	0.86	12.7	1.73	25.6	1.378	20.3	0.988	14.5	0.026	0.4	0.020	0.3	0.000	0.0	Allocated in the Pre-Submission local plan as Sawtry 2. 82% of the site is within flood zone 1. The Level 2 SFRA demonstrates that built development can be located within flood zone one. Open space to safeguard against flooding and remain as a blue/green corridor will offer multifunctional benefits including ecological, social and amenity value

																									to the site and address flood management for the wider area.
CfS:88	Land to the West of Glatton Road, Sawtry	Residential	Sawtry	12.48	12.42	99.4	0.027	0.2	0.014	0.1	0.029	0.2	2.447	19.6	0.948	7.6	0.507	4.1	0.000	0.0	0.007	0.1	0.000	0.0	Allocated in the Pre-Submission local plan as Sawtry 3. 88% of the site is within flood zone 1. The Level 2 SFRA demonstrates that built development can be located within flood zone one. Open space to safeguard against flooding and remain as a blue/green corridor will offer multifunctional benefits including ecological, social and amenity value to the site and address flood management for the wider area.
CfS:380	Land at Little Common Farm, Sawtry	Commercial	Sawtry	14.57	14.36	98.6	0.044	0.3	0.17	1.1	3.35	0.00	0.198	1.4	0.014	0.1	0.00	0.0	0.000	0.0	0.020	0.1	0.037	0.3	Allocated in the Pre-Submission local plan as Sawtry 5. 98.6 % of the site is within flood zone 1 meaning development can be sequentially located outside areas of fluvial flood risk. The site is also adjacent to an Established Employment Area allowing for expansion of suitably located commercial uses.

Appendix 6 – Sequential test of Local Service Villages

The following tables set out the sequential approach to site allocation in local service village.

- Table 1 shows the sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk (category 1).
- Table 2 identifies the sites within Strategic Recommendation C where some of the site within flood zone 2 with surface water flood risk (category 2).
- Table 3 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3a with surface water flood risk (category 3).
- Table 4 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure (category 4).
- Table 5 identifies the sites within Strategic Recommendation D where some of the site within flood zone 3b with surface water flood risk

See [Assessment of Remaining Sites](#) for further information on categories 1 to 4 of Strategic Recommendation C.

Due to the size of the tables, all other forms of flood risk can be found in [Appendix C](#) of the Level 1 SFRA or within the respective Level 2 SFRA [site specific flood risk assessments](#). Measures to mitigate flood risk have been provided in site allocation policies where a site has been proposed for allocation and have been informed by the Level 2 SFRA site specific flood risk assessments.

Table 1: sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk.

					Risk of Flooding from Surface Water						Risk of Flooding from Surface Water Climate Change		
					Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:164	Land South of Great North Road, Alconbury	Mixed Use	Alconbury	1.3531	0.2126	15.7	0.1654	12.2	0.1369	10.1	0.2126	15.7	Allocated in Pre-Submission Local Plan as Alconbury 1.
CfS:359	Land to the East of Globe Lane (smaller site), Alconbury	Residential	Alconbury	3.5577	0.1816	5.1	0.0799	2.2	0.0415	1.2	0.1816	5.1	Allocated in Pre-Submission Local Plan as Alconbury 2.
CfS:367	Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury	Residential	Alconbury	19.9475	0.7387	3.7	0.2727	1.4	0.1682	0.8	0.7387	3.7	This site is located in proximity to Alconbury Weald. It was considered that development at Alconbury Weald would need to be completed before the commencement of any nearby residential allocation due to market absorption pressures. Therefore the site was not taken forward as a preferred site.
CfS:329	Brooklands Farm, land to the East of A1 junction 13, Alconbury	Commercial	Alconbury	5.7421	1.8367	32.0	1.3991	24.4	1.1741	20.4	1.8367	32.0	Site not progressed to Level 2 SFRA. The site is not sustainably located close to local services and facilities or other employment uses, there are other available small scale employment sites that can meet this criteria.
CfS23-24128	Land off 18 Holliday's Road, Bluntisham	Residential	Bluntisham	2.0431	0.0512	2.5	0.0416	2.0	0.0360	1.8	0.0512	2.5	Allocated in Pre-Submission Local Plan as Bluntisham 1.
CfS:248	Land West of Colne Road, Bluntisham	Mixed Use	Bluntisham	7.7805	0.1600	2.1	0.0737	0.9	0.0559	0.7	0.1600	2.1	Allocated in Pre-Submission Local Plan as Bluntisham 2.

CfS23-2411	Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham	Residential	Bluntisham	6.8854	0.5253	7.6	0.2560	3.7	0.1448	2.1	0.5253	7.6	The Growth Strategy allows for limited development in Local Services Villages Sites. This site is considered more locationally removed from the built area of Bluntisham than CfS 248 and 23-24128 and so has not been taken forward as a preferred site.
CfS:345	New Farm, Meadow Lane, Earith	Residential	Earith	1.1668	0.1537	13.2	0.0528	4.5	0.0152	1.3	0.1537	13.2	The site was tested by the Council as part of the Growth Strategy Options 3 and 4. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments). Therefore this site has not been taken forward as a preferred site.
CfS:59	Land between Duck Street and Wansford Road, Elton	Residential	Elton	2.8196	0.2861	10.1	0.1718	6.1	0.0966	3.4	0.2861	10.1	The site was tested by the Council as part of growth strategy 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:30	Land West of Peterborough Road and North of Grazeley Gardens, Farcet	Residential	Farcet	8.7474	0.5569	6.4	0.3375	3.9	0.2523	2.9	0.5569	6.4	The site was tested by the Council as part of growth strategy 1. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:125	Land East of B661, The Green, Great Staughton	Residential	Great Staughton	0.8948	0.3518	39.3	0.2007	22.4	0.1539	17.2	0.3518	39.3	Allocated in Pre-Submission Local Plan as Great Staughton 1.
CfS:90	Tir na Nog, Sawtry Way, Houghton	Mixed Use	Houghton	0.9213	0.2048	22.2	0.1369	14.9	0.1183	12.8	0.2048	22.2	The site was tested by the Council as part of growth strategy option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:196	Land at New Manor Farm, Houghton and Wyton	Commercial	Houghton and Wyton	5.0044	0.4074	8.1	0.1698	3.4	0.1132	2.3	0.4074	8.1	The site was tested by the Council as part of growth strategy option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some

													adjustments) and therefore this site was not considered appropriate for allocation.
CfS:185	Land North of Bluntisham Road, Needingworth	Mixed Use	Needingworth	10.5563	0.8413	8.0	0.4622	4.4	0.3334	3.2	0.8413	8.0	Allocated in Pre-Submission Local Plan as Needingworth 2.
CfS23-2486	Orchard Paddock, West of Mill Way, Needingworth	Residential	Needingworth	2.0044	0.0798	4.0	0.0574	2.9	0.0347	1.7	0.0798	4.0	The Growth Strategy allows for limited development in Local Services Villages Sites. The site was considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal, however it is located to the south of Needingworth on the western side of Mill Way which is typically less developed with the potential to create isolated development in the countryside. The site chosen (CfS 185) provides better opportunity to integrate with the existing settlement, with active routes to St Ives employment areas and accessible transport links providing connections to market towns and enhanced services and facilities.
CfS:305	Land to East of Stow Road, Spaldwick	Residential	Spaldwick	6.1111	1.1997	19.6	0.9831	16.1	0.8607	14.1	1.1997	19.6	Allocated in Pre-Submission Local Plan as Spaldwick 1.
CfS:353	Church Field, Spaldwick	Mixed Use	Spaldwick	3.3166	0.4234	12.8	0.3284	9.9	0.2568	7.7	0.4234	12.8	Concern over the impact on the character of the area (including views to the church) which would not be the case with the CfS 305. The Growth Strategy allows for limited development in Local Services Villages, therefore CfS 305 is a more preferable development within Spaldwick, being located next to a primary school and near to services and facilities.
CfS:165	Land to the rear of The Stilton Cheese Inn	Residential	Stilton	0.5686	0.1001	17.6	0.0686	12.1	0.0496	8.7	0.1001	17.6	Allocated in Pre-Submission Local Plan as Stilton 1.
CfS:186	Land rear of 16 to 58 North Street, Stilton	Residential	Stilton	3.1761	1.5943	50.2	1.4697	46.3	1.3270	41.8	1.5943	50.2	Allocated in Pre-Submission Local Plan as Stilton 2.
CfS:51	Goldthorns, Stilton	Residential	Stilton	0.4302	0.0926	21.5	0.0072	1.7	0.0000	0.0	0.0926	21.5	The Growth Strategy allows for limited development in Local Services Villages Sites 'CfS 165: Land to the rear of The Stilton Cheese, Inn, Stilton' and 'CfS 186: Land rear of 16 to 58 North Street, Stilton' were selected as draft allocations for the Preferred Options Draft Local Plan to 2046 as they were considered to be locationally preferable due to being infill development within the built area of Stilton and in proximity to local services and facilities whilst this site is located within open countryside.
CfS23-2412	Land to the South and West of 61 Church Street, Stilton	Residential	Stilton	2.4319	0.4925	20.2	0.1026	4.2	0.0111	0.5	0.4925	20.2	The Growth Strategy allows for limited development in Local Services Villages Sites 'CfS 165: Land to the rear of The Stilton Cheese, Inn, Stilton' and 'CfS 186: Land rear of 16 to 58 North Street, Stilton' were selected as draft allocations for the Preferred Options Draft Local Plan to 2046 as they were considered to be locationally preferable due to being infill development within the built area of Stilton and in proximity to local services and facilities whilst this site is located within open countryside.
CfS:131	Land off High Street, Stilton	Residential	Stilton	2.5978	0.0829	3.2	0.0327	1.3	0.0123	0.5	0.0829	3.2	The Growth Strategy allows for limited development in Local Services Villages Sites 'CfS 165: Land to the rear of The Stilton Cheese, Inn, Stilton' and 'CfS 186: Land rear of 16 to 58 North Street, Stilton' were selected as draft allocations for the Preferred Options Draft Local Plan to 2046 as they were

													considered to be locationally preferable due to being infill development within the built area of Stilton and in proximity to local services and facilities whilst this site is located within open countryside.
CfS:156	Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny	Residential	The Offords	3.0884	1.1870	38.4	0.6505	21.1	0.4695	15.2	1.1870	38.4	Allocated in Pre-Submission Local Plan as Offord Cluny 1.
CfS:174	Land to the West of Graveley Road, Offord D'Arcy	Residential	The Offords	3.8071	0.3869	10.2	0.2555	6.7	0.1706	4.5	0.3869	10.2	Allocated in Pre-Submission Local Plan as Offord D'Arcy 1.
CfS:74	Land South of New Road, Offord Cluny	Residential	The Offords	2.9477	1.9615	66.5	1.4051	47.7	1.1558	39.2	1.9615	66.5	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. The Growth Strategy allows for limited development in Local Services Villages Sites, two more locationally preferable sites have been chosen in 'the Offords' CfS: 156 & 174 which are better connected to the main thoroughfare.

Table 2: sites within Strategic Recommendation C where some of the site is within flood zone 2 with surface water flood risk

NO SITES AVAILABLE

Table 3: sites within Strategic Recommendation C where some of the site is within flood zone 3a with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Surface Water Climate Change		
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:259	Home Farm South, Abbots Ripton	Mixed Use	Abbots Ripton	2.8313	2.7230	96.2	0.0136	0.5	0.0946	3.3	0.0000	0.0	0.1893	6.7	0.0921	3.3	0.0470	1.7	0.1893	6.7	Allocated in Pre-Submission Local Plan as Abbots Ripton 1.
CfS23-24249	Land west of 38 Hemingford Road, Hemingford Grey	Residential	Hemingford Grey	0.9697	0.0000	0.0	0.0000	0.0	0.9697	100.0	0.0000	0.0	0.0085	0.9	0.0000	0.0	0.0000	0.0	0.0085	0.9	Site discounted as considered inappropriate for development as built development cannot avoid flood zone 3a with the proposed residential uses being classed as a more vulnerable use.
CfS:351	Rear of Manor	Residential	Spaldwick	1.4850	0.3447	23.2	0.3735	25.2	0.7669	51.6	0.0000	0.0	0.8009	53.9	0.5214	35.1	0.3342	22.5	0.8009	53.9	This site has not been selected as a draft allocation. Over three

Table 5: sites within Strategic Recommendation D where some of the site is within flood zone 3b with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change								
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)				
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan		
CfS:86	Land at Thrapston Road, Spaldwick	Commercial	Spaldwick	2.06	0.91	44.24	0.58	28.32	0.56	26.93	0.01	0.51	0.24	11.56	0.10	4.63	0.05	2.47	0.00	0.00	0.46	22.32	0.18	8.58	More sequentially preferable commercial sites are available.		
CfS23-24284	Land South of the A14, Spaldwick (modest residential)	Residential	Spaldwick	1.10	0.00	0.19	0.08	7.68	0.54	49.16	0.47	42.97	0.89	80.83	0.71	64.69	0.60	54.03	0.06	5.71	0.08	7.62	0.00	0.04	The Growth Strategy allows for limited development in Local Services Villages, therefore CfS 305 a more sequentially preferable site has been selected.		
CfS23-24285	Land South of the A14, Spaldwick (modest employment)	Commercial	Spaldwick	1.31	0.00	0.17	0.09	6.49	0.54	41.40	0.68	51.95	1.10	83.87	0.92	70.29	0.81	61.36	0.06	4.78	0.08	6.43	0.00	0.03	The Growth Strategy allows for limited development in Local Services Villages, therefore CfS 305 a more sequentially preferable site has been selected.		
CfS23-24286	Land South of the A14, Spaldwick (larger scale residential)	Residential	Spaldwick	8.07	3.68	45.63	1.39	17.18	1.58	19.53	1.43	17.66	3.68	45.64	2.30	28.57	1.81	22.41	0.22	2.67	0.99	12.22	0.25	3.11	The Growth Strategy allows for limited development in Local Services Villages, therefore CfS 305 a more sequentially preferable site has been selected.		

Appendix 7 – Sequential test of villages

The following tables set out the sequential approach to site allocation in villages.

- Table 1 shows the sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk (category 1).
- Table 2 identifies the sites within Strategic Recommendation C where some of the site within flood zone 2 with surface water flood risk (category 2).
- Table 3 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3a with surface water flood risk (category 3).
- Table 4 identifies the sites within Strategic Recommendation C where some of the site within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure (category 4).
- Table 5 identifies the sites within Strategic Recommendation D where some of the site within flood zone 3b with surface water flood risk

See [Assessment of Remaining Sites](#) for further information on categories 1 to 4 of Strategic Recommendation C.

Due to the size of the tables, all other forms of flood risk can be found in [Appendix C](#) of the Level 1 SFRA or within the respective Level 2 SFRA [site specific flood risk assessments](#). Measures to mitigate flood risk have been provided in site allocation policies where a site has been proposed for allocation and have been informed by the Level 2 SFRA site specific flood risk assessments.

Table 1: sites within Strategic Recommendation C that are 100% within flood zone 1 with surface water flood risk.

					Risk of Flooding from Surface Water						Risk of Flooding from Surface Water Climate Change		
					Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:13	Land North West of Buckworth Road, Alconbury Weston	Residential	Alconbury Weston	3.9284	0.5511	14.0	0.4517	11.5	0.3768	9.6	0.5511	14.0	Site not within preferred growth option. Site not taken forward as an allocation,
CfS:137	48 Old Great North Road, Alconbury Weston	Residential	Alconbury Weston	1.0624	0.4842	45.6	0.2932	27.6	0.1670	15.7	0.4842	45.6	Site not within preferred growth option. Site not taken forward as an allocation
CfS:178	48 Old Great North Road, Alconbury Weston	Residential	Alconbury Weston	1.0624	0.4842	45.6	0.2932	27.6	0.1670	15.7	0.4842	45.6	Site not within preferred growth option. Site not taken forward as an allocation
CfS:195	Land East of Vinegar Hill, Alconbury Weston	Residential	Alconbury Weston	1.6055	0.0931	5.8	0.0599	3.7	0.0289	1.8	0.0931	5.8	Site not within preferred growth option. Site not taken forward as an allocation
CfS:212	Land at A1 West (South) - South of Peterborough Motorway Services, Haddon	Commercial	Haddon	49.9104	5.5211	11.1	3.3309	6.7	2.5027	5.0	5.5211	11.1	Allocated in Pre-Submission Local Plan as Peterborough Services 1
CfS:298	Land East of High Gables, Buckworth Road, Alconbury Weston	Residential	Alconbury Weston	2.6461	1.0829	40.9	0.8903	33.6	0.7327	27.7	1.0829	40.9	Site not within preferred growth option. Site not taken forward as an allocation

CfS23-249	Land Northwest of Chequers Close, Alconbury Weston	Residential	Alconbury Weston	0.9968	0.1046	10.5	0.0797	8.0	0.0686	6.9	0.1046	10.5	Site not within preferred growth option. Site not taken forward as an allocation
CfS:310	Land North and East of Hill Place, Brington	Residential	Brington	0.9981	0.1562	15.6	0.1026	10.3	0.0564	5.7	0.1562	15.6	Site not within preferred growth option. Site not taken forward as an allocation
CfS:111	Home Farm, Bythorn	Residential	Bythorn	0.9844	0.0129	1.3	0.0001	0.0	0.0000	0.0	0.0129	1.3	Allocated in Pre-Submission Local Plan as Bythorn 1.
CfS:113	Land East of Clack Lane, Bythorn	Residential	Bythorn	0.3515	0.1801	51.2	0.1190	33.9	0.0780	22.2	0.1801	51.2	This site was assessed as being 100% flood zone 1 with high to medium risk of surface water flood risk and groundwater risk meaning it did not meet the criteria for consideration. More sequentially preferable site selected in Bythorn – CfS 111.
CfS:12	Fruit Field opposite Victory Playing Field, Catworth	Residential	Catworth	2.2143	0.0356	1.6	0.0071	0.3	0.0067	0.3	0.0356	1.6	Allocated in Pre-Submission Local Plan as Catworth 1.
CfS:215	Land to the North West of Holme Fen Drove, Colne	Residential	Colne	0.3771	0.0215	5.7	0.0000	0.0	0.0000	0.0	0.0215	5.7	This site was assessed as being 100% flood zone 1 with low risk of surface water flood risk meaning it could meet the criteria for consideration. However, site 'CfS 75 ' also met this criteria. 'CfS 75 ' was selected in Colne as a draft residential allocation as it had no flood risk as opposed to this site (CfS215) which has very low surface water flood risk.
CfS:316	Land West of the B1050, Earith Road, Colne	Residential	Colne	4.7500	1.6136	34.0	0.8833	18.6	0.4253	9.0	1.6136	34.0	This site was assessed as being at high to medium flood risk and groundwater flood risk meaning that it did not meet the criteria. 'CfS 75 ' was selected in Colne as a draft residential allocation as it had no flood risk as opposed to this site (CfS316).
CfS23-24149	Pound Ground, Colne High Street, Somersham Road, Colne	Residential	Colne	0.5689	0.0411	7.2	0.0045	0.8	0.0024	0.4	0.0411	7.2	This site was assessed as being at high and medium surface water flood risk and therefore did not meet the criteria. 'CfS 75 ' was selected in Colne as a draft residential allocation as it had no flood risk as opposed to this site (CfS23-24149).
CfS:35	Land west of Grafham Road Ellington	Residential	Ellington	1.8652	0.0570	3.1	0.0000	0.0	0.0000	0.0	0.0570	3.1	Allocated in Pre-Submission Local Plan as Ellington 2.
CfS23-2421	Old Sheds at Manor Farm	Residential	Ellington	2.0307	0.0497	2.4	0.0414	2.0	0.0275	1.4	0.0497	2.4	Allocated in Pre-Submission Local Plan as Ellington 1.
CfS:130	Land adjacent A1 at Norman Cross, Folksworth	Commercial	Folksworth	11.5256	3.4079	29.6	2.4621	21.4	1.9209	16.7	3.4079	29.6	Site did not progress to Level 2 SFRA. The Preferred Options draft Local Plan to 2046 focuses employment growth and opportunities around 2 strategic sites, alongside opportunities for expansion of established employment areas and sustainable locations such as market towns and service centres. This site is located away from such locations with the nearest settlement - Stilton' classified as a Local services Village.
CfS:132	Land off Hawthorn Road, Folksworth (smaller site)	Residential	Folksworth	1.8379	0.2495	13.6	0.1219	6.6	0.0340	1.9	0.2495	13.6	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and

													Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS23-245	Hawthorn/Manor Road, Folksworth (larger site)	Residential	Folksworth	3.2512	0.6225	19.1	0.3773	11.6	0.2296	7.1	0.6225	19.1	Site not progressed to Level 2 SFRA. This site has not been selected as a draft allocation. The smaller site (Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth -smaller site) was tested by the Council as part of growth strategy 3 which includes land within this site and therefore provides an indication of suitability in relation to the growth strategy on a locational and capacity basis. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:303	Land adjacent to 24 Cedar Close, Grafham	Residential	Grafham	1.1375	0.1057	9.3	0.0896	7.9	0.0491	4.3	0.1057	9.3	Allocated in Pre-Submission Local Plan as Grafham 1.
CfS23-2481	Field south of Village Farm, Grafham	Residential	Grafham	1.0738	0.1358	12.6	0.0682	6.4	0.0308	2.9	0.1358	12.6	Allocated in Pre-Submission Local Plan as Grafham 2.
CfS:202	Land South of Caxton Road, Great Gransden	Mixed Use	Great Gransden	1.7583	0.2272	12.9	0.0866	4.9	0.0248	1.4	0.2272	12.9	Allocated in Pre-Submission Local Plan as Great Gransden 1.
CfS:249	Land West of Eltisley Road, Great Gransden	Residential	Great Gransden	0.7061	0.0673	9.5	0.0000	0.0	0.0000	0.0	0.0673	9.5	The site is removed from the main built up area of Great Gransden, other village sites chosen are more sustainably located.
CfS:302	Land North of Harley Industrial Park, Paxton Hill, Great Paxton	Commercial	Great Paxton	3.6468	0.2165	5.9	0.0866	2.4	0.0432	1.2	0.2165	5.9	Allocated in Pre-Submission Local Plan as Great Paxton 2.
CfS:28	Land between 76 and 86 Owl End, Great Stukeley	Residential	Great Stukeley	0.3354	0.0017	0.5	0.0000	0.0	0.0000	0.0	0.0017	0.5	Allocated in Pre-Submission Local Plan as The Stukeleys 1.
CfS:182	Land South of 143 High Street, Hail Weston	Mixed Use	Hail Weston	1.5463	0.1780	11.5	0.1068	6.9	0.0472	3.1	0.1780	11.5	A more sequentially preferable site has been chosen in Hail Weston 'CfS39' which has no flood risk.
CfS:267	Land South West of Pound Close, Hail Weston	Residential	Hail Weston	0.5690	0.1083	19.0	0.0753	13.2	0.0442	7.8	0.1083	19.0	A more sequentially preferable site has been chosen in Hail Weston 'CfS39' which has no flood risk.
CfS:296	Land opposite Brook End Farm, 17-19 Ford End, Hail Weston, PE19 5JR	Residential	Hail Weston	1.6862	0.0055	0.3	0.0001	0.0	0.0001	0.0	0.0055	0.3	A more sequentially preferable site has been chosen in Hail Weston 'CfS39' which has no flood risk.
CfS23-243	Land to North of Station Road, Holme	Mixed Use	Holme	2.9020	0.2583	8.9	0.2107	7.3	0.1867	6.4	0.2583	8.9	Allocated in Pre-Submission Local Plan as Holme 1.
CfS23-24310	Land at Manor Farm, Kings Ripton	Residential	Kings Ripton	0.5962	0.0512	8.6	0.0368	6.2	0.0320	5.4	0.0512	8.6	Site not progressed to Level 2 SFRA. A selection of sites were tested by the Council as part of growth strategy option 3 to provide an indication of suitability in relation to the growth strategy on a locational basis. The findings from the Sustainability Appraisal of the

													growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:189	Land End Farm, Pidley	Residential	Pidley	1.1005	0.4618	42.0	0.1975	18.0	0.0856	7.8	0.4618	42.0	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:190	Old Football Field, Warboys Road, Pidley	Residential	Pidley	1.9239	0.0878	4.6	0.0308	1.6	0.0155	0.8	0.0878	4.6	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:217	Bittens Field, North of Warboys Road, Pidley	Residential	Pidley	1.1477	0.0322	2.8	0.0047	0.4	0.0042	0.4	0.0322	2.8	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:271	Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey	Residential	Ramsey Forty Foot	1.3373	0.1064	8.0	0.0495	3.7	0.0136	1.0	0.1064	8.0	Allocated in Pre-Submission Local Plan as Ramsey Forty Foot 2.
CfS:272	Land at Bridge Farm, Ramsey Forty Foot	Residential	Ramsey Forty Foot	1.1291	0.0248	2.2	0.0176	1.6	0.0000	0.0	0.0248	2.2	Site not allocated, the Growth Strategy allows for limited growth in villages, when compared with CfS: 271 (also in Ramsey Forty Foot, CfS 271 was considered more visually contained within the landscape and would provide a better rounding off opportunity of built development when considering its location next to a next to the garage. This made the site locationally more preferable.

CfS:361	Land North of Easton Road Stonely	Residential	Stonley	0.9424	0.0113	1.2	0.0012	0.1	0.0007	0.1	0.0113	1.2	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of the Growth Strategy Option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments).
CfS:364	Land North of Gimbers End, Stonely	Residential	Stonley	0.8361	0.0010	0.1	0.0008	0.1	0.0006	0.1	0.0010	0.1	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of the Growth Strategy Option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments).
CfS23-24319	Stonely Grange, South of Easton Road - plot 1	Residential	Stonley	0.2814	0.0773	27.5	0.0574	20.4	0.0451	16.0	0.0773	27.5	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of the Growth Strategy Option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments).
CfS:319	Land South of Spaldwick Road, Stow Longa	Residential	Stow Longa	0.5919	0.0080	1.3	0.0000	0.0	0.0000	0.0	0.0080	1.3	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:34	Land to South West of South Farm, Upton	Residential	Upton	0.3979	0.0015	0.4	0.0005	0.1	0.0000	0.0	0.0015	0.4	Allocated in Pre-Submission Local Plan as Upton 1.
CfS23-2420	Land at Christ's College Farm, Upton	Residential	Upton	0.4779	0.0518	10.8	0.0123	2.6	0.0103	2.2	0.0518	10.8	A more sequentially preferable site has been chosen in Upton 'CfS34' which has less flood risk.
CfS:287	Village Field, Raveley Road, Upwood	Residential	Upwood	0.9975	0.4871	48.8	0.3131	31.4	0.2038	20.4	0.4871	48.8	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that

													Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS23-24239	Land between the West Lodge and Home Farm, Waresley	Residential	Waresley	1.6714	0.0155	0.9	0.0108	0.6	0.0096	0.6	0.0155	0.9	Allocated in Pre-Submission Local Plan as Waresley 1.
CfS:299	Land adjacent Winwick Village Hall, Thurning Road, Winwick	Residential	Winwick	0.6031	0.0321	5.3	0.0264	4.4	0.0256	4.2	0.0321	5.3	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of the Growth Strategy Option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:152	Land West of Harris Lane, Wistow	Residential	Wistow	0.9808	0.0846	8.6	0.0192	2.0	0.0000	0.0	0.0846	8.6	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation.
CfS:269	Land West of Manor Farm, Yelling	Residential	Yelling	1.0672	0.0502	4.7	0.0313	2.9	0.0244	2.3	0.0502	4.7	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of growth strategy option 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments) and therefore this site was not considered appropriate for allocation

Table 2: sites within Strategic Recommendation C where some of the site is within flood zone 2 with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water								Risk of Flooding from Surface Water Climate Change	
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)			
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	%	Council Decision on Site for Local Plan		
CfS:309	Land to the West of High Street, Great Paxton	Residential	Great Paxton	1.13	1.13	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.02	More sequentially preferable site in Holme Allocated (CfS14) in Great Paxton which has no flood risk.		
CfS:41	Land East of The Paddocks, Hilton	Residential	Hilton	5.29	5.21	98.56	0.08	1.44	0.00	0.00	0.00	0.00	0.95	17.96	0.70	13.18	0.56	10.55	17.96	Site not progressed to Level 2 SFRA. A number of sites in Hilton were tested by the Council as part of the Growth Strategy Option 3 to provide an indication of suitability in relation to the growth strategy on a locational basis. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments).		
CfS:42	Land West of Potton Road, Hilton	Residential	Hilton	9.53	9.53	100.00	0.00	0.00	0.00	0.00	0.00	0.00	2.79	29.31	1.40	14.65	0.94	9.86	29.31	Site not progressed to Level 2 SFRA. A number of sites in Hilton were tested by the Council as part of the Growth Strategy Option 3 to provide an indication of suitability in relation to the growth strategy on a locational basis. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments).		

CfS:235	Land North of High Street, Hilton	Residential	Hilton	2.06	2.05	99.24	0.02	0.76	0.00	0.00	0.00	0.00	0.00	0.04	2.16	0.04	1.94	0.04	1.81	0.00	Site not progressed to Level 2 SFRA. The site was tested by the Council as part of the Growth Strategy Options 3. The findings from the Sustainability Appraisal of the growth strategies, informed by evidence documents such as the Strategic Flood Risk Assessment, Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment demonstrated that Growth Strategy 2 was the preferred strategic growth option (with some adjustments).
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Table 3: sites within Strategic Recommendation C where some of the site is within flood zone 3a with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Surface Water Climate Change		
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan
CfS:157	Land at Church Street/Short Drove, Holme	Residential	Holme	1.00	1.00	99.97	0.00	0.03	0.00	0.00	0.00	0.00	0.12	11.89	0.08	7.61	0.04	3.79	0.12	11.89	More sequentially preferable site in Holme Allocated (CfS23-243). This site has medium fluvial risk and groundwater and reservoir risk making it less sequentially preferable. This site was assessed as being high risk from fluvial sources meaning it did not meet the criteria for consideration.

Table 4: sites within Strategic Recommendation C where some of the site within flood zone 3b with surface water flood risk but includes water compatible development or essential infrastructure

Site Reference	Site Name	Proposed Use	Settlement	Area (ha)	Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change						Risk of Flooding from Surface Water Climate Change		Council Decision on Site for Local Plan
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)		Medium Risk plus Climate Change (using Low Risk as a proxy)		
					Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	
CfS:53	Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot	Natural/ Open Space	Ramsey Forty Foot	1.3867	0.4305	31.0	0.037	2.7	0.154	11.1	0.765	55.2	0.02	1.4	0.00	0.0	0.00	0.0	0.00	0.0	0.128	9.2	0.000	0.0	0.020	1.4	Allocated in Pre-Submission Local Plan as Ramsey Forty Foot 1.

Table 5: sites within Strategic Recommendation D where some of the site is within flood zone 3b with surface water flood risk

					Fluvial Flood Zone Coverage								Risk of Flooding from Surface Water						Risk of Flooding from Fluvial / Tidal Climate Change							
					Flood Zone 1		Flood Zone 2		Flood Zone 3a		Flood Zone 3b		Low Risk (1 in 1000 year outline)		Medium Risk (1 in 100 year outline)		High Risk (1 in 30 year outline)		Functional floodplain + climate change (additional risk)		Flood Zone 3a + climate change (additional risk)		Flood Zone 2 + climate change (additional risk)			
Site Ref	Site Name	Proposed Use	Settlement	Area (ha)	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Council Decision on Site for Local Plan	
CfS:153	Land off Causeway Road, Broughton	Residential	Broughton	0.76	0.74	97.60	0.01	1.59	0.00	0.58	0.00	0.23	0.02	3.04	0.02	2.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Site not within preferred growth option. Site not taken forward as an allocation,
CfS:22	Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)	Commercial	Colne	169.25	106.77	63.08	7.58	4.48	11.10	6.56	43.81	25.89	33.76	19.95	17.13	10.12	5.69	3.36	0.00	0.00	42.24	24.96	0.08	0.00	More sequentially preferable sites were available in Colne. 'CfS 75' was selected as a residential	

																								allocation as it had no flood risk as opposed to this site (CfS22).	
CfS23-2424	Land South East of Ellington	Residential	Ellington	3.17	2.58	81.49	0.07	2.26	0.07	2.11	0.45	14.14	0.77	24.26	0.51	15.96	0.35	11.06	0.06	1.95	0.04	1.31	0.07	2.3	More sequentially preferable sites were available in Ellington. 'CfS CfS:35 and CfS23-2421 were selected as allocations.
CfS:24	Land South of Manor Farm, Old Weston	Residential	Old Weston	3.52	3.47	98.67	0.01	0.18	0.01	0.34	0.03	0.80	0.05	1.42	0.00	0.00	0.00	0.00	0.01	0.31	0.00	0.12	0.00	0.1	Site not within preferred growth option. Site not taken forward as an allocation,

Appendix 8 – Exception Test of sites

The following tables demonstrate that the exception test can be passed for the proposed site allocations:

- CfS 240 – Giffords Park, St Ives
- CfS 7 – Brittens Farm, Station Road Kimbolton
- CfS 155/161 – Land to the West of Toll Bar Way and Green End Road, Sawtry
- CfS 52 - Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry
- CfS 88 – Land to the West of Glatton Road, Sawtry
- CfS 259 – Home Farm South, Abbots Ripton
- CfS 23-24291 – Ruddles Lane, Wyton
- CfS 95 – Wyton Airfield

Paragraph 178 of the NPPF states that “ The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

All site allocations are located within the sustainable development locations; the Local Plan and the Sustainability Appraisal of the Local Plan demonstrate the wider sustainability benefits to the community within these areas. Each of the sites were assessed in the Sustainability Appraisal which assessed sites against a series of environmental, social and economic objectives including impact on the natural environment, social and economic benefits, access to services and ability to integrate with the surrounding area and through a level 2 Strategic Flood Risk Assessment.

CfS 240 – Giffords Park, St Ives

Area (ha)	122	
Type of development	Mixed Use – Residential, care homes, local centre, commercial, education, solar farm, green infrastructure and Open Space and land to safeguard against flooding (essential infrastructure, more vulnerable, less vulnerable & water compatible)	
Will the site provide wider sustainability benefits to the community that outweigh flood risk? Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046 Land Availability Assessment	Positive	Negative
	• The masterplan for the site shows that there will an on site solar farm located in the north west corner of the site. The Carbon Reduction Strategy sets out a series of carbon reduction principles outlining how the proposed development will reduce carbon. This includes circular economy processes, reducing the need to travel via vehicles, in construction, incorporation of renewable energy technologies, sustainable drainage and design. • The development will provide land for a central park, open space, sport and recreation, and allotments. • The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. • The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network. • The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures. • The site is within 2km of St Ives town centre and is within 400m of Morrisons supermarket. • There are three existing primary primary/ junior schools within St Ives which are all just over 1.5km from the site. The proposed development is has capacity for at least 1,000 dwellings and seeks to include a primary school.	• The site is bounded on its southern boundary by the A1123 and by the Somersham Road Industrial Estate to the west, therefore there is an increased likelihood of noise, light and visual pollution. • Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge.

	• The proposed development will provide some additional leisure and cultural facilities to serve residents including sports and recreational facilities and a local centre. • The site is within 800m of several bus stops. The highest rated is outside of Morrisons, rated C+ on the Place Based Carbon Calculator. • The site is approximately a 20 minute walk to the town centre where the guided bus route to Cambridge can be taken, from the stop at Morrisons buses can be taken to the town centre as well. • The proposed development will generate some employment through the delivery of a care home and 4.2ha of land for a mixed use local centre including retail/employment/health uses. • The site could be designed so that it effectively integrated with the existing place and community.	
	Conclusion: Yes, the site can provide development of a proportionate scale that could be integrated into the existing place and community and is close to multiple services and facilities and employment, there is a secondary school and leisure centre within the settlement. The site is located within a Market Town. Huntingdonshire's market towns offer the highest levels of sustainability in Huntingdonshire as all provide major services and facilities for both their own residents and members of the wider community. Services available in all of them include health, education, retail, community facilities and social meeting places, public transport services and employment opportunities. They provide the greatest scope for residents to minimise their need to travel to access services and facilities and to do so by active travel rather than car. The site is of a size that provides the opportunity to provide on-site infrastructure, local services and facilities, education commercial and renewable energy with significant green infrastructure.	
Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2: CfS 240 – Giffords Park, St Ives	Selected SFRA level 2 evidence • The western extent of the site is located within the functional floodplain (flood zone 3b – 9%). Flood zones 3a (2%) and 2 (3%) are located in the same area. • Current surface water flood risk to the site is predominantly very low, with 80% of the site being at very low surface water flood risk. Surface water risk in the high and medium risk events is mostly confined to the north, west and south of the site. • The majority of the site is classified as no risk from groundwater. Any infiltration SuDS should therefore be suitable for the majority of this site. • Residual risk at this site comes from the potential blockage of the structure beneath Needingworth Road to the southeast of the site. Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? • Based on the information presented in this Level 2 SFRA, the exception test could be passed and the site allocated, assuming the fluvial risk areas remain as open greenspace and safe access routes can be established. • The site allocation ensures the sequential location of development within flood zone 1 and outside areas of flood risk. It also requires the provision of a provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, groundwater and surface water flood risk, modelling of ordinary watercourses, Heath Drain and assessment of residual risk including climate change. • The site has the opportunity to provide betterment to flood risk through the provision of about 65.5ha of open space green infrastructure, • sustainable drainage and flood mitigation uses. • The main areas of risk along the ordinary watercourses in the west, northeast and south should be left free of development and used as blue green corridors which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. • The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site.	
	Conclusion: Yes	
Conclusion– does the site pass the exception test?	Yes	

CfS 7 – Brittens Farm, Station Road Kimbolton

Area (ha)	1.4	
Type of development	Mixed Use – Residential and Open Space and land to safeguard against flooding (more vulnerable & water compatible)	
Will the site provide wider sustainability benefits to the community that outweigh flood risk? Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046	Positive	Negative
	- The whole site is within 1km of a 10 ha area of natural green space with the southern parcel being within 200 m of a 0.5 ha area of greenspace. - The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. - The site is remote from any major sources of pollution and is unlikely to generate significant levels. - The site is promoted for market and affordable housing. - The site is within 800m of Budgens on Thrapston Road and a little beyond 800m from specialist shops on High Street and London Road. - The site is about 800m from Kimbolton Primary Academy. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane. - The site is about 1.5kms from the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. - It benefits from superfast broadband in the vicinity. - The site is surrounded by built development so, subject to careful design and masterplanning, could be integrated into the existing place and community.	To the north/ north west are Brittens Farm and Wornditch Farm. Both of these are listed buildings. The Heritage Statement submitted as part of the Call for Sites submission also identifies that well defined ridge and furrow forms a non-designated heritage asset in the southern part of the site sloping down towards the River Kym.
	Conclusion: Yes, the site can provide development of a proportionate scale that could be integrated into the existing place and community and is close to multiple services and facilities and employment. The site is located within a Service Centre. In line with the Growth strategy the Service Centres are identified as the second most appropriate location for growth. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating development sustainably due to the level of services, facilities and infrastructure they contain. The site is surrounded by built development so, subject to careful design and masterplanning, could be integrated into the existing place and community and provides additional housing to support existing services and facilities. The Heritage Impact Assessment highlights that adverse impacts can be mitigated.	
Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2: CfS 7 – Brittens Farm, Station Road Kimbolton	Selected SFRA level 2 evidence 84% of the site is in flood zone 1, the southern boundary, southeastern and southwestern corners are within Flood Zone 3b (4%) in association with the River Kym, with an area of Flood Zone 3a (3%) in the same area and Flood Zone 2 (9%) covers the rest of the southern area. - The southern portion of the site is located within a Flood Warning Area, namely the River Kym at Tilbrook, Kimbolton, Stonely and Great Staughton FWA. - There is a low surface water flood risk across the site. 1% of the site is modelled to be at risk during the high risk event, 1% is at risk in the medium risk event and 9% is at risk during the low risk event. 91% of the site is at very low risk of flooding from surface water. - The entire site is classified as no risk from groundwater. Infiltration SuDS should therefore be suitable at this site. - Residual risk at this site comes from the potential blockage of the culverts underneath the B645, B660 and the unnamed road. Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? - Based on the information presented in this Level 2 SFRA, the exception test could be passed and the site allocated, assuming the fluvial risk area can remain undeveloped and be included within a blue green corridor. - The site allocation ensures that the main area of risk adjacent to the River Kym should be left free of development and used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. Production of a detailed drainage strategy with discharge rates remaining at greenfield rates at a minimum in consultation with the Lead Local Flood Authority will be required. A proposal must demonstrate that residual risk can either be mitigated or safely managed, opportunities to open existing culverts may also provide biodiversity opportunities. The site is located within the River Kym in Bedford Borough and Cambridgeshire flood alert area. Safe access and escape routes should be investigated and established. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk.	

	The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site.
	Conclusion: Yes
Conclusion– does the site pass the exception test?	Yes

CfS 155/161 – Land to the West of Toll Bar Way and Green End Road, Sawtry

Area (ha)	3	
Type of development	Mixed Use – Residential and Open Space and land to safeguard against flooding (more vulnerable & water compatible)	
Will the site provide wider sustainability benefits to the community that outweigh flood risk? Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046	Positive	Negative
	- The site has capacity for up to 300 dwellings with open space included within the site and the northern edge sits just outside of Natural England's 'Access to Greenspace Standards' of 'within 300m of 2ha of natural greenspace'. - The site is well related to the settlement and services and facilities. - The site is of a size that could include a wide range of types, sizes and tenures. - The site is within 800m of The Old Post Office convenience store. - The site is within Sawtry village where there is a primary school. - The site is within 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity. - The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate. - The site is within 800m from a bus service rated C on the Place Based Carbon Calculator - The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. - The site has access to the A1.	- The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. - The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
	Conclusion: Yes, the site can provide development of a proportionate scale that could be integrated into the existing place and community and is close to multiple services and facilities and employment, there is a secondary school and leisure centre within the settlement. The site is located within a Service Centre. In line with the Growth strategy the Service Centres are identified as the second most appropriate location for growth. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating development sustainably due to the level of services, facilities and infrastructure they contain.	
Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2: CfS 155/161 – Land to the West of Toll Bar Way and Green End Road, Sawtry	Selected SFRA level 2 evidence - The site is largely within Flood Zone 1 (94%) indicating a low risk from rivers and the sea. A very small area along the northern boundary of the site (approximately 0.02%) is within the functional floodplain (Flood Zone 3b). Flood zone 3a (1%) and Flood Zone 2 is also present along the northern boundary, adjacent to the unnamed watercourse bordering the site. - In all events, surface water risk is largely confined to the areas adjacent to the ordinary watercourses which run through the north and south of the site. There is also an area of ponding within a topographic low spot within the east of the site. Surface water risk to the site is predominantly very low. Approximately 7% of the site is at high surface water risk. A further 3% is at medium risk and a further 8% is at low surface water risk. - The entirety of the site is classified as no risk. Infiltration SuDS should be suitable at this site based on groundwater. - Residual risk at this site may come from the potential blockage of the structures beneath St Judith's Lane and Green End Road. Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? - Based on the information presented in this Level 2 SFRA, the exception test could be passed and the site allocated.	

	- The site allocation ensures the sequential location of development within flood zone 1 and outside areas of flood risk. It also requires the provision of a flood risk assessment and a detailed drainage strategy taking into account residual risk from culvert condition, and modelling of the ordinary watercourses to the north and south of the site to evaluate current and future flood and residual surface water risk. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. - The site has the opportunity to provide betterment to flood risk through the provision of about 3ha of open space to safeguard against flooding and to be used as a blue green corridor for water compatible development only which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. - The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site.
	Conclusion: Yes
Conclusion– does the site pass the exception test?	Yes

CfS 52 - Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry

Area (ha)	6.5	
Type of development	Mixed Use – Residential and Open Space (more vulnerable & water compatible)	
Will the site provide wider sustainability benefits to the community that outweigh flood risk? Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046	Positive	Negative
	- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. - The site is of a size that could include a wide range of types, sizes and tenures. - The site is approximately 100m from The Coop convenience store. - The site is within Sawtry where there is a primary school. - The site is within 800m of Sawtry Methodist Church and Greystones pub. - The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate - The site benefits from ultrafast broadband in the vicinity - The site is within 800m from a bus service rated C on The Place Based Carbon Calculator. - There are no designated heritage assets within or in close proximity to the site.	- The site is currently removed from residential development and more related to the countryside. This situation may change when development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry. - The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
	Conclusion: Yes, the site can provide development of a proportionate scale that could be integrated into the existing place and community and is close to some services and facilities and employment, there is a secondary school and leisure centre within the settlement. The site is located within a Service Centre. In line with the Growth strategy the Service Centres are identified as the second most appropriate location for growth. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating development sustainably due to the level of services, facilities and infrastructure they contain.	
Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2: CfS 52 - Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry	Selected SFRA level 2 evidence - The site is largely within Flood Zone 1 (82%) indicating a low risk from rivers and the sea. However, the eastern side of the site is partially located within fluvial Flood Zones 3b (13%), 3a (1%) and 2 (4%) due to the presence of the Sawtry Brook which flows northeasterly along the site boundary. Additional risk from climate change is nominal. - Surface water flood risk across the site is varied. 15% of the site is modelled to be at risk during the high risk event, a further 20% is at risk in the medium risk event and another 26% is at risk during the low risk event. 39% of the site is at very low risk of flooding from surface water. - The entire site and surrounding area are classified as no risk of groundwater emergence. Any infiltration SuDS should therefore be suitable across the whole site. - There is a potential for residual risk from blockage of culvert beneath Glatton Road.	
	Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall?	

	- Based on the information presented in this Level 2 SFRA, the exception test could be passed and the site allocated, assuming the risk areas can remain as open greenspace. - The site allocation ensures sequential location of development within flood zone one. It also requires the provision of a flood risk assessment and detailed drainage strategy, taking into account residual risk from culverts and modelling of Sawtry Brook and an unnamed ordinary watercourse to evaluate current and future fluvial and surface water flood risk - The site allocation policy requires that areas at risk should not be developed and should be left as open greenspace or included within blue green corridors along the watercourses and include water compatible development only. The site has the opportunity to provide betterment to flood risk through the provision of about 1ha of open space to safeguard against flooding and to be used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. - The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site.
	Conclusion: Yes
Conclusion– does the site pass the exception test?	Yes

CfS 88 – Land to the West of Glatton Road

Area (ha)	12.5	
Type of development	Mixed Use – Residential and Open Space (more vulnerable & water compatible)	
Will the site provide wider sustainability benefits to the community that outweigh flood risk? Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046	Positive	Negative
	- The site is approximately 500m from The Coop local convenience store. - The site is within Sawtry Village where there is a primary school. Outline permission for the adjoining site includes a primary school - The site is within 500m of Brookside Industrial Estate and 2km from Old Great North Road Industrial Estate - The site is of a size that could include a wide range of types, sizes and tenures. - There are no designated heritage assets within or in close proximity to the site - The site benefits from ultrafast broadband in the vicinity	- The site currently does not relate well to the existing settlement. However, to the east outline planning permission has been granted for 340 dwellings. If access could be achieved from this site and the site were built out, there is a potential that the site would then relate well to residential development in Sawtry. - The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does have capacity for 300 homes with 1.5ha of natural green or open space included within the site.
	Conclusion: Yes, the site can provide development of a proportionate scale that could be integrated into the existing place and community and is close to some services and facilities and employment, there is a secondary school and leisure centre within the settlement. The site is located within a Service Centre. In line with the Growth strategy the Service Centres are identified as the second most appropriate location for growth. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating development sustainably due to the level of services, facilities and infrastructure they contain.	
Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2: CfS 88 – Land to the West of Glatton Road	Selected SFRA level 2 evidence - The site is predominantly within Flood Zone 1 (97%) indicating a low risk from rivers and the sea. However, the southeastern corner of the site is partially located within Flood Zones 3b (1%), 3a (1%) and 2 (1% due to the presence of the Sawtry Brook. - Surface water flood risk to the site is varied, 68% of the site is at very low risk of flooding, 8% is medium risk and 4% high risk. Risk is largely confined to the northern and southern site boundaries where large flow paths cross the site. - The entire site and surrounding area are classified as no risk of groundwater emergence. Any infiltration SuDS should therefore be suitable across the whole site. - There does not appear to be any residual risk. - It should be appropriate to develop the site for more vulnerable purposes should the risk areas be left as open greenspace and allowed to flood whilst accounting	

	• for climate change. • The risk area should be included within design as a blue green corridor along Sawtry Brook. Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? • Based on the information presented in the Level 2 SFRA, the exception test could be passed and the site allocated, assuming the risk areas can remain as open greenspace. • The site allocation ensures sequential location of development within flood zone one. It also requires the sequential location of development outside areas of flood risk and provision of a flood risk assessment and detailed drainage strategy taking into account surface water flood risk including climate change and modelling of Sawtry Brook and unnamed watercourses. • The site has the opportunity to provide betterment to flood risk through the provision of about 2ha of open space to safeguard against flooding and to be used as a blue green corridor for water compatible development only which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. • The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site.
	Conclusion: Yes
Conclusion– does the site pass the exception test?	Yes

CfS 259 – Home Farm South, Abbots Ripton

Area (ha)	2.83	
Type of development	Mixed Use – Residential and Commercial (more vulnerable & less vulnerable)	
Will the site provide wider sustainability benefits to the community that outweigh flood risk? Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046	Positive	Negative
	• The site is part previously developed land and part greenfield land, some of which is in use for grazing. The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment of previously developed land. • The site is sufficiently remote from all of the designated nature sites. • The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. • The site is beyond 5km of a town centre but is within 800m of a local convenience shop. • The site is within 800m of Abbots Ripton primary school. • The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields • The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment. • The site benefits from ultrafast broadband in the vicinity. • There are no designated heritage assets within the site.	• The site promoter notes that there is some visual and auditory distraction from the EastCoast Mainline passing roughly 500m to the west and actively used agricultural and commercial buildings. Mitigation from which may be required. • Measuring the potential access point along the B1090, the site is approximately 230m from a public footpath. • The site adjoins Abbots Ripton Conservation area to the north and east which could be adversely impacted by the development. • Tree preservation areas and orders are present on the site, however development can be avoided in these areas.
	Conclusion: Yes, the site can provide development of a proportionate scale that could be integrated into the existing place and community and is close to local services and facilities. The site provides some homes and a small amount of additional employment development to support the local community.	

Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2 - CfS 259 – Home Farm South, Abbots Ripton	SFRA level 2 evidence • The site is predominantly within Flood Zone 1 though 3% is within Flood Zone 3a and 2 % in flood zone two in the north eastern corner of the site. • Safe access and escape routes must be available at times of flood and appear to be available via Station Road. • Current surface water flood risk to the site is predominantly very low, with 93% of the site being at very low surface water flood risk. Surface water risk in the high and medium risk events is confined to an area of ponding and a flow path. • there is potential for a blockage of the culverted ordinary watercourse under Station Road Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? • Based on the information presented in the Level 2 SFRA, the exception test could be passed and the site allocated, assuming the risk area can remain undeveloped, and remain as greenspace that is allowed to flood. • The site allocation ensures sequential location of development within flood zone one. It also requires the provision of a flood risk assessment and detailed drainage strategy, taking into account surface water, residual risk from a culvert and modelling of unnamed ordinary watercourse and Bury Brook to evaluate current and future fluvial and surface water flood risk and that safe access and escape can be achieved. The site has the opportunity to provide betterment to flood risk through the provision of about 2ha of open space to safeguard against flooding and to be used as a blue green corridor for water compatible development only which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits, the final site area should be determined through a flood risk assessment taking into account all sources of flood risk now and in the future, with 2ha safeguarded land considered the minimum requirement. All non-water compatible development must be sequentially located within flood zone 1. • The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site.
Conclusion– does the site pass the exception test?	Conclusion: Yes Yes

CfS 23-24291 – Ruddles Lane, Wyton

Area (ha)	28	
Type of development	Essential Infrastructure – ground mounted solar voltaic panels	
Will the site provide wider sustainability benefits to the community that outweigh flood risk? Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046	Positive • The proposed use for the site is a solar farm. • Solar farm will assist in the generation of renewable energy • The enclosed nature of the site means that solar panels could be integrated into the landscape subject to landscaping and flood mitigation. • There are no designated heritage assets on site or nearby. • The Council's Climate Change evidence document E Renewable Energy Assessment suggests that part of the site has technical suitability for renewable energy. Conclusion: Yes, the site is proposed for renewable energy generation, it was the only appropriate renewable energy site within an area of technical potential. The site contributes towards the Sustainability Appraisal objective SA1 to promote low and zero carbon technologies, providing enhanced sustainability benefits to the wider community and the Council's aspiration of being net carbon zero by 2050 (in line with national targets) and builds on the importance of climate change and a transition to net zero set within the Huntingdonshire Future Place Strategy.	Negative • The site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.

Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2: CfS 23-24291 – Ruddles Lane, Wyton	Selected SFRA level 2 evidence 76% of the site is within flood zone one and therefore at low risk of flooding from rivers and the sea. In the south of the site, 6% of the site is within Flood Zone 3b, and additional 14% is within Flood Zone 3a and a further 4% is within Flood Zone 2. The source of the risk is fluvial from Back Brook and the River Great Ouse. - the site is defended to a 100-year standard of protection. The 3.3% AEP event should not therefore cause risk to the site. - based on current information, it should be possible to develop the majority of the site outside of the risk area in the south. Due to the classification of the site as 'Essential Infrastructure', it is important that infrastructure is designed and constructed to remain operational and safe in times of flood. - The site-specific FRA should investigate potential risk from Back Brook and the ordinary watercourse to the north to understand potential additional fluvial risk to the site. - The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. - Safe access and escape routes must be available at times of flood and appear to be available via Sawtry Way B1090 at the north of the site. A FWA is in place however which should provide advanced warning for site users to evacuate ahead of a flood event in the short term. - Safe access and escape appear to be possible when accounting for climate change. - Current surface water risk to the site is predominantly very low, with 80% of the site being at very low surface water flood risk. Surface water risk in the high and medium risk events is confined to the south of the site. Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? - Based on the information presented in this Level 2 SFRA, the exception test could be passed and the site allocated, assuming the risk area can remain undeveloped, or it can be proven that the development can be designed and constructed to remain operational and safe during a flood event, including for the extreme event accounting for climate change. - The site allocation includes criteria requiring that the site reapplies the exception test to take into account any changes to flood risk and ensures sequential location of development within flood zone one. It also requires the provision of emergency plans and safe access and escape routes for the lifetime of development and the assessment of risk from reservoir flooding. The area of open space to mitigate against flood risk will be identified within a diagram in the allocation policy and will require review as part of the planning application process to take into account any changes in flood risk. - The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site. Conclusion: Yes
Conclusion– does the site pass the exception test?	Yes

CfS 95 – Wyton Airfield

Area (ha)	253.9	
Type of development	Mixed Use – Residential, care homes, local centre, commercial, education and community facilities, green infrastructure (essential infrastructure, more vulnerable, less vulnerable & water compatible)	
Will the site provide wider sustainability benefits to the community that outweigh flood risk?	Positive - The site has opportunities to link into the established Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage. - The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale and adapt to the impacts of the climate emergency.	Negative Redevelopment of Wyton Airfield would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. The Cambridgeshire and Peterborough Combined Authority are taking forward the A141 upgrade.

Source: Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046	• Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk. • The site is previously developed land as it is a former RAF airfield and contains substantial areas of hardstanding. • Wyton Airfield is in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. The site has potential to provide publicly accessible open green space and already contains several small wooded areas and large areas of grassland which have the potential to form the core of additional open space provision. • Current strategic blue and green infrastructure networks are not expected to be compromised by redevelopment of Wyton Airfield, nor their future extension or improvement inhibited. • The south western corner of the site adjoins Wyton on the Hill which comprises the former married quarters housing. The layout is predominantly demi-detached and short terraces of homes with back gardens frequently containing boundary trees. There are very limited areas of public open space beyond 5 children's play areas and the primary school site. The sense of place of Wyton on the Hill remains closely aligned with the adjoining operational RAF base. Redevelopment of the site and integration with Wyton on the Hill offers opportunities to enhance the residential village character of Wyton on the Hill and create a high quality locally distinctive new settlement. • This site is located just north of the Ouse Valley corridor with the market towns of Huntingdon and St Ives in close proximity. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. • The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. • Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the fourth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs. • Social and community facilities would be expected to be included on site as part of the redevelopment. • Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived). The northern boundary of the site immediately adjoins Warboys ward which is ranked as one of the three most deprived wards in the district. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services. • Wyton Airfield has been declared surplus to military requirements with military flying ending in February 2015. The site would contribute to regeneration activities through the reuse of previously developed land. • As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site has potential to attract some new investment. Employment growth could diversify the very local job opportunities of civilian roles which exist within RAF Wyton. The potential to support indigenous companies is unknown without further details of the	• The scale of potential development would generate some amount of light and noise pollution. The adjoining RAF Wyton base already produces some light and noise pollution so this aspect of any potential development would need to be carefully managed to avoid consolidating this impact.
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	scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site. The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel.	
	Conclusion: Yes, the site can provide development of a proportionate scale that could be integrated with the existing Wyton on the Hill which has limited services and facilities. The strategic site is previously developed land providing opportunities to makes as much use as possible of previously-developed or 'brownfield' land (paragraph 124, NPPF). The site will provide multiple on-site services, facilities and infrastructure, including employment, green infrastructure, a local centre, education and community and sports facilities. The size of the site will support a sustainable community, with sufficient access to services and employment opportunities (paragraph 77b, NPPF) and provide a mix of types and tenures of residential properties including care home bedspaces. This allows future residents to minimise their need to travel to access services and facilities and to do so by active travel rather than car.	
Will the site be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall? SFRA Level 2: CfS 23-24291 – Ruddles Lane, Wyton	Selected SFRA level 2 evidence - The site is partially located within Flood Zone 3b (functional floodplain) in the northeast of the site, however this covers less than 1% of the total site area and is confined to the site boundary. - Surface water risk to the site is predominantly very low. Approximately 4% of the site is at high surface water risk. A further 2% is at medium risk and a further 5% is at low surface water risk. - The entirety of the site is classified as no risk of emergence. Infiltration SuDS should be suitable at this site based on groundwater. - Residual risk at this site comes from the potential blockage of the structure beneath the unnamed track along the eastern boundary of the site. Will the site be safe for its lifetime without increasing flood risk elsewhere and where possible reducing flood risk overall? - Based on the information presented in this Level 2 SFRA, the exception test could be passed and the site allocated. - The site allocation policy requires strategic green infrastructure, public open space uses, biodiversity net gain and other planting and sustainable drainage appropriate to the scale of development and provision of a flood risk assessment, a detailed drainage strategy taking into account surface water flood risk including climate change, modelling of unnamed watercourse and residual risk. Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored. - The Local Plan includes specific policies, including LP21 (managing flood risk) and LP23 (managing surface water) to ensure development is sequentially located within sites to avoid any areas at risk of flooding with flood zone 3a and 3b reserved for water compatible development only; that the flood risk management hierarchy is applied and where applicable mitigation measures taken to reduce flood risk overall and make the development safe throughout its lifetime; that safe and dry access and escape routes exist at all times during flood events for emergency response and evacuation; that all reasonable opportunities to maximise the use of natural flood management techniques to address and reduce overall flood risk have been taken and that sustainable drainage is incorporated on site.	
	Conclusion: Yes	
Conclusion– does the site pass the exception test?	Yes	