

UPDATED Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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Huntingdonshire Land Availability Assessment

Final Document

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

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

This document may be available in alternative formats on request.

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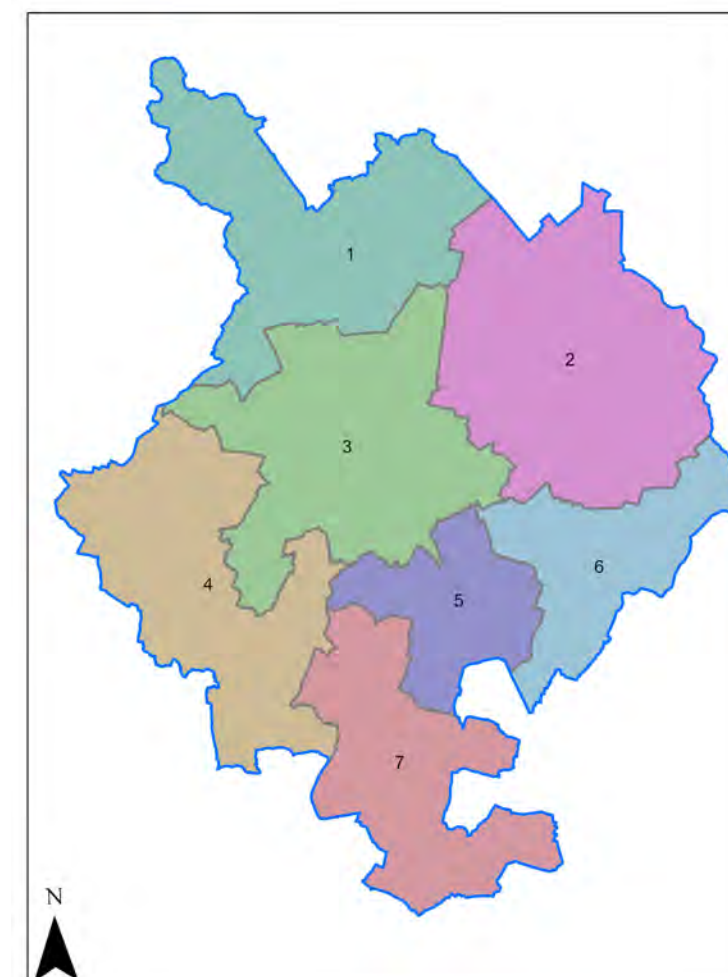
The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.

The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.

The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.

To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. - Stilton, Folksworth & Washingley; Yaxley wards
2. - Ramsey; Somersham; Warboys wards
3. - Alconbury; Sawtry; the Stukeleys wards
4. - Great Staughton; Kimbolton wards
5. - Brampton; Godmanchester & Hemingford Abbots; Huntingdon
wards
6. - Fenstanton; Hemingford Grey & Houghton;
Holywell-cum-Needlingworth; St Ives wards
7. - Buckden; Great Paxton; St Neots wards



9 Important Notice on Site Status

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

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

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

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

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

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

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

This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.

Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.

The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

Key definitions

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

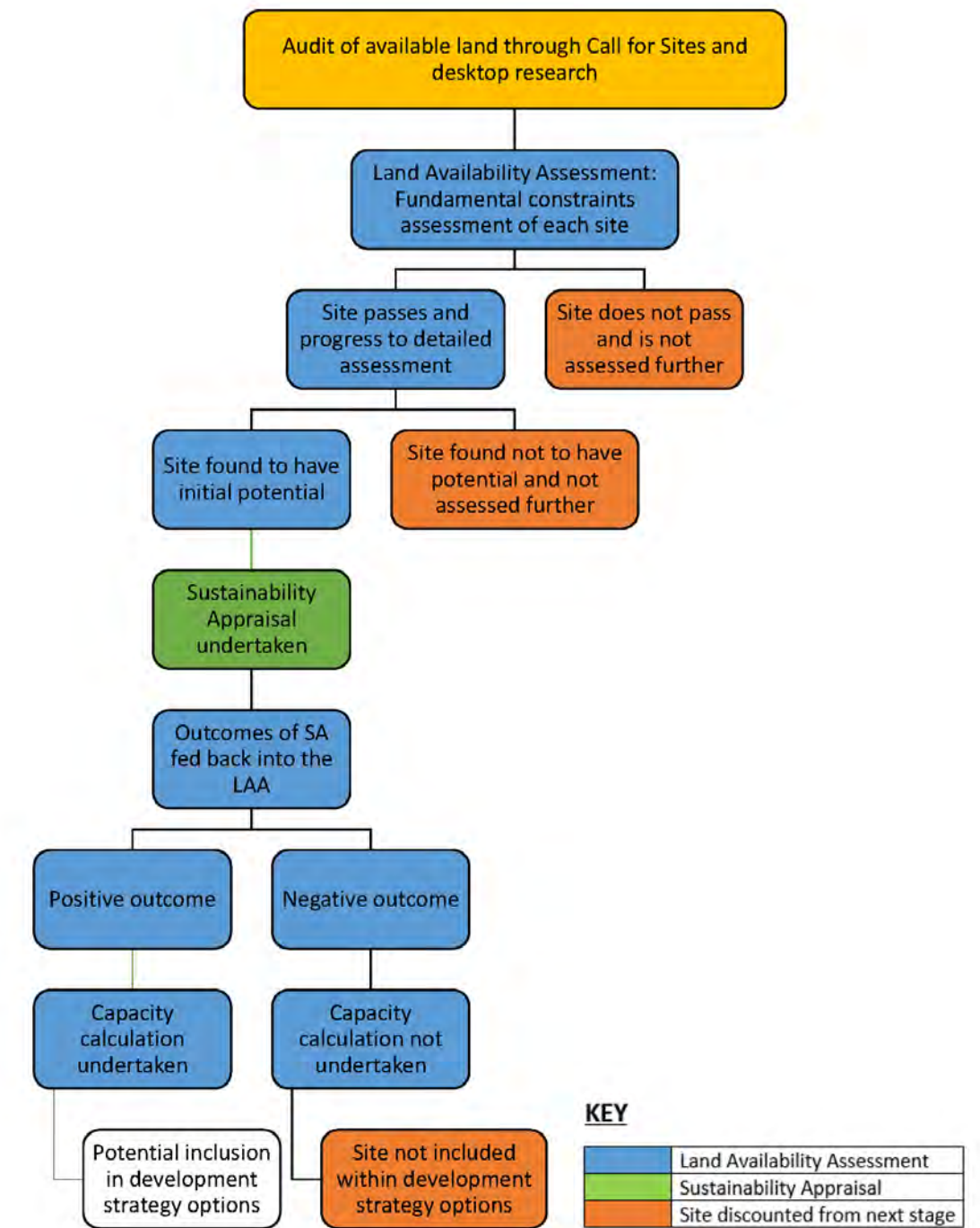
- Call for Sites
- Dwelling per hectare
- hectares
- Land Availability Assessment
- Previously Developed Land
- Sustainability Appraisal

10 How to read the site assessments

| UPDATED Huntingdonshire Land Availability Assessment

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

- includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.
- includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.
- includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.
- each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.
- this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.
- if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.
- this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.
- the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.
- taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.
- this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

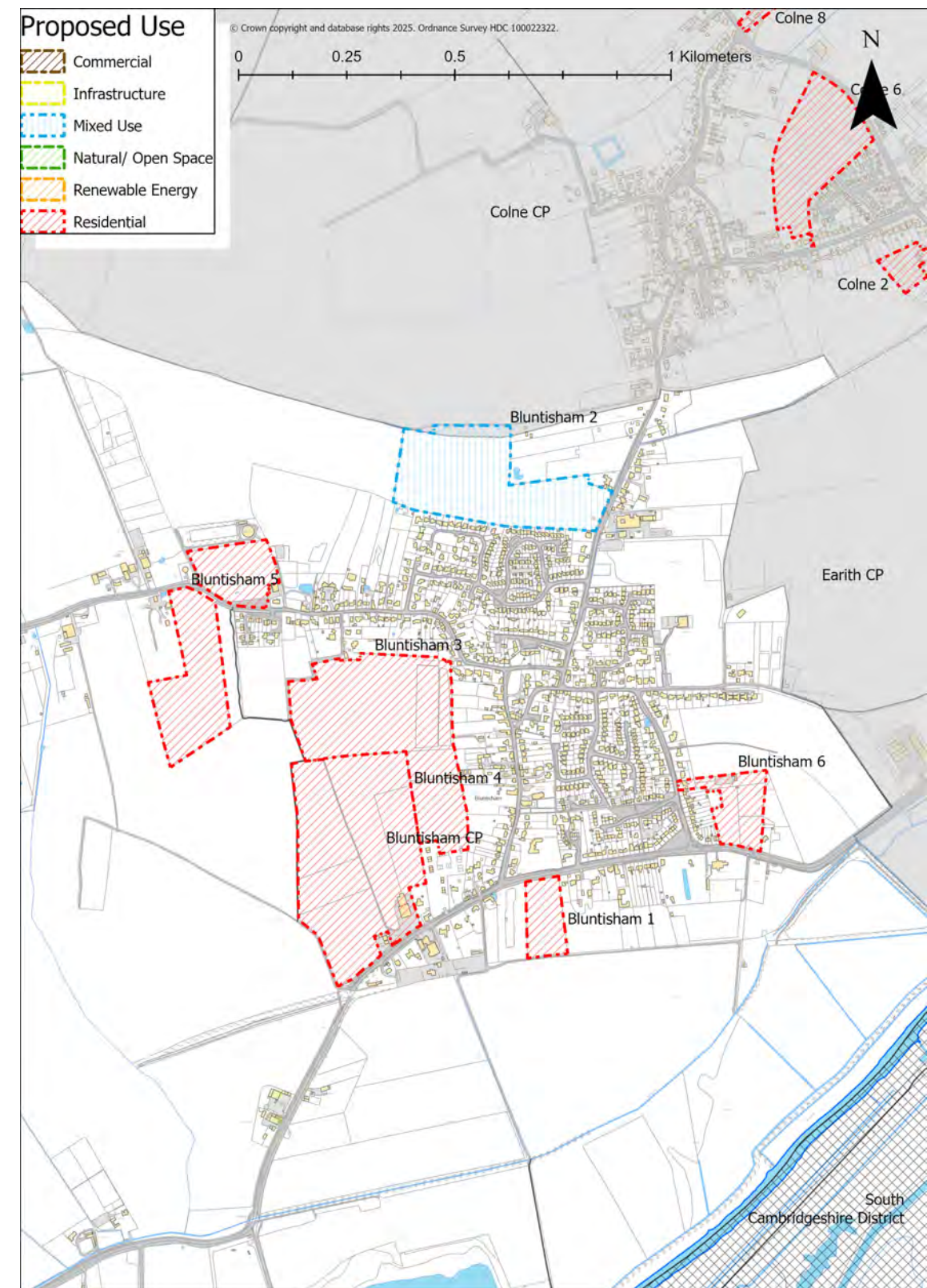


This chapter sets out the site assessments for the sites located within 'Eastern Huntingdonshire'. This grouping consists of Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needlingworth; and St Ives wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Bluntisham - 6 sites
- Colne - 8 sites
- Earith - 2 sites
- Fenstanton - 4 sites
- Hemingford Grey - 14 sites
- Hilton - 4 sites
- Holywell-cum-Needlingworth - 11 sites
- Houghton and Wyton - 7 sites
- St Ives - 8 sites
- Wyton on the Hill - 5 sites

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

- Bluntisham 1: Land to the South of Rectory Close, Bluntisham
- Bluntisham 2: Land West of Colne Road, Bluntisham
- Bluntisham 3: Land West of Bluntisham
- Bluntisham 4: Land North of Station Road, Bluntisham
- Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham
- Bluntisham 6: Land off 18 Holliday's Road, Bluntisham



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



	Bluntisham 1
	Land to the South of Rectory Road, Bluntisham

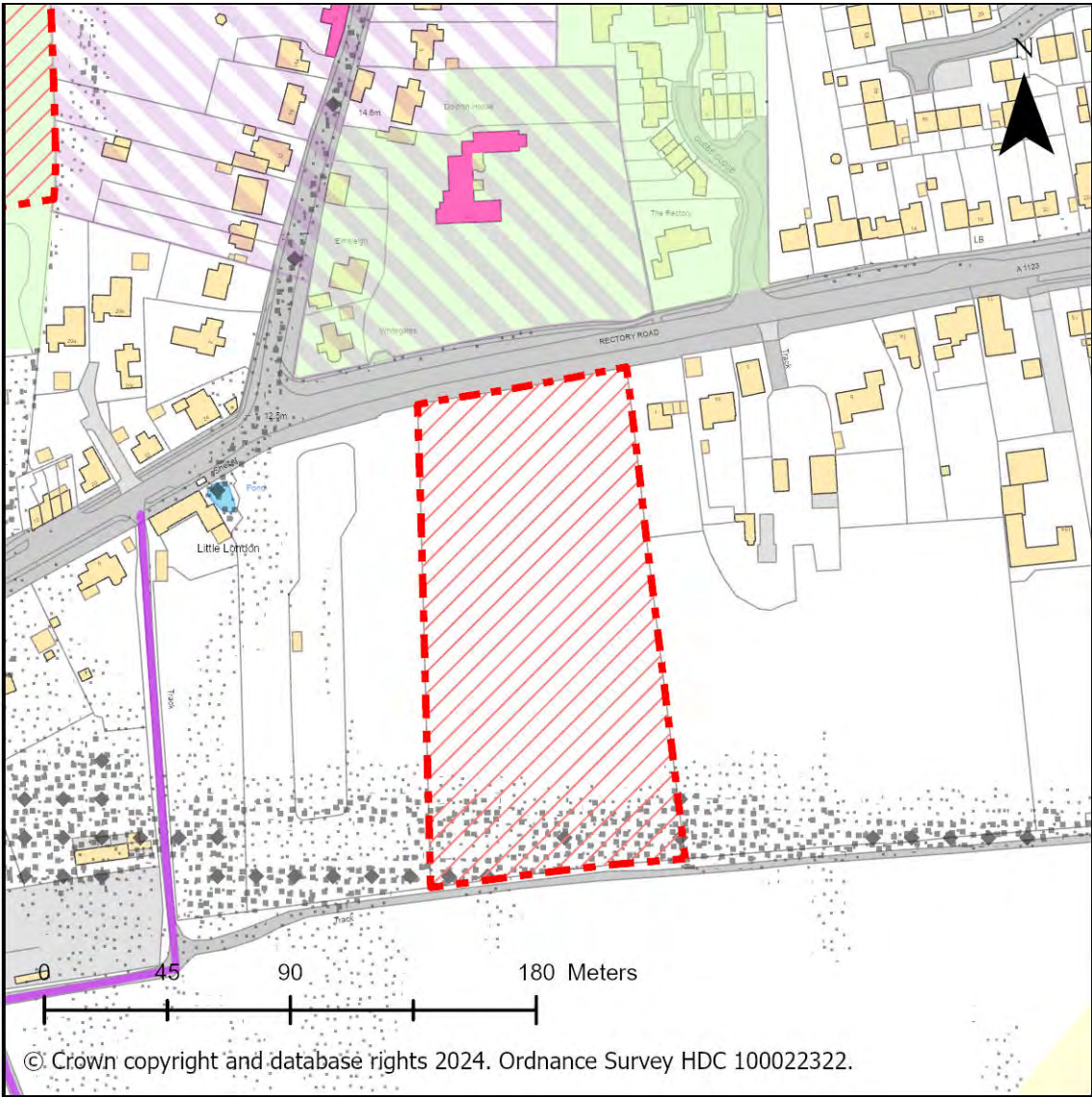
Land to the south of Rectory Road, Bluntisham	Bluntisham	1.53

Residential: Market and/or affordable housing	Up to 35 homes	Available 2024 Build out over 1 year

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:167
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

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

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly within flood zone 1 but the southern quarter of the site is constrained by surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is fairly level but does gently rise up towards Rectory Road. The boundaries of the site are clearly marked out by trees lines, vegetation and hedging and on its southern edge by a	
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track road. The trees and hedging are most substantial along the site's eastern side with boundary features being more open on its southern and western sides where there are longer range views into and out of the site. There is a low lying hedge on the site's frontage along Rectory Road and a point of access. To the north, east and west the site is surrounded by residential properties, to the south is open countryside. There is no known contamination on site and no oil or gas pipelines running through the site. Electricity cables run along the site's frontage along Rectory Road. There are no nature conservation designations or heritage designations on site although the site is adjacent to a conservation area and the grade II listed building, Bluntisham House. There is an existing access onto Rectory Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and would take one year to complete.	
The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and the topography of the site is fairly even with a gentle incline up to Rectory Road. There is an known risk from surface water flooding in the southern quarter of the site meaning sustainable drainage will need to be incorporated into any design proposal. Also, the site's generally open nature means that landscaping would be required to reduce landscape impact. Access exists from Rectory Road.	
There are no existing structures to clear but sustainable drainage and landscape mitigation would be required in any future design proposals to mitigate these constraints. The impact on the setting of the adjacent conservation area and listed Bluntisham House would be also need to be thoroughly considered and mitigated. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now but taking into account the constraints to development and that no planning application has been submitted yet, the site is categorised as developable.	

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land within flood zone 1 but surface water flood risk along the southern boundary • In walking distance to village services and facilities and primary education • Reasonable accessibility to public transport options and employment opportunities • Remote from natural green space • Within 1km of Berry Fen SSSI • Located on the southern edge of the village and could be integrated into the existing place and community • Potential for some impact on heritage assets In combination, the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that could be integrated into the existing place and community • Should provide landscaping to minimise the visual impact of development on the countryside to the south • Development should be focused within northern half of the site as in depth development up to the southern boundary would not reflect the character of the area • Would require assessment of the impact on heritage asset.

Gross site area of 1.53ha 50% net developable area allowed to enable a frontage only development to avoid areas at risk from surface water flood risk and reflect local character. 1.53 ha x 50% =	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.77 ha x 25 dph =	Available post 2028 subject to allocation Build out over 1 year

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	Bluntisham 2
	Land West of Colne Road, Bluntisham

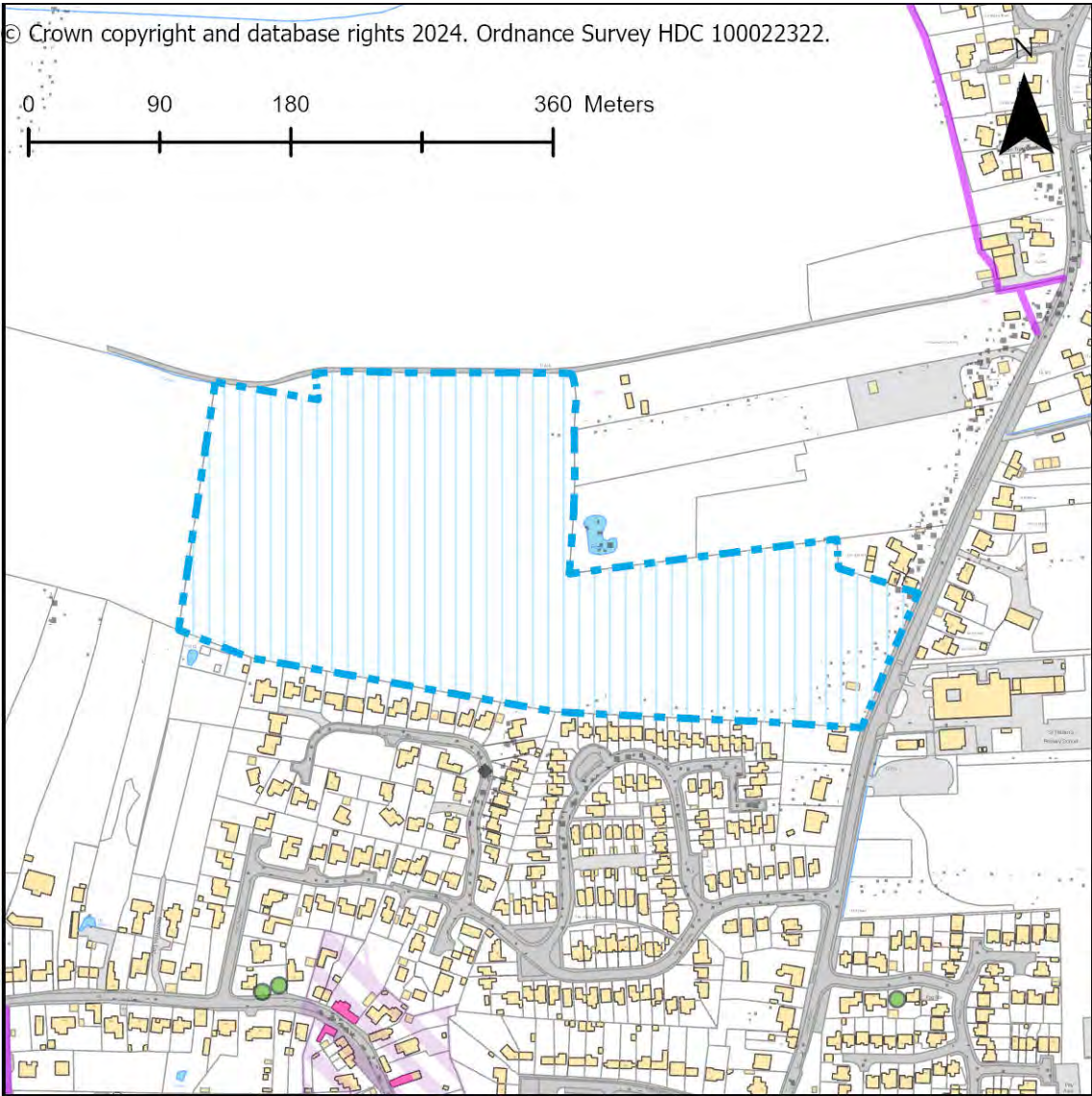
Land west of Colne Road, Bluntisham	Bluntisham	7.78ha

Residential: - Market and/or affordable housing Infrastructure: - Supporting infrastructure Open space uses: - Natural, green or open spaces - Biodiversity net gain opportunities	90 homes (market and affordable) Land for school staff car park Open space and land for Suitable Alternative Natural Greenspace and biodiversity net gain. This is defined as an area of land designated for recreational purposes that is designed to offset pressures on sites that are protected for their habitat value under Conservation of Habitats and Species Regulations 2017.	Available 2024 - 2028 Build out over 2 years

How was the site identified?	Call for Sites 2023 submission: site reference - CfS:248
Relevant planning history	HELAA2036 (December 2017): Land west of Longacres Bluntisham (site reference 157) Application number: 17/00906/OUT Proposal: Outline planning application was submitted for 135 dwellings and open space

	Outcome: Withdrawn
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Vision Statement - Illustrative Masterplan (drawing number: A_1608 PLI 0 revision: B) (April 2017) - Supporting Statement (June 2023)

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



The site is wholly located within flood zone 1, there is recorded risk from surface water flooding along the site's frontage along Colne Road and along the southern edge of the site. The site is wholly classified as grade 2 agricultural land. The topography of the land gently rises away from Colne Road meaning that the western edge of the site is some 10m higher than the eastern edge. The site is bounded by a mature hedgerow on the eastern frontage and mixed hedging and fencing to residential properties along the southern boundary. It is located on the northern edge of Bluntisham but impact on the wider landscape to the north and west is reduced by the landform which slopes down from these boundaries towards Colne Road. To the south and east is residential development and St Helen's

Primary School and to the north and west is open countryside. The illustrative masterplan submitted alongside the call for sites submission shows that it intended to place a Suitable Alternative Natural Greenspace in the north western part of the site which would reduce the impact of development on the wider landscape and provide a softer development edge.

This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (BL 1 West of Longacres). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time.

There is no known contamination on site and no oil or gas pipelines running through the site. Electricity cables run along the site's Colne Road frontage. There are no nature conservation designations or heritage designations on site. Access should be possible from Colne Road but this would require the removal of some of the hedgerow in order to create an adequate access point.

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

The site is controlled by a single owner who supports its development and a developer/ housebuilder is involved with bringing the site forward. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and would take two years to complete.

The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear but part of the mature hedgerow would need to be cleared to create an access off Colne Road. There is a known risk from surface water flooding on site and it's location on the northern edge of the village will require sensitive incorporation of mitigation measures. The illustrative masterplan submitted alongside the call for site submission shows that it intended to place a Suitable Alternative Natural Greenspace in the north western part of the site which could also reduce the impact of development on the wider landscape and provide a softer development edge. The masterplan also shows that development is proposed at a very low density to allow for a substantial amount of greenspace to be incorporated within proposals as well as the proposed car park.

There are no existing structures to clear but sustainable drainage and landscape mitigation would be required in any future design proposals to mitigate these constraints. The site promoter does not appear to seek an allocation status for the site but intends to deliver the site via a housebuilder. The site promoter states the site will be available between 2024 and 2028. There have been previous attempts to bring forward this site and a vision document and illustrative masterplan have been submitted as part of the call for sites submission. The submission also outlines the various technical studies and assessments that were prepared in 2017 for the site which will need to be updated. Taking into account the stated availability of the site and that the site is not currently subject to a planning application, the site is categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as grade 2 agricultural land • Is within flood zone 1 but there is surface water flood risk along the southern boundary and along Colne Road • In walking distance to village services and facilities and primary education • Reasonable accessibility to public transport options and employment opportunities • Good accessibility to natural green space • Within 1km of Berry Fen SSSI • Located on the northern edge of the village adjacent to the primary school and could be integrated into the existing place and community In combination, the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that could be integrated into the existing place and community • Should provide landscaping to minimise the visual impact of development on the countryside to the north and west • Would require assessment on recreational impact on nearby SSSI
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Gross site area of 7.78 ha Excluding approximately 3ha of the site for the SANG and 0.2ha for car parking leaves 4.58ha. Of this, 75% net developable area is allowed to incorporate SUDs and landscaping throughout the development and paths to connect and integrate development with the SANG. 4.58 ha x 75% =	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 3.44 ha x 25 dph =	Available post 2028 subject to allocation Build out over 2 years

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	Bluntisham 3
	Land West of Bluntisham, Bluntisham

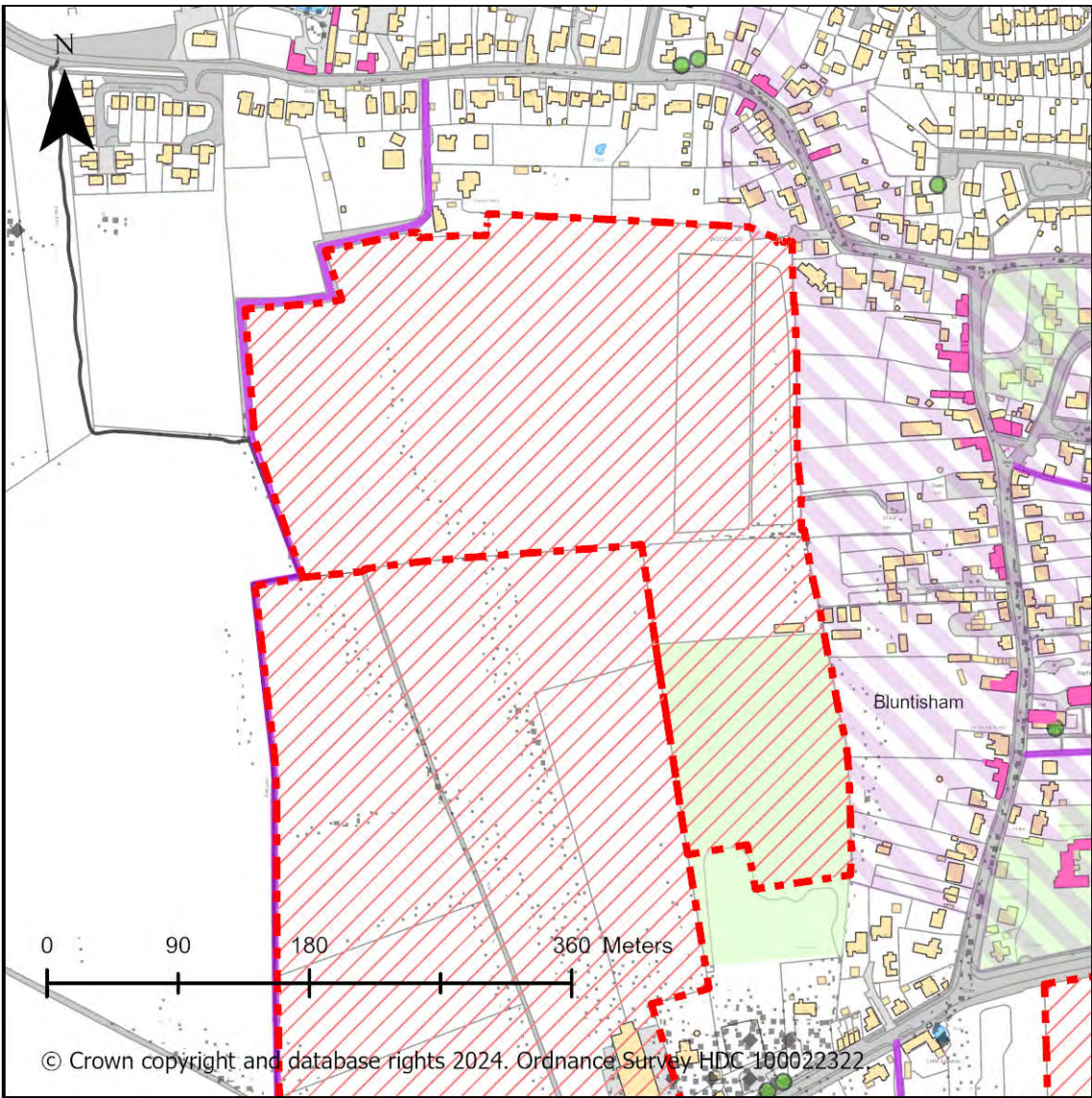
Land West of Bluntisham, Bluntisham	Bluntisham	12.19

Residential: Market and/or affordable housing Open space uses: Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding	Up to 250 market and affordable houses 3ha of biodiversity net gain/ open space/ surface water attenuation	Available 2024 - 2028 Build out over 3 to 5 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:328
Relevant planning history	None relevant within the site Land immediately to the south of the site: Application number: 17/01015/OUT Proposed development: Proposed residential and commercial development (up to 26 dwellings and 4 commercial units) Outcome: Permission Application number: 21/02690/REM

	Proposal: Details of access, appearance, landscaping, layout and scale in respect of the residential element only of the approved scheme Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Site Plan as Proposed (drawing number: 23_068_SK001_A) (June 2023)

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



The site is wholly located within flood zone 1, there is some recorded risk from surface water flooding within the eastern side of the site. The site is wholly classified as grade 2 agricultural land. The land gently rises with the northern edge of the site being some 10-15m higher than the southernmost edge. The boundaries to the site are clearly marked out by field lines and some trees and vegetation. The southernmost part of the site has a tree preservation order protection on it which is a clear development constraint. Along the site's western and northern edges are public rights of way, development would therefore impact views from public vantage points and require integration with the public right of way. The site adjoins residential development on its northern and eastern edges with orchard land

and the countryside to the west and south. The site is located on the western edge of Bluntisham and extends into the countryside, it is therefore located in a very sensitive location, landscape mitigation would be required.

A small portion of southern most extent of the site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (BL2 North of Station Road). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site adjoins a conservation area on its eastern edge and is also adjacent to the back gardens of several listed buildings. As such, development could impact on the setting of various heritage assets, which would require further assessment. The proposed site plans submitted alongside the call for sites submission show that the site promoter's intention is to provide an access to the site via the permitted development on land immediately adjoining the southernmost point of this site (approved under 21/02690/REM) and where a tree preservation order designation is, additional points of access are proposed from Nobles Lane and Meridian Close. These all run through existing residential developments, therefore they will have to be assessed to determine whether these can provide sufficient points of access for the scale of development proposed.

The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

The site is controlled by multiple owners who all support its development. The site promoter has stated that they are unsure if there are any legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. They state that the land will be available between 2024 and 2028 and would take three to five years to complete.

The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear but development may result in the loss of protected trees. There is a known risk from surface water flooding and its location on the western edge of the village may impact the setting of heritage assets. As such substantial mitigation would be required in the design of any scheme.

Access to the site is a significant constraint to the achievability of the site. The site submission proposes potential access points from a permitted development on land immediately adjoining the southernmost point of this site. This would require removal of trees within a preservation area and therefore be a fundamental constraint to development, impacting also the ecology and biodiversity of the area. Additional points of access are proposed from Nobles Lane and Meridian Close. The former is a narrow lane running between residential properties, with the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale. Access from Meridian Close would require the construction of access routes outside the boundary plan of the site, which may present issues relating to ransom strips and would again see substantial traffic through a small residential development.	
There are no existing structures to clear but flooding, trees, landscape and heritage mitigation would be required in any future design proposals to mitigate these constraints. It is unclear whether an allocation status is sought at this time as the site promoter states the site will be available between 2024 and 2028 and a housebuilder is involved. As the site is not proposed as a rural exceptions scheme, the proposed development is contrary to current adopted planning policy so allocation status would be required. Coupled with the fact that the site has substantial constraints to overcome, the site is categorised as developable.	

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as grade 2 agricultural land • Is within flood zone 1 but there is surface water flood risk along the eastern part of the site • In walking distance to village services and facilities and primary education • Reasonable accessibility to public transport options and employment opportunities • Within 1km of Berry Fen SSSI • TPO protected trees in the southern part of the site • Located on the western edge of the village adjacent several designated heritage assets In combination the outcomes of the LAA and SA indicate that :

- The site has significant constraints to development which prevent it from being effectively masterplanned to become part of the existing community.
- Access from the south would require removal of trees within a TPO area.
- Access proposed from Nobles Lane and Meridian Close are narrow roads running between residential properties. These have the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale.
- Access from Meridian Close presents a current constraint with the potential for ransom strips.
- Two access points one from Meridian Close and the other from a permitted development site to the south are reliant on adjoining site cooperation.
- The site has the potential to impact the conservation area and heritage assets.
- Would require strategic landscaping and integration of public right of way

The site is considered inappropriate for development, due to access, heritage and landscape issues so no capacity calculation has been undertaken.	N/A	N/A

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	Bluntisham 4
	Land North of Station Road, Bluntisham

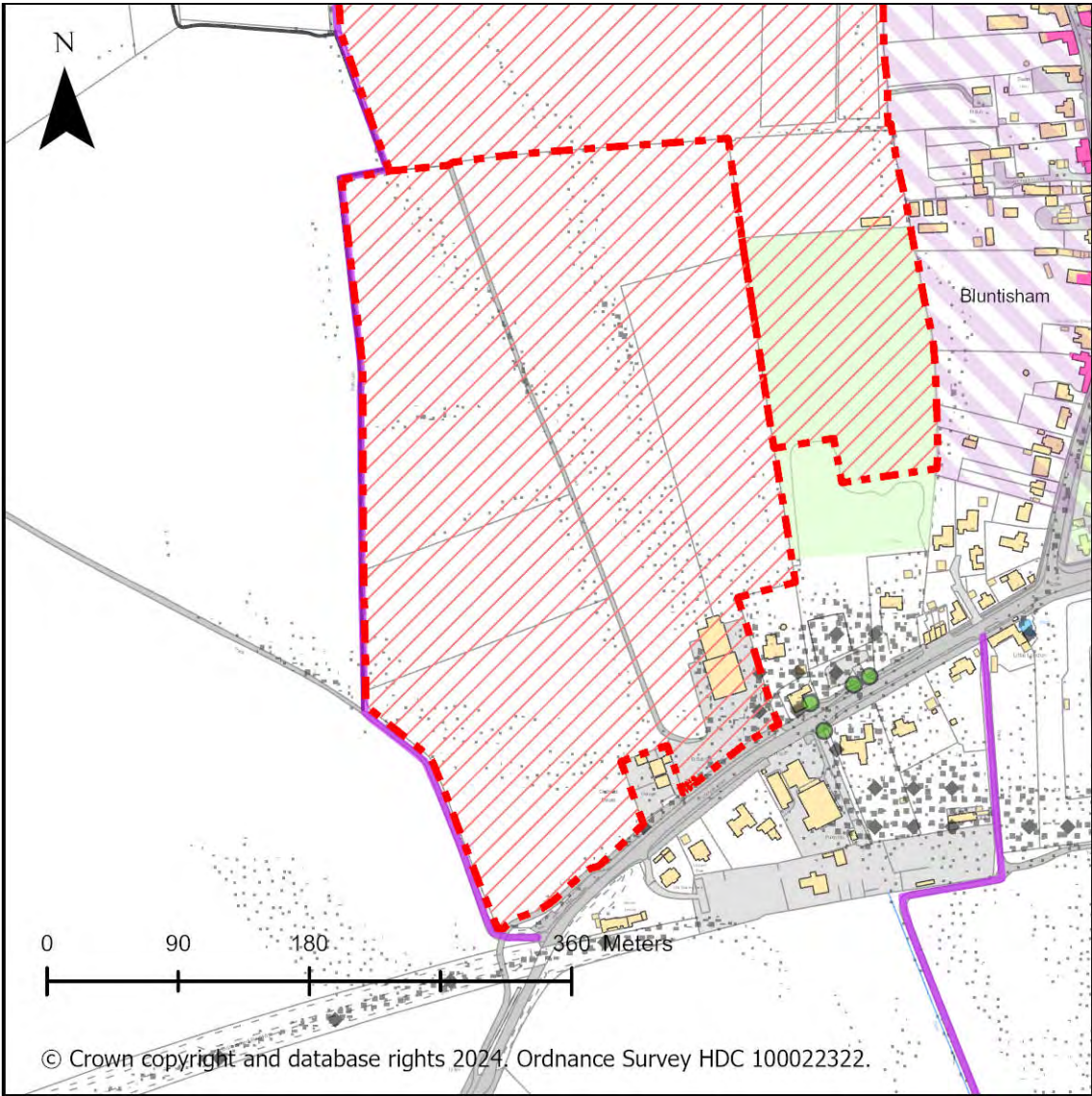
Land North of Station Road, Bluntisham	Bluntisham	12.47

Residential:	160 homes	Available 2023
Market and/or affordable housing		Build out over 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:230
Relevant planning history	HELAA (December 2017): North of Orchard Estates, Station Road Bluntisham (180)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Vision Document (June 2023) • Landscape Summary Report (September 2022) • Preliminary Ecological Appraisal - Survey Report (September 2022) • Biodiversity Impact Assessment (October 2022) • Preliminary Arboricultural Implications Assessment (May 2023)

Agricultural land grade 1	None	Pass

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



The site is wholly within flood zone 1 but it is heavily constrained by surface water flood risk. The majority of the site is classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. The site is situated to the north of Station Road (A1123) and is located on the western edge of the village extending into the countryside. Large parts of the site consist of commercial orchards, but a small portion of the site is hardstanding associated with agricultural buildings. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards	~
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represent a significant value in terms of the history of these settlements and their identity. The Landscape Townscape Assessment SPD 2022 noted that the retention, revitalisation and protection of these orchards are of importance to the character of these areas.

The topography of the site gently rises from Station Road. Although there is boundary hedging to the west, south and east there are long distance views from the northern boundary. Additionally, a public right of way runs along the site's western edge meaning there are views across the site from a public vantage point, integration of this with the site would be required. To the north and west of the site is open countryside, with an area of TPO protected trees situated to the east of the site. An auto centre sits just outside the southern boundary, the integration of which would require consideration.

There is no known contamination on site but this will require further investigation as the site has been in use as an orchard for many years which means there could be land contamination from agricultural pesticides. The A1123 adjoins the southern edge of the site and noise could be a minor issue. There are no nature conservation designations or heritage assets on site. Access to the site could be achieved from Station Road, however engagement with Cambridgeshire County Council would be required to ascertain if this is appropriate and whether safe access for the scale of development proposed could be achieved.

The site is mostly greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

The site is owned by a single family who supports its development. An option agreement was due to be signed when the call for sites submission was made and a housebuilder is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The site promoter states that the land is available now and that there are no issues to resolve before the site is available for development. They consider that it would take three years to complete.

The site promoter has identified that all access and services are accessible from the site boundary. There are agricultural buildings on site to clear and some hardstanding would need to be removed. There is a known risk from surface water flooding which will require substantial amounts of sustainable drainage across the site. Additionally, the site is heavily constrained by its sensitive location and potential impact on the countryside and character of the area if orchards were to be removed. As such substantial landscape mitigation would be required in the design of any scheme. Access could be achieved from Station Road but the achievability of this access for the scale of development will require further assessment.

There are large agricultural structures to clear and flooding, trees and landscape mitigation would be required in any future design proposals to mitigate these constraints. The site promoter has submitted several technical studies in support of their site submission relating to landscape and ecology. It is unclear whether an allocation status is sought at this time as the site promoter states the site is available now and a housebuilder is involved. As the site is not proposed as a rural exceptions scheme, the proposed development is contrary to current adopted planning policy so allocation status would be required. Coupled with the fact that the site has substantial constraints to overcome, the site is categorised as developable.	~
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land, mostly classified as grade 2 agricultural land with some grade 3 along the site's frontage - Is within flood zone 1 but heavily constrained by surface water flood risk - In walking distance to village services and facilities and primary education - Reasonable accessibility to public transport options and employment opportunities - Remote from natural green space - Within 1km of Berry Fen SSSI - Somewhat detached from the main built form of Bluntisham being located to the west of the village - Large parts of the site consist of commercial orchards. In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development as it would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside - Could fundamentally impact the history, character and identity of the settlement through the removal removal of orchards - May present contamination issues. - Would require integration of autocentre. - May cause safety issues in relation to access to and from the site due to the proposed scale of development and would require further assessment.

The site is considered inappropriate for development, due to impact on the character and identity of the area and access issues so no capacity calculation has been undertaken.	N/A	N/A

The site promoter resubmitted the site to the Ongoing Call for Sites (see CfS23-24302), it was resubmitted with a Transport Technical Note (November 2024) to outline how access into and from the site will be achieved and the potential impact on the road network. The resubmission also reduced the capacity of the site to 100 supported by a Vision Document. This would enable more land for landscaping. There are still concerns regarding the site's impact on the character of Bluntisham and the impact on landscape and historic character including loss of valuable orchard land. Additionally, the site would result in further development extending away from the main built form of Bluntisham making access to services less sustainable and greater landscape and character impact. As such the site is still considered to be inappropriate for development.
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	Bluntisham 5
	Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham

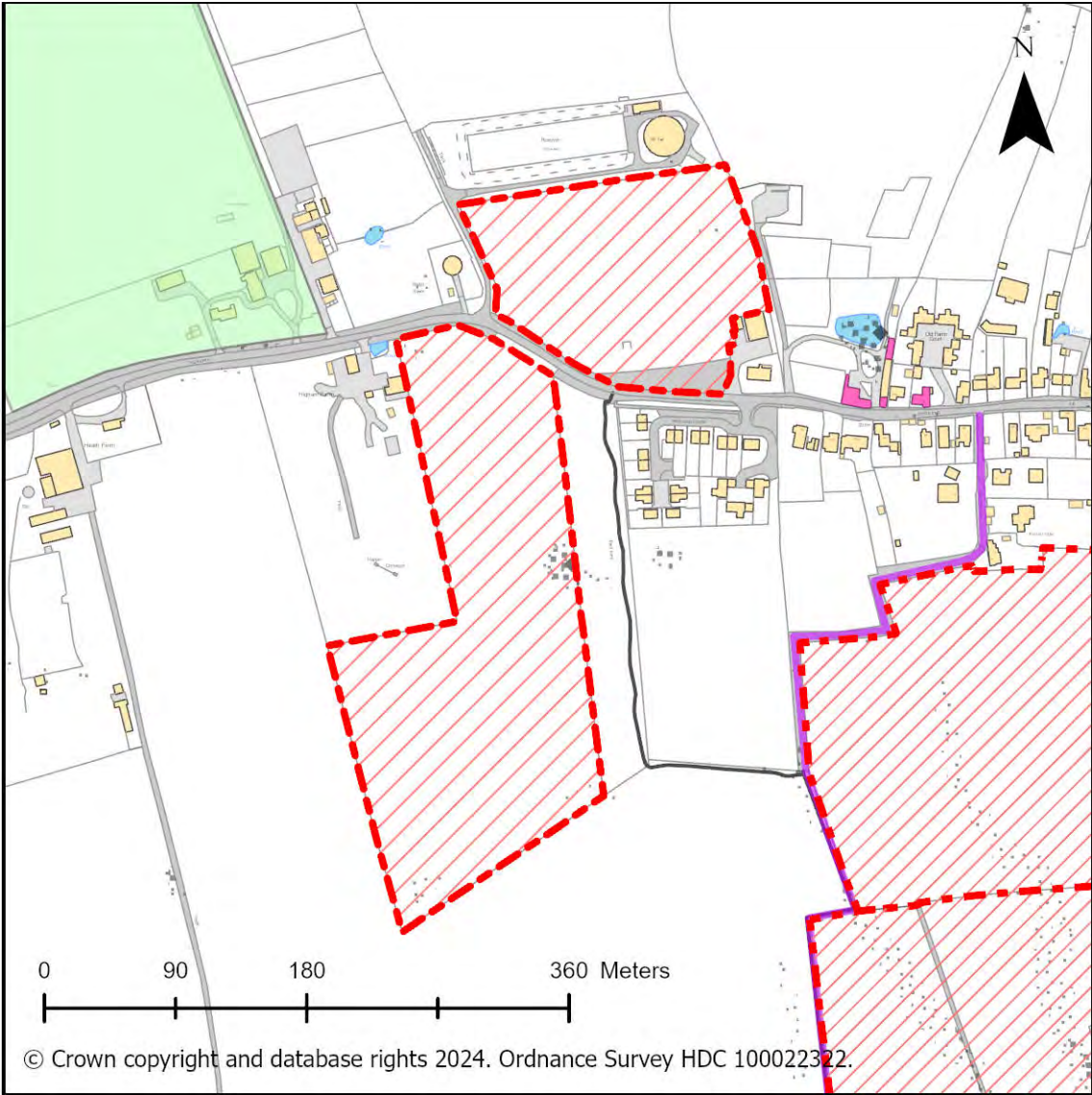
Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham	Bluntisham	7.13

Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 2 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2411
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

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



The site consists of two parcels of land, one north of Wood End and the other south of Wood End to the west of Bluntisham. The site is wholly within flood zone 1 with some minimal surface water flood risk. It is also wholly classified as grade 2 agricultural land. The northern parcel is broadly level and consists of orchard land. Orchard land is becomingly increasingly scarce across the district and is a key characteristic of the landscape of this part of the district. There are minimal amounts of vegetation along its boundaries so the site is open, it is most dense along its eastern edge. It also adjoins a residential property on its south eastern corner. The southern parcel gently slopes southwards with the site levels sloping some 6m from its frontage to its southern most edge. There is a dense tree belt along the eastern edge of the southern parcel, there is minimal vegetation along its other boundaries with its northern edge having no vegetation meaning there are long distance views into and across the site from Bluntisham Heath Road/Wood End so development could have a prominent impact on the landscape. To the west is Higham Farm and to the east is Meridian Close, to the south and south west is the open countryside. There is no known contamination or pollution on site. No gas or oil pipelines run through the site although electricity powerlines are located long the frontage of both parcels along Bluntisham Heath Road/ Wood End. There is also a water tank and covered reservoir immediately to the north of the northern parcel and another water tower on its western edge. There are no heritage assets and no nature conservation designations on site. The northern parcel's south eastern corner is adjacent to a list building (59 Wood End) which is grade II listed. Access to both parcels can be achieved from Bluntisham Heath Road/ Wood End. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
The site is controlled by a single company who who supports its development. The site has been optioned and a housebuilder is involved with the site. There are no known legal restrictions affecting the site. The site promoter states that it their intention to deliver the site directly by a master developer and that the suggest that the land is available now and could take 2 years to build out.	+
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The site promoter has identified that all main services are accessible from the site boundary. The site comprises two parcels of land, the northern being orchard land. There are electricity cables running both the frontages of each parcel and landscaping constraints to overcome. The impact of any development will need to be sensitive to the countryside. There are no buildings on site so no clearance work would be required, however development on the northern parcel would see the loss of an orchard which would impact the landscape character of the area.	
There are no existing structures to clear but the impact but both parcels are sensitively located to the west of Bluntisham extending into the countryside. The site promoter does not appear to seek an allocation and intends to deliver the site via a master developer. As the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.	~

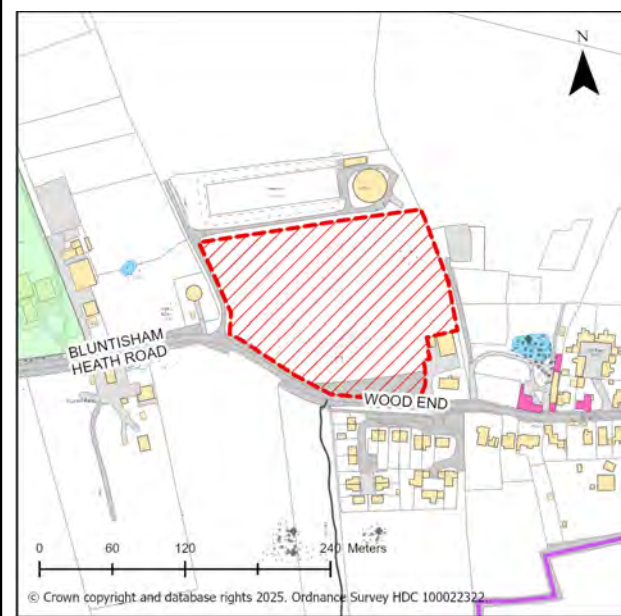
	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield land consisting of grade 2 agricultural land • The northern parcel is orchard land, an increasingly scarce landscape feature across the district • Is within flood zone 1 with minimal surface water flood risk • Has limited accessibility to employment opportunities, primary education and services and facilities • There is no footpath along the site frontage, the closest is some 150m from the site making integration more challenging • Is not accessible to natural greenspace • Development of the whole site would be out of character due to its location in relation to the existing village • Very low potential to integrate built development into the existing community so it would not support sustainable place-making In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its limitations in successfully integrating development with the existing place and community and impact on the character of Bluntisham as well as the further erosion of orchard land

Capacity calculation not undertaken as site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

During the Autumn 2024 consultation, the site promoter provided a Vision document to support their proposal. They also reduced the proposal to just include parcel 1 for 2.34 ha removing the southern land parcel (parcel 2) and thus reducing the potential site promoter's capacity to 40-65 homes and also adding an additional community building. The Vision Documents states that parcel 1 forms the focus of delivering development but parcel 2 is still available for residential development, open space and BNG. They state the existing access will be retained and used to provide the single point of vehicular access to the development and a new section of footpath will also be provided, linking to the existing footpath to the east along Wood End. The site plan has been amended:



Development of this parcel would result in further development along Wood End which is extending away from the main built form of the Bluntisham.

Since the assessment of the site was undertaken, it has come to the Council's attention that the orchard has since been felled. While not a protected nature conservation feature, these orchards are characterful of the area and contributes to biodiversity and the rural edge of the village and their loss will have a detrimental impact on the character and history of the village.

Taking into account the revised information, the site can progress to capacity calculation and also the following key requirements will apply:

Gross site area of 2.34ha, 80% net developable area to allow for landscaping, open space and BNG. This results in a net developable area of 1.872ha.

Minus 0 , leaving a total of 1.672 for residential uses. Use 25dph for density results in 1.672 x 25dph = .

Built out over 2 years and be available post 2028 as an allocation status would be required for the development.

Development would be required to:

- Provide a footpath connection to the existing footpath along Woos End
- Provide landscape to soften development impact on the wider countryside and also screen the water tower to the north of the site
- Provide biodiversity net gain and replacement orchard land
- Mitigate impact on heritage assets
- Alongside residential development provide a community use as well which could also include a small retail outlet to support village services

	Bluntisham
	Land off 18 Holliday's Road, Bluntisham

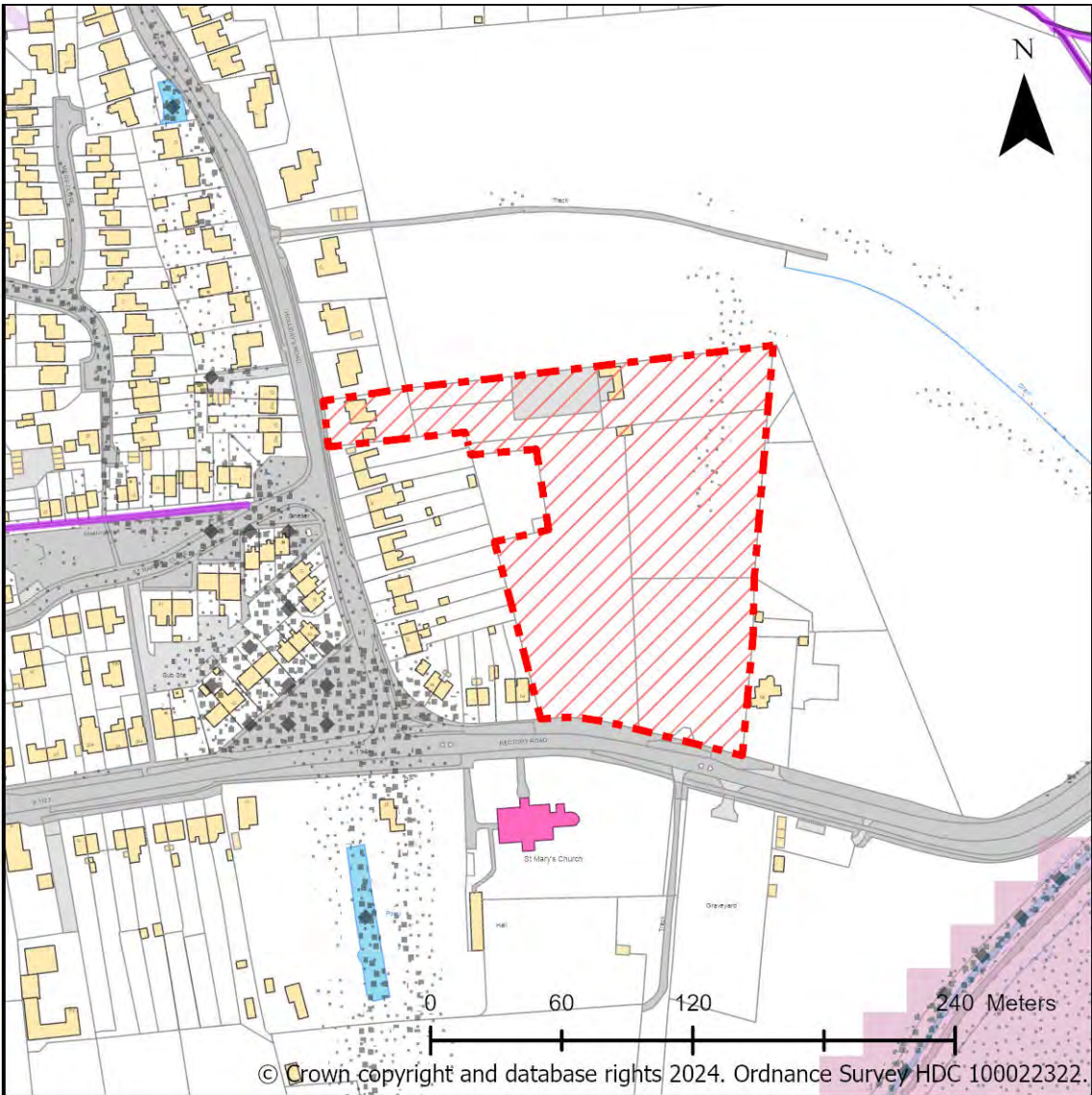
Land off 18 Holliday's Road, Bluntisham	Bluntisham	2

Residential: Market and/or affordable housing	Up to 50 homes	Available 2024 - 2028 Build out over 3 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24128
Relevant planning history	Was assessed in the HELAA (2017) (site reference 144: 18 Holliday's Road to North of Rectory Road, Bluntisham). It was considered not to be suitable for residential development.
Land type	Part previously developed and part greenfield
Current use of the site	Part residential/ part equestrian
Supporting information	Statement in response to HELAA (2017) assessment

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

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



The site is wholly within flood zone 1 with some surface water flood risk within its north eastern corner. Approximately two thirds of the site is classed as grade 3 agricultural land, however the north-western third of the site is classed as grade 2. The site is located to the north of Rectory Road with a small part extending west to Holliday's Road. The majority of the site consists of paddocks and includes a stable block and menage. The western extent of the site consists of a residential property. The land to the north and west is agricultural whilst to the west of the site is residential development. The land is relatively flat and currently sub-divided into a series of paddocks. Houses adjoin the western boundary and a single property adjoins the south eastern boundary. The A1123 forms the southern boundary with the Grade I listed St Mary's church immediately across the road. Its southern edge has established trees running along it and a fence line defines its western edge. It is more open on its eastern and northern edge, as such development would be visible from public rights of way to the north and east of the site. There is no known contamination on site, however this may require further investigation. There are no oil or gas pipelines or their buffer zones running through the site. There are no nature conservation designations on site. There are no heritage assets on site, however the Grade I Listed St Mary's Church is located approximately 50m south of the site. Development could negatively impact on the setting of St Mary's Church given the proximity between the site and this heritage asset. The site could be accessed from Hollidays Road, although this is narrow if the existing development is retained. The site also has a frontage on to Rectory Road (A1123) which could provide an access point but this would require the removal of trees which would result in potential greater impact on the setting of the adjacent listed building. The site is partly greenfield so its development will somewhat contribute to the reuse of previously used and regeneration. The site majority of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
The site is in the ownership of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site by a housebuilder. It is available between 2024 and 2028 and could take 3 years to complete.	+
	+

The site promoter has identified that all access and services are accessible from the site's boundary. The site is in a sensitive location in terms of potential landscape impact and impact on heritage assets. Mitigation would be required to address these as would sustainable drainage within the site to address surface water flood risk. Access would also require further investigation as well as some site clearance works.	
There are some structures on site to clear and potentially the existing residential property to clear to enable a sufficient access from Holliday's Road. There are some constraints to overcome most notably heritage and landscape constraints as well as surface water flooding. It is intended to deliver a development on this site via a housebuilder. No planning application has been submitted and further investigations will be required to determine f development is feasibility to address the identified constraints. As such, it is categorised as being developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is partly greenfield and partly preciously developed land classified as grade3 agricultural land • Is within flood zone 1 but surface water flood risk • In walking distance to village services and facilities and primary education and public transport via bus • Reasonable accessibility to employment opportunities and natural green space • Within 250m of Berry Fen SSSI and 2km of the Ouse Washes SPA/SSSI • Located on the eastern edge of the village and could be integrated into the existing place and community • Potential for impact on designated heritage assets • Potential for landscape impact to the north and east where it extends into the countryside and is viewable from the public highway In combination, the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that could be integrated into the existing place and community
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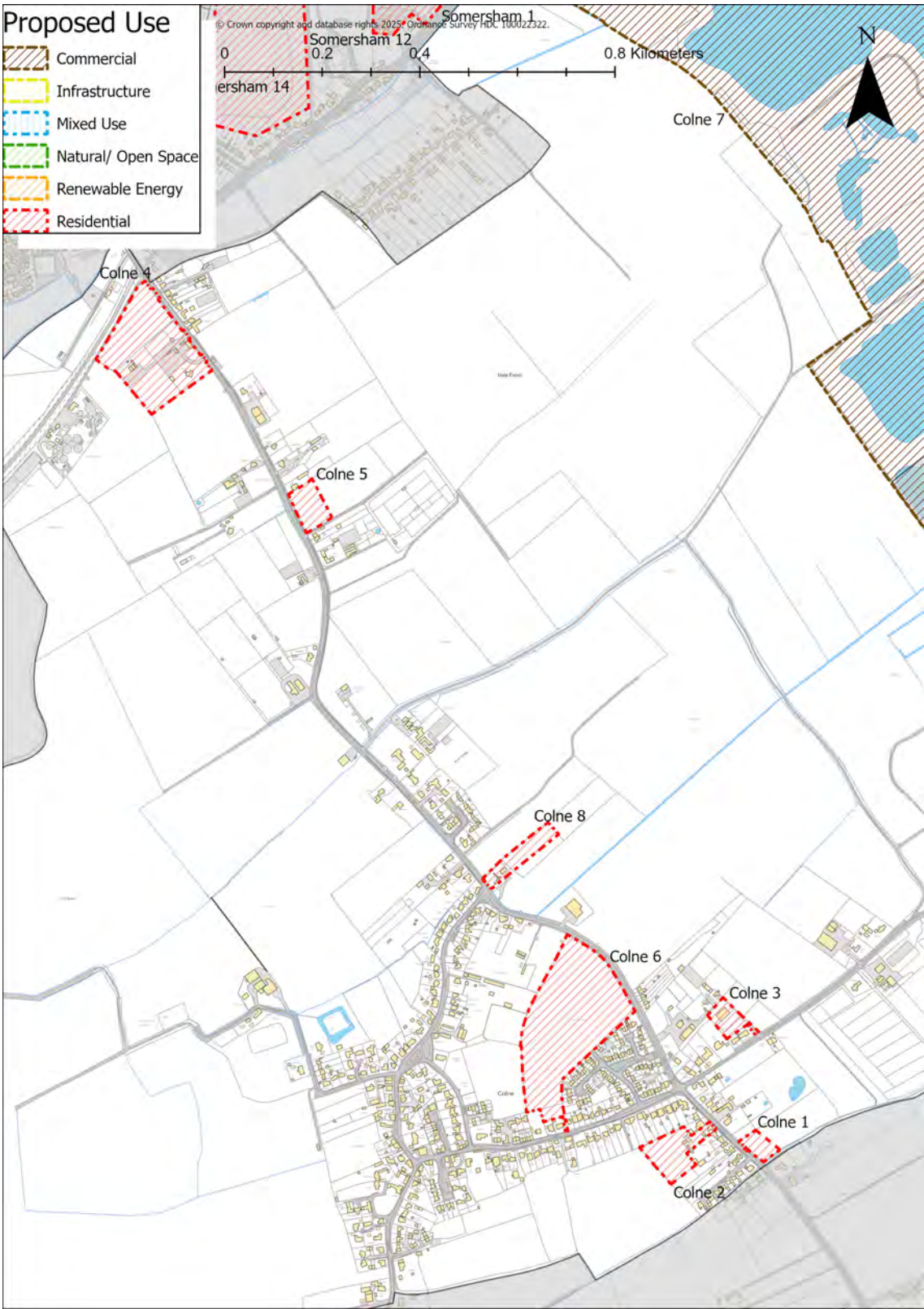
- Should provide landscaping to minimise the visual impact of development on the countryside to the north and east. Design will also need to be sensitive to the setting of nearby heritage assets and would require assessment of the impact on heritage asset.
- Access will require further investigation to determine if this should be form Holliday's Road or Rectory Road - the former may require the demolition of the existing property and the latter could result in the removal of trees that positively contribute to the character of the area and setting of a heritage asset.

Gross site area of 2ha	Residential - market and/or affordable homes	Available post 2028 subject to allocation
70% net developable area allowed to allow for sufficient landscaping and mitigation on impact on the setting of heritage assets.	Very low density of 25 dph anticipated due to the edge of village location.	Build out over 2 to 3 years
2 ha x 70% =	Very low density of 25 dph = 1.4 ha x 25 dph =	

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

- Colne 1: Land North of The Meadows, Earith Road, Colne
- Colne 2: Land at Ramadie, Earith Road, Colne
- Colne 3:Land North West of Holme Fen Drove, Colne
- Colne 4: Land at Cranbrook Plants, Colne Road, Somersham (Colne)
- Colne 5: Land at Colne Road, Somersham (Colne)
- Colne 6: Land West of the B1050, Earith Road, Colne
- Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne) - this site partially falls within Earith parish. As the majority of the site falls within Colne parish, the site has been assessed here instead.
- Colne 8: Pound Ground, Colne High Street, Somersham Road, Colne



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



	Colne 1
	Land North of The Meadows, Earith Road, Colne

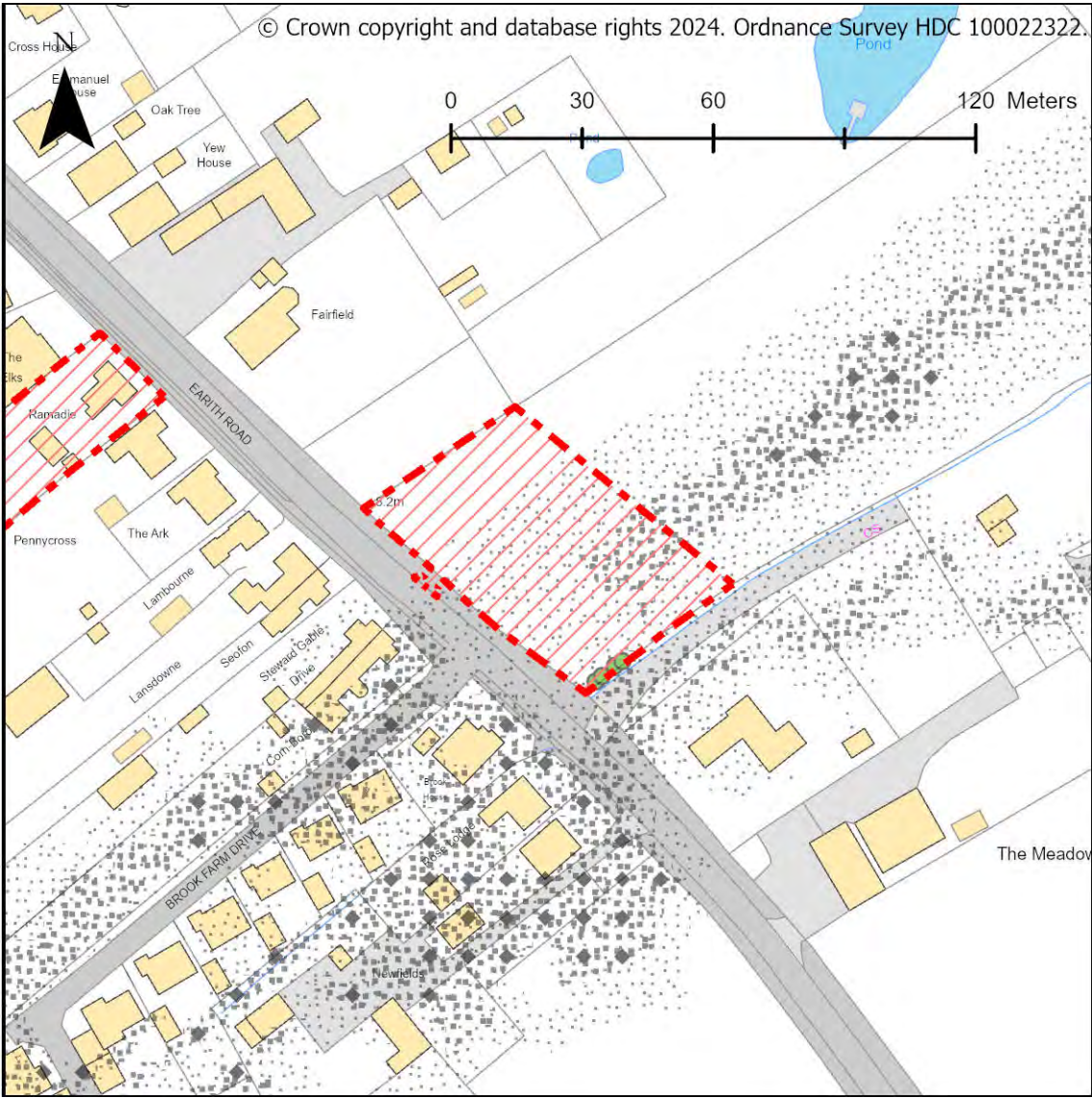
Land north of The Meadows, Earith Road, Colne	Colne	0.26

Residential: Market and/or affordable housing Self and custom build housing	5 market and/or affordable homes or 5 self and custom build plots	Available 2024 - 2028 Build out over 1 - 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:97
Relevant planning history	Application number: 21/01222/OUT Proposed development: the erection of up to 4 self- and custom-build dwellinghouses Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Schematic Block Plan (drawing number: 2023.31.101) (June 2023)

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

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly within flood zone 1 but most of the site is at risk from surface water flooding. The site is wholly grade 2 agricultural land previously planted out as an orchard. Orchard land is becoming increasingly scarce across the district and is a key characteristic of the landscape of this part of the district. In their submission, the site promoter states	
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that the site is 'formerly an orchard, the trees have since been grubbed up and the site lies unused.' The topography of the site is broadly level. Its frontage to Earith Road consists of established trees and hedgerows which obscure views of the site from the road. There are some individual trees on the southern boundary of the site protected by Tree Preservation Order. To the north, west and south of the site adjoins residential development whilst the eastern boundary is contiguous with the remaining elements of the orchard use which leads into the open countryside beyond. The site is situated within the Fen Margin, the key characteristics of which include "generally well vegetated, with deciduous woodland, hedgerow trees and orchards, particularly around the village of Colne", meaning the remaining orchards represent a significant value in terms of the history of the settlements and its identity. The Landscape Townscape Assessment SPD 2022 noted that the establishment or reinstatement of these orchards are of importance to the character of these areas. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity powerlines located along the site's frontage with Earith Road. There are no nature conservation designations or heritage assets within the site. The schematic block plan submitted shows a single access to all dwellings is intended from Earith Road. The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take one to two years to complete.	
The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site is broadly level but orchard land is becoming increasingly scarce and the site is highly constrained from surface water flood risk. There are TPO protected trees in the southern corner of the site. There are electricity poles located along the site's frontage with Colne Road. The site could be accessed from Earith Road.	

The site is greenfield, the loss of orchard land is a constraint as is the surface water flood risk and potential landscape impact of development. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it does not appear that an allocation status is sought. The site has a recent planning refusal for self and custom build housing, as it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Also, the site promoter states the site will be available between 2024 and 2028. The site is therefore categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as grade 2 agricultural land • Is within flood zone 1 but almost all of the site is at risk from surface water flooding • In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith • Reasonable accessibility to public transport options and employment opportunities • Remote from natural green space • Contains former orchard land which is a key characteristic of the local landscape, development would further erode this landscape character. • Is less than 1 ha in size In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to its potential impact on losing valuable landscape characteristics and risk from surface water flooding

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	Colne 2
	Land at Ramadie, Earith Road, Colne

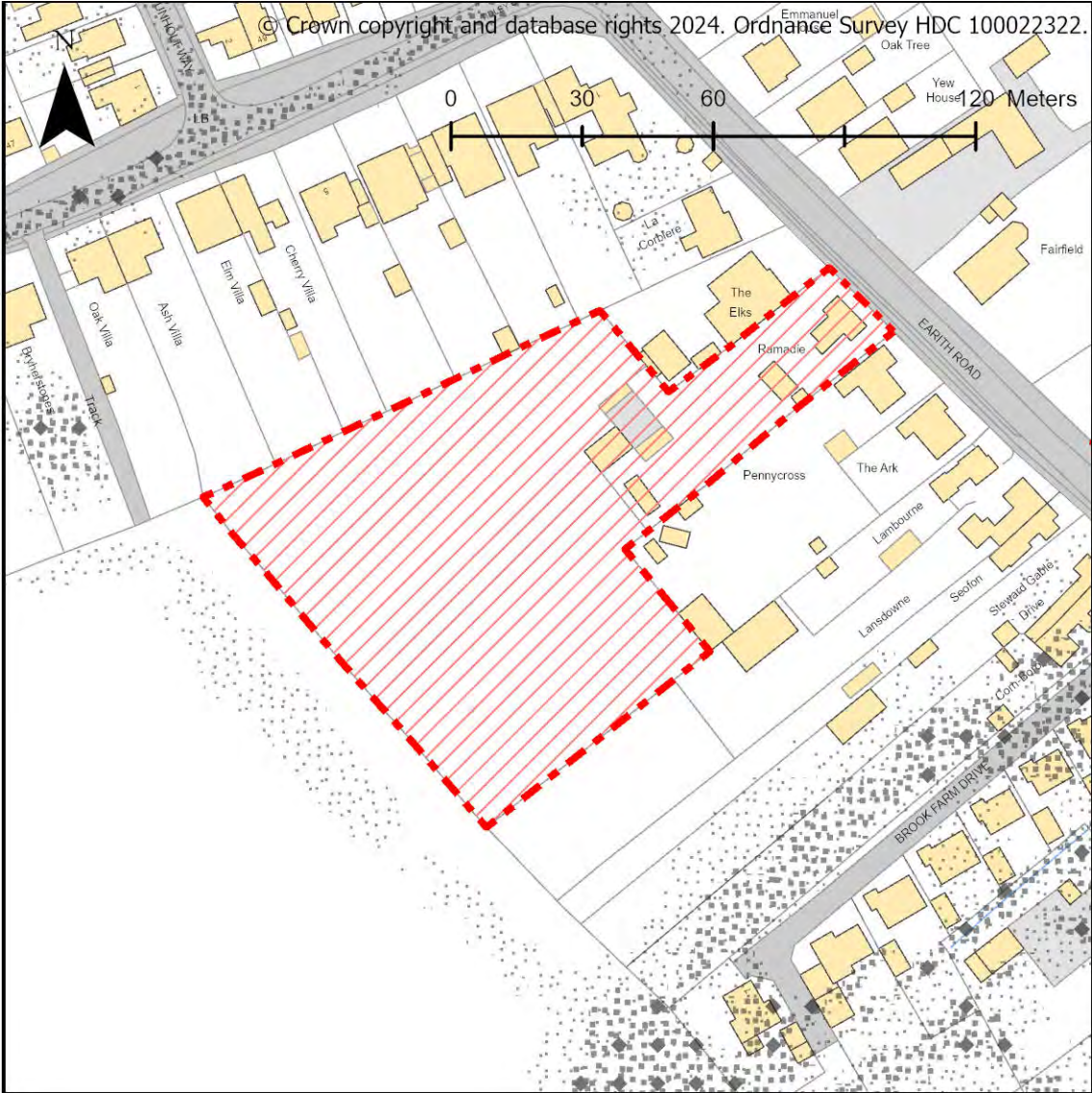
Land at Ramadie, Earith Road, Colne	Colne	0.85

Residential:	12 homes	Available 2023
Market and/or affordable housing		Built out over 1 - 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:75
Relevant planning history	Application number: 23/00717/PIP Proposed development: Demolition of former piggery and storage barn and the construction of three dwellings. Outcome: Refused
Land type	Partly greenfield and partly previously developed land
Current use of the site	Part residential, amenity grassland used in connection with Ramadie, former pigsty, storage building and stables
Supporting information	None submitted

Agricultural land grade 1	None	Pass

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



The site is wholly located within flood zone 1 and there is no recorded risk from surface water flood risk. However, the site is within an area identified as high risk of groundwater flooding. It is wholly classified as grade 2 agricultural land. The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The land within and surrounding the site is broadly level, meaning there are no topographical constraints that would impact the site coming forward. The site is bounded by residential development on its northern and eastern sides. The paddock itself is well-contained on its western boundary by an existing hedgerow and contains level grassland. This screens the site from being viewed from agricultural land beyond the western boundary. Hence, considering the adjoining uses, boundary screening and flat nature of the land within and surrounding the site there would likely be minimal landscape impact levied by the proposal. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead telegraph lines located along the site's frontage along Earith Road. The site promoter states that the overhead telegraph line can be moved subject to obtaining the necessary approvals and is not a constraint to development. There are no nature conservation designations or heritage assets within the site. The property has an existing access from Earith Road. The site is primarily greenfield, so its development will not significantly contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and would take one to two years to complete.	
The site promoter has identified that all services and access are accessible within the site apart from the public highway which is accessible from the site boundary. There are structures on site to clear and there are overhead telegraph lines to be moved. There are no topographical constraints that would impact the viability or achievability of the site.	

The site has structures to clear, it is unclear from the call for sites submission if the existing property is to be demolished as well or if the proposed development would utilise the existing access just north of Ramadie. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it does not appear that an allocation status is sought. The site has a recent planning refusal for the permission in principle for 12 homes on the site. As it does not appear the site promoter's intention to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Taking this into account, and while the site promoter states the site is available now, the site is categorised as developable.

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

- Is mostly greenfield paddock land classified as grade 2 agricultural land but there is also an existing dwelling on site
- Is within flood zone 1 and has no risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is less than 1 ha in size

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

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Provide housing on a site less than 1ha
- Retain existing hedgerows to minimise landscape impact and retain the contained nature of the existing paddock land
- Electricity lines along the site frontage may need to be redirected

Gross site area of 0.85 ha After removing 0.1ha of the site which contains the existing dwelling 'Ramadie' as it is unclear if this dwelling is to remain, a 80% net developable area allowed for landscaping and retention of existing hedgerows to retain local character. 0.75 ha x 80% =	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.6 ha x 25 dph =	Post 2028 subject to allocation Built out over 1 - 2 years

During the Autumn 2024 consultation, the site promoter stated that a site allocation is now being sought for the site.

	Colne 3
	Land North West of Holme Fen Drove, Colne

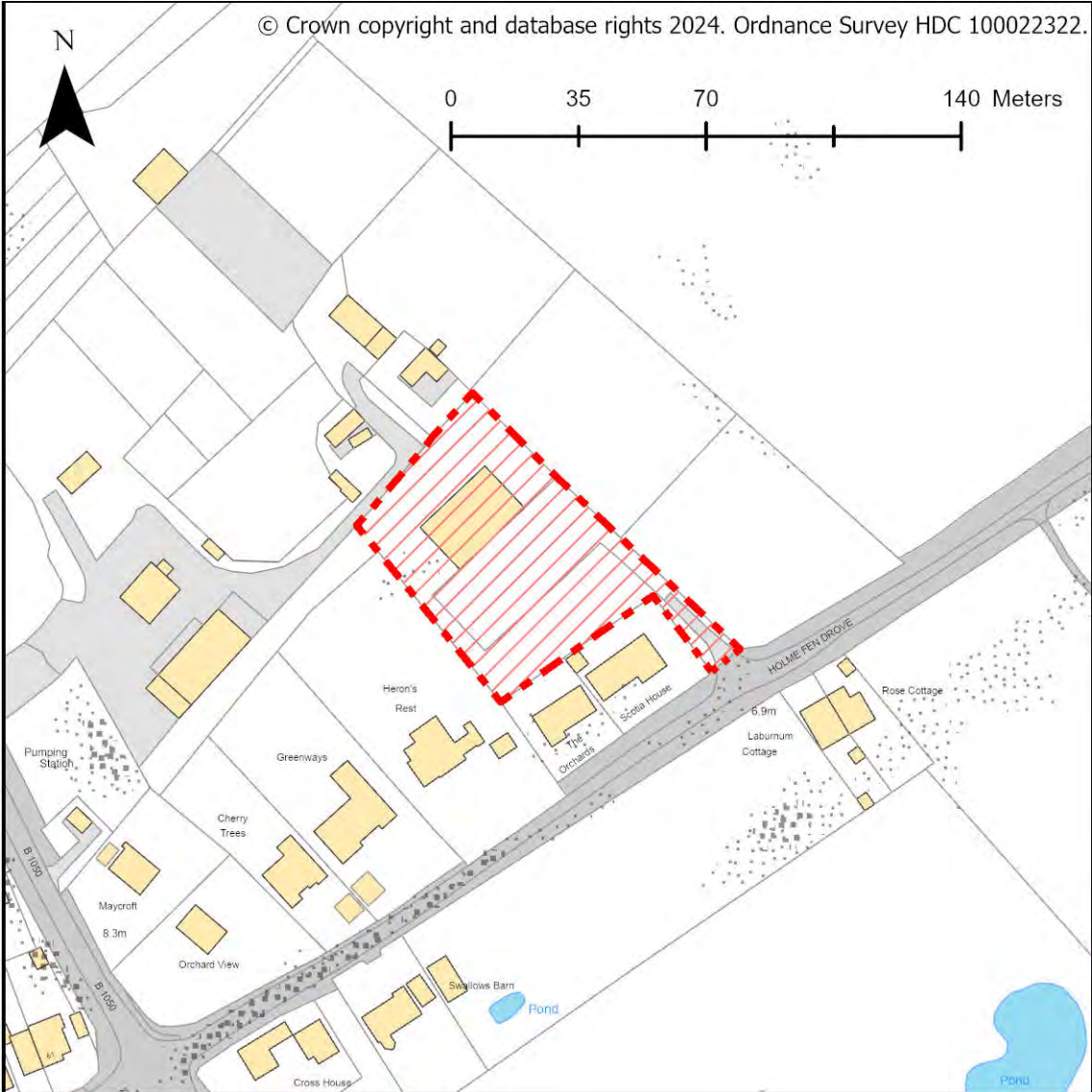
Land north west of Holme Fen Drove, Colne	Colne	0.37

Residential: Market and/or affordable housing	5 homes	Available 2023 Build out over 1 - 5 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:215
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

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

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



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The site is wholly located within flood zone 1 and only very minimally impacted by surface water flood risk. It is wholly classified as grade 2 agricultural land. The topography of the site is fairly flat and located on the eastern edge of the village of Colne. The site contains an agricultural building, and is heavily vegetated including some trees on site. Vegetation and trees form strong boundary edges to the site therefore minimising its visibility and impact on the wider landscape. The presence of such established vegetated boundaries minimises the potential adverse landscape impacts of development on the countryside due to being shielded from surrounding views. The site is immediately north west of two properties located along Holme Fen Drove. To the west it adjoins another residential property and to the north are agricultural structures. To the east is the open countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site, although contamination risk may require further investigation considering the presence of an large agricultural structure on site. There are however overhead telegraph lines located along the site's eastern edge. There are no nature conservation designations or heritage assets within the site. There is an existing access to the site from Holme Fen Drove. The site is classified as greenfield, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and is anticipated to take one and half years to complete.	
The site promoter has identified that gas supply is not immediately accessible, that mains water supply and electricity supply are within the site, and that the public highway and digital and telecommunications infrastructure are accessible from the site boundary. There is a structure on site to clear and substantial trees and other vegetation to be retained and managed. The site can be accessed from Holme Fen Drove.	
There is a structure to clear on site. An arboricultural assessment and tree surveys to ascertain which should be retained and which trees and vegetation can be removed would be required. The site promoter intends to acquire planning permission and then sell the	

site to a third party for development, it does not appear that an allocation status is sought. The site promoter states that the site is available now but there is no active planning application yet on site. As such, the site is categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is greenfield land classified as grade 2 agricultural land but there is an existing large agricultural building on site - Is within flood zone 1 and has minor risk from surface water flooding - In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith - Reasonable accessibility to public transport options and employment opportunities - Remote from natural green space - Is less than 1 ha in size In combination the outcomes of the LAA and SA indicate that the site: - Has potential to provide built development of a scale that could be integrated into the existing place and community - Provide housing on a site less than 1ha - Should retain boundary trees and hedgerows to minimise landscape impact and provide an established development edge

Gross site area of 0.37ha	Residential - market and/or affordable homes	Available post 2024 subject to allocation
60% net developable area allowed to retain existing mature trees and hedgerows	Very low density of 25 dph anticipated due to the edge of village location.	Build out over 1 - 5 years
0.37 ha x 60% =		

	Very low density of 25 dph = 0.23ha x 25 dph =	

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	Colne 4
	Land at Cranbrook Plants, Colne Road, Somersham (Colne)

Land at Cranbrook Plants, Colne Road, Somersham (Colne)	Colne	3.19

Residential: - Market and/or affordable housing - Specialist housing - Custom and self-build housing	64 homes Percentage for specialist housing and self and custom build plots to be determined	Available 2024 - 2028 Build out over 2 - 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:159
Relevant planning history	Application number: 23/01160/FUL Proposed development: Full planning permission for 64 dwellings and community building including access and associated landscaping Outcome: Pending Consideration Application number: 22/01510/FUL Proposed development: Full planning permission for 78 dwellings and community building including access and associated landscaping Outcome: Refused
Land type	Part greenfield and part previously developed

Current use of the site	Commercial
Supporting information	Proposed site layout (drawing number: LS02401-P-003) (May 2023)

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter did not submitted an odour assessment with the call for sites submission. However, one has been submitted in support of planning application 23/01160/FUL which has been reviewed. This suggests that a 15m strip of landscaping reinforcing the south western boundary would provide adequate odour screening for residential properties. It is noted that the south western boundary of the site lies within 75m of the water recycling area (sewage works) and that the site is directly downwind of the prevailing south westerly winds. Therefore the site is	Fail

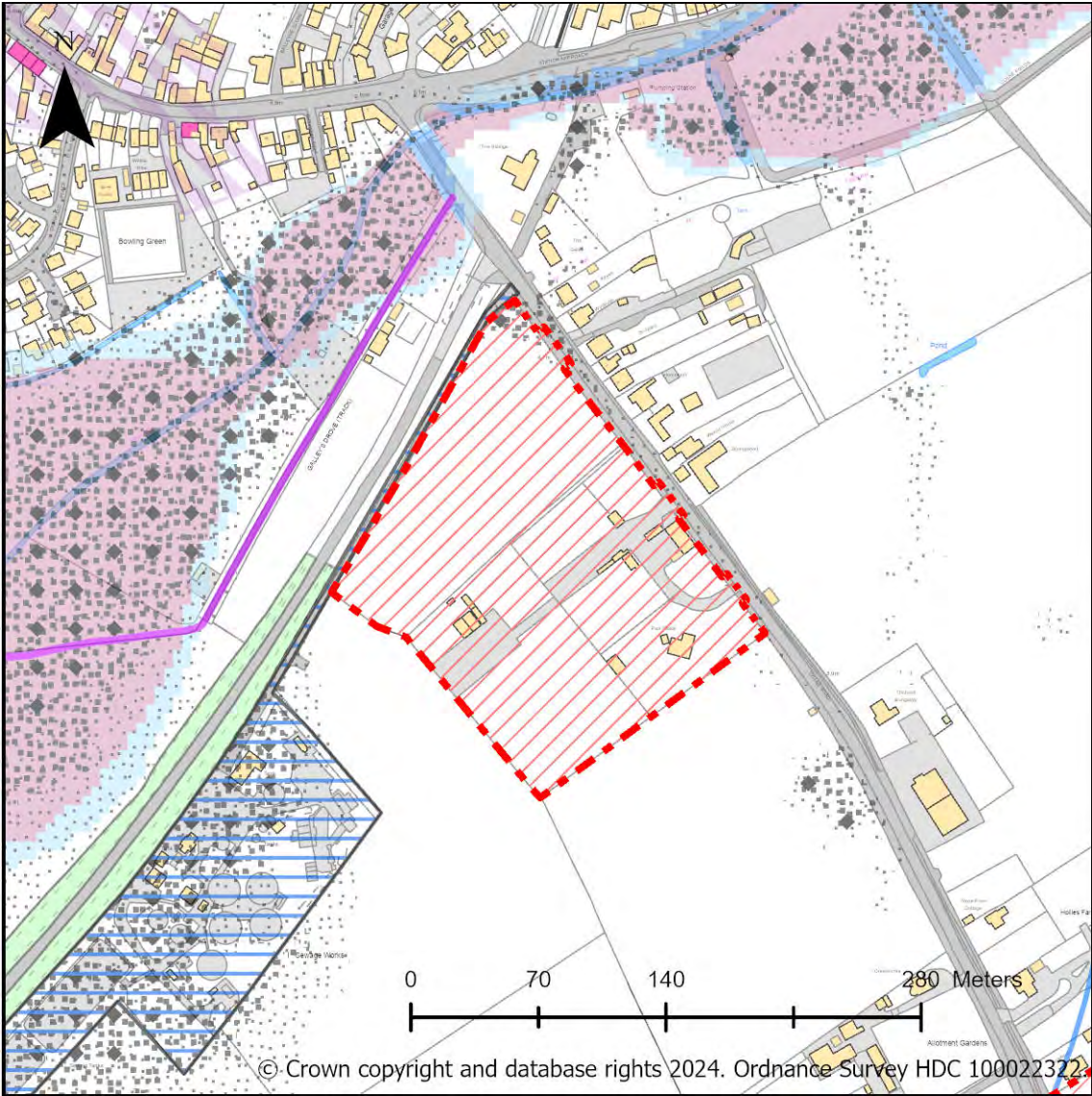
	considered to be vulnerable to detrimental impacts such as odours and flies.	
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

	No because the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
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The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

Capacity calculation not undertaken as site falls entirely within 400m of a Water Recycling Area.	N/A	N/A

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	Colne 5
	Land at Colne Road, Somersham, (Colne)

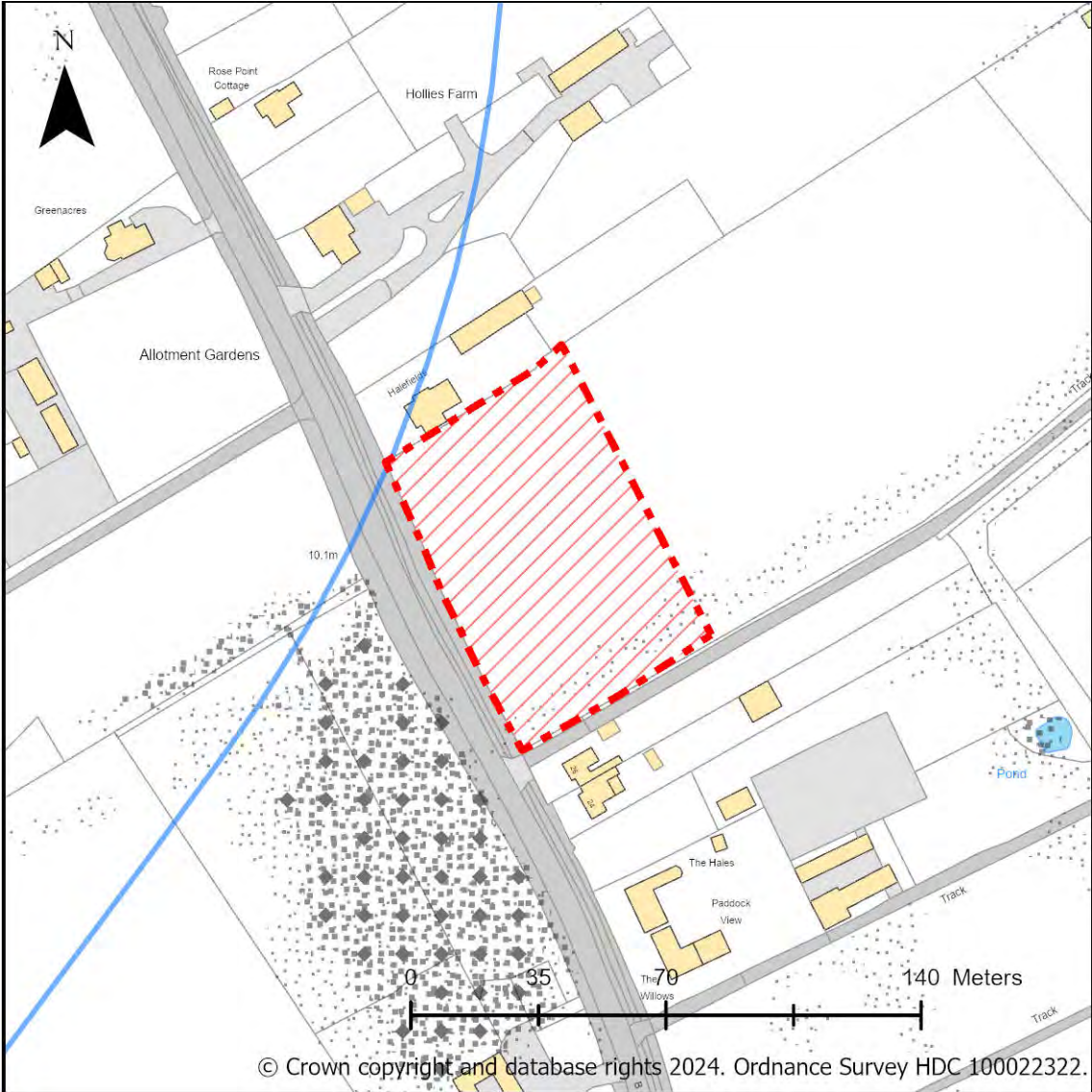
Land at Colne Road, Somersham, (Colne)	Colne	0.5

Residential: Custom and self build housing	5 plots	Available 2024 Build out over 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:238
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	The site is wholly classified as grade 1 agricultural land	Fail
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

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



	No, as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

Capacity calculation not undertaken as site is is wholly classified as grade 1 agricultural land	N/A	N/A

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	Colne 6
	Land West of the B1050, Earith Road, Colne

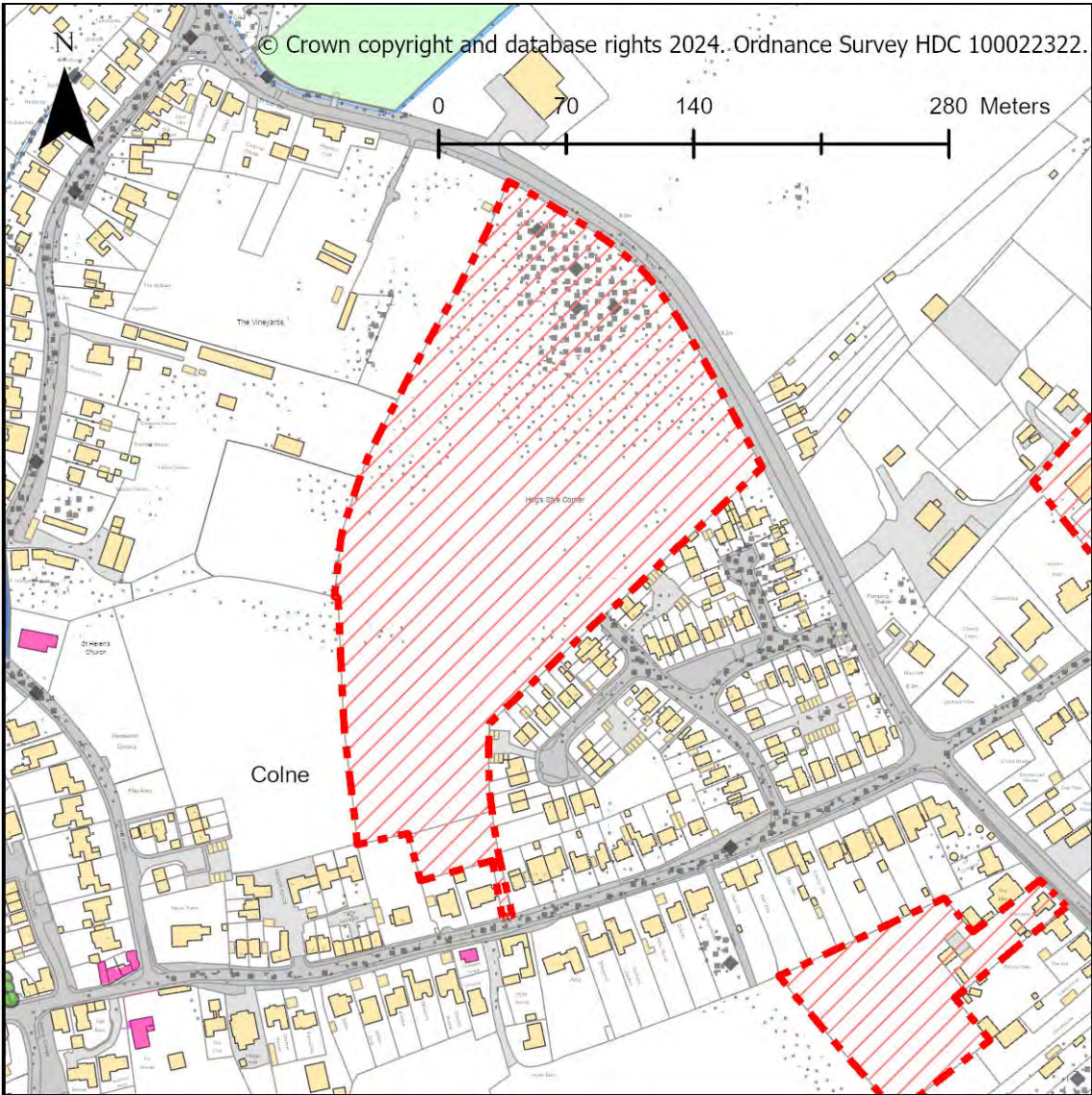
Land West of the B1050, Earith Road, Colne	Colne	4.75

Residential: - Market and/or affordable housing - Specialist housing - Custom and self-build housing Open space uses: - Natural, green or open space	75 homes Number of specialist homes and custom and self build plots to be determined 2.39ha of natural, green or open space	Available 2024 - 2028 Build out over approximately 18 months

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:316
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Document (June 2023)

Agricultural land grade 1	None	Pass

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



The site is wholly located within flood zone 1, the southern part of the site is at very low risk of surface water flooding but the northern part of the site is at higher risk. The submitted vision document indicates that built development will be concentrated in the southern half with the northern half of the site being used for open space. The site is wholly classified as grade 2 agricultural land. The site is greenfield, its topography is relatively level, it does slope very gently southwards meaning the most elevated part being at the south west corner of the site along Earith Road. Trees and hedgerows bound the western side of the site, with existing residential properties located along the southern boundary. Views into the site are very open, especially from Earith Road (the B1050), as well as from homes located immediately south of the site accessed via Dunholt Way, Osier Holt and Elizabeth Way. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage assets within the site. Access to the site can be achieved from Earith Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
The site is in single ownership, the owner of the site supports its development. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take 18 months to complete.	+
The site promoter has identified that all services and access are accessible from the site boundary. There are structures on site to clear and the site is broadly level. The surface water flood risk on site is a constraint as is the potential landscape impact of the development. Both will require mitigation through sustainable drainage and a well considered landscape plan. The site can be accessed from Earith Road.	~
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The site has no structures to clear. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it doesn't appear that an allocation status is sought. The site will be available between 2024 and 2028, as no planning application has yet been submitted, the site is categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is greenfield land classified as grade 2 agricultural land • Is within flood zone 1 and has some risk from surface water flooding • In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith • Reasonable accessibility to public transport options and employment opportunities • Remote from natural green space • Could adversely impact the setting of St Helens Church • Provides a sense of openness in this part of the village and its development would therefore result in a large infill and erode this sense of openness. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that could be integrated into the existing place and community • Should use the northern part of the site for landscaping and sustainable drainage to overcome the higher risk of surface water flood risk in this part of the site meaning that residential development will be focused in the southern half of the site where it would adjoin existing residential development.
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Gross site area of 4.75ha	Residential - market and/or affordable homes	Post 2028 subject to allocation

50% net developable area allowed to provide landscaping and sustainable drainage focusing development in the southern half of the site adjoining existing development. 4.75 ha x standard proportion of 50% =	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 2.375 ha x 25 dph =	Build out over approximately 18 months

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	Colne 7
	Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)

Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)	Colne and Earith	165

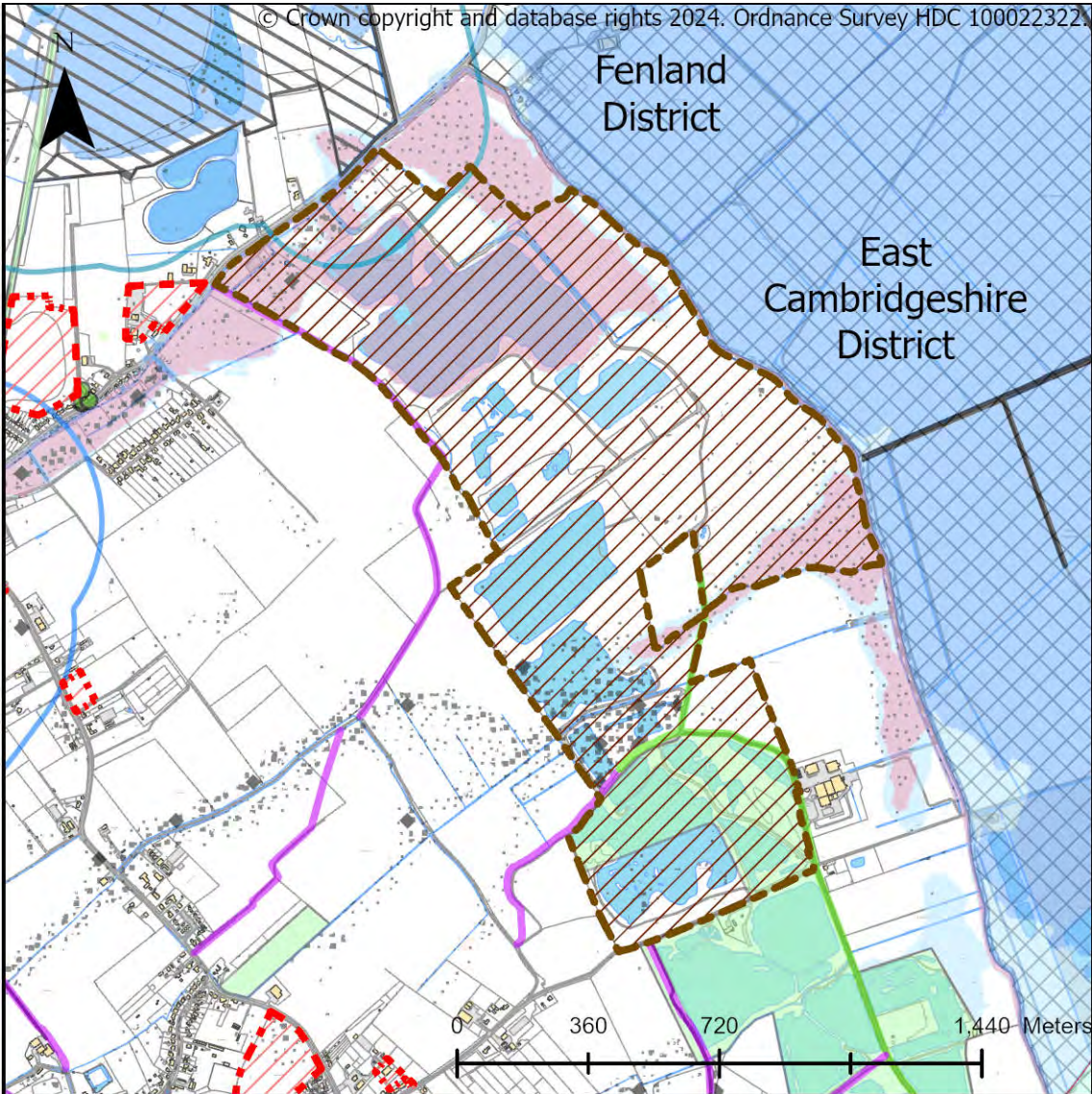
Commercial: - Commercial leisure uses Open space uses: - Natural, green or open spaces - Biodiversity net gain opportunities	Mixed development of lakeside properties and lodges for use as holiday homes over 30.41ha 59.53ha of accessible woodland and fishing lakes/ open water 74.36ha of biodiversity net gain opportunities	Available 2024 - 2028 Restoration works to be complete in 5 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:22
Relevant planning history	- CCC Ref. No: H/05001/13/CW Restoration of land at Colne Fen using imported inert waste to create conservation habitats. Application Permitted 28/06/2013 - CCC Ref. No: H/05001/13/CW/C1 Restoration of land at Colne Fen using imported inert waste to create conservation habitats Condition 7: Hard & Soft Landscaping Works Condition 9: Ecological & Landscape Management Plan Condition 10: Ecological

	& Landscape Management Plan. Application Permitted 26/01/2016 - CCC Ref. No: H/05001/13/CW/C2 Restoration of land at Colne Fen using imported inert waste to create conservation habitats Condition 20: Inert infill method statements for silt pond and front lake. Application Permitted 26/01/2016 - CCC Ref. No: FMW/020/20 Importation of inert waste to stabilise land for bridleway. Application Permitted 05/10/2020 - CCC Ref. No: FMW/025/19 Section 73 planning application to develop land without complying with condition 1 of planning permission H/05001/13/CW (Restoration of land at Colne Fen using imported inert waste to create conservation habitats) to allow the development to continue for a further 5 years until 31 December 2024. Pending Consideration
Land type	Classified as greenfield land as whilst quarrying is a form of development where this use is subject to planning conditions that require the land to be restored to its natural state when the quarrying use is completed a former quarry is deemed to be greenfield for planning purposes.
Current use of the site	Minerals extraction restoring to agriculture, conservation and fishing
Supporting information	- Photos of site and surroundings (May 2023) - Indicative Masterplan (drawing number: CF001) (May 2022) - Letter from Searls to landowner introducing the proposal (October 2020)

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

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



This is a large site that falls within Colne and Earith parishes but is mostly located within Colne. Its eastern edge adjoins the boundary with East Cambridgeshire and Fenland districts. It consists of some 165ha of land used for quarrying of sand and gravel since the 1940s but by 2013 the bulk excavation of minerals had ceased and restoration works commenced.

The majority of the site is classified as grade 3 agricultural land, there is some land classified as grade 2 on the northern edge and southern edge of the site which corresponds with the Earith Gravel Pits County Wildlife Site designation. About 70% of the site is within flood zone 1, some 24% of the site is within flood zone 3b. There is some surface water flood risk across the site. The Cranbrook Drain flows adjacent to the northern and eastern site boundaries. The drain rises on locally high ground near Woodhurst, some 6.5 kms to the west of the site. Some 2 kms southeast of the site the Cranbrook Drain joins the Old Bedford River. There are a number of other smaller drains in the vicinity of the site, all of which generally flow north-eastwards to the Cranbrook Drain. There are numerous waterbodies associated with areas of former mineral extraction in the vicinity of the site, some of which have or will be infilled as part of the restoration works ongoing on site. The topography of the site is generally very flat with most of the site being only a few metres above sea level. The site is generally higher on its western edge and lower towards its eastern edge. There are several rights of way across the site as well as tracks across the site. A public right of way links from Chatteris Road to Holme Drove along the site's western edge.

There is no known contamination or pollution on site but this may require further investigation considering the historic use of the site and following the ongoing restoration works on site. There are no gas or oil pipelines running through the site. The Earith Gravel Pits County Wildlife Site falls within the southernmost part of the site. There are no heritage assets within the site. Access to the site can be achieved from the B1050 (Chatteris Road) along the northern boundary of the site and along the south eastern most corner of the site there is an existing access along Holme Fen Drove.

The site is classified as greenfield, so its development would not contribute to reuse of previously developed land but there are opportunities for further land regeneration. Two lakes within the site are already used for fishing. The site is also undergoing restoration works bringing a former gravel pits for nature conservation, fishing and other leisure uses. It is situated in an extensive mineral safeguarding area for sand and gravel although the site specific deposits have been worked out but engagement with Cambridgeshire County Council would be required given their involvement in restoration plans. The majority of the site is beyond 400m from a water recycling site apart from the northern corner of the site which falls within the 400m buffer zone.

The site is in single ownership, the owner supports its development. There are known legal restrictions impacting the site relating to a Right of Way Agreement on the western boundary which links Holme Fen Road to Chatteris Road. It is intended to secure an allocation status

and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and will take 5 years for the restoration works to be completed. The site promoter states that this 5 years is from September 2023, indicating completion to be towards the end of 2028. Restoration works are ongoing and now at a stage where the applicant is looking to diversify the land uses on site from nature and recreation to include commercial leisure uses as outlined on the indicative masterplan.	
The site promoter has identified that mains water supply and electricity supply are available within the site; with the public highway and digital and telecommunications infrastructure being accessible from the site boundary; and finally gas supply being not immediately accessible. The flood risk on site as well as impact of built development on the landscape are constraints, both of which would require mitigation and recognition in the scale and location of development proposed. The site can be accessed from the B1050 (Chatteris Road) and also Holme Fen Drove.	
Restoration works are underway and an indicative masterplan for commercial leisure uses has been prepared, although there is no further more detailed information and technical studies relating to the commercial leisure uses. The restoration works are due to complete in 2028 after which it is assumed that built development may be pursued and planning sought. As such the site is considered to be developable.	

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is 165ha formerly used for former gravel extraction and quarry works • It is currently undergoing restoration and is in use as a fishery • There are nature conservation designations within the site and also nearby including the Ouse Washes • Majority of the site is classified as grade 3 agricultural land, with some grade 2 • About 70% of the site is within flood zone 1 and some 24% in flood zone 3b • Has the potential to boost local tourism and also nature conservation projects by providing holiday lodges and a place for water based and nature conservation tourism
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• Has the potential to provide a modest amount of employment • Not constrained by heritage designations • Limited accessibility via public transport so future users would likely access the site via private vehicles and other less sustainable modes of transport • Has the potential to link into the public rights of way network In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for a leisure based development which could assist in the longer term management and enjoyment of the site following its restoration after gravel extraction.

Gross site area is 165ha	Commercial leisure uses and open space uses including natural, green or open spaces and biodiversity net gain opportunities subject to engagement with site promoters to ascertain an appropriate mix of of uses and capacities.	Post 2028 subject to allocation status being secured and completion of restoration works

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	Colne 8
	Pound Ground, Colne High Street, Somersham Road, Colne

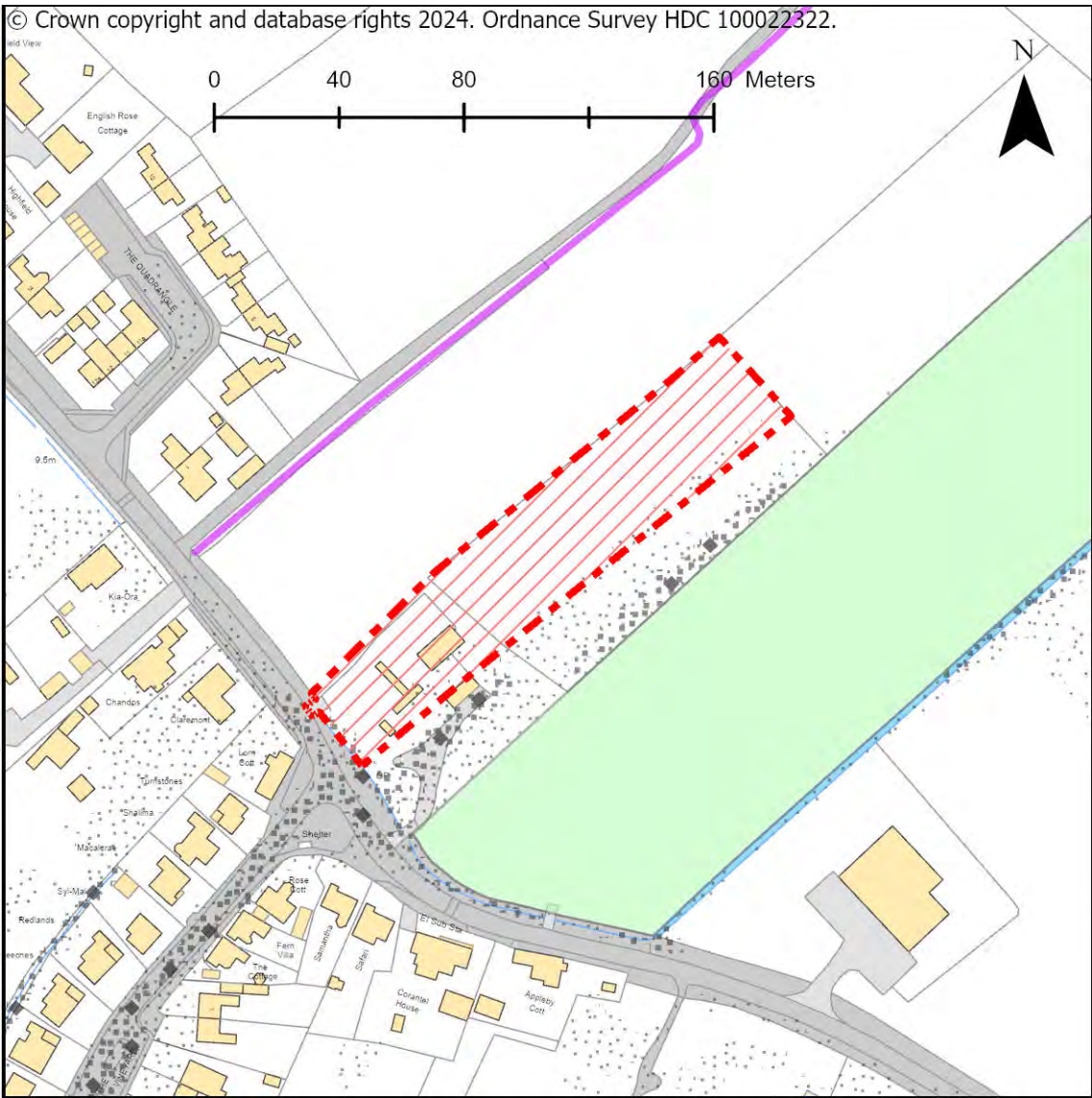
Pound Ground, Colne High Street, Somersham Road, Colne	Colne	0.82

Residential: - Market and/or affordable housing - Self and custom build housing	8 market and/or affordable homes 6 self and custom plots	Available 2024 - 2028 Build out over 1 to 2 years

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24149
Relevant planning history	1301904FUL - Placement of 7 storage units and 1 portacabin on agricultural land for agricultural purposes. This was approved in January 2014. 19/00689/OUT - outline planning permission for one 3 bedroom 2 storey dwelling. This was refused in September 2019. 20/02177/AGDET - for an agricultural machinery storage barn. This was determined in December 2020.
Land type	Greenfield land
Current use of the site	Agricultural land
Supporting information	Ecology Assessment (May 2019)

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



The site is wholly located within flood zone 1 with some surface water flood risk. It is wholly classified as being grade 2 agricultural land. The site is in agricultural use that is occupied by a number of metal storage containers and a porta-cabin type building. The topography of the site is broadly level. The front and side boundaries of the site are defined by mixed deciduous and evergreen trees, and the remainder of the site is covered by dense vegetation. There is a public right of way to the north of the site but views into the site are largely obscured due to the dense vegetation along its boundaries. Agricultural fields/ paddock land separate the site from nearby residential development along Somersham Road (B1050). Open countryside is located to the north, east and west.	~
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There is no known contamination or pollution on site but this may require further investigation. There are no gas or oil pipelines running through the site. Telegraph poles run along the site's frontage with the B1050. There are no nature conservation designations on site, however it is within 25m of Pound Lane Orchard County Wildlife Site. There is the possibility of ecology within the site including those also supported within the CWS. An ecology assessment has been submitted to support the submission which was prepared in 2019 to support a previous planning application on the site. This require reviewing and updating as necessary to reflect the current proposals on site. There are no heritage assets within the site. There is an existing access from Somersham Road (B1050). The site is technically greenfield but there are agricultural structures on site to clear, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by the landowner. It is available between 2024 and 2028 and could take between 1 and 2 years to complete.	+
The site promoter has identified that all access and services are accessible from the site's boundary. There are some structures on site to clear, the site is broadly level but there are numerous trees and vegetation to also clear which may also have ecological value particularly as the site is in close proximity to the CWS. Development on the site will need to mitigate the landscape impact of built development in this rural location and also impact form the public right of way to the north west. There are electricity poles located along the site's frontage with Somersham Road. There is an existing access to the site from Somersham Road.	~
There are some structures on site to clear. The loss of vegetation on the site is a constraint which could result in harm to ecology and also to the landscape. The site promoter seeks to deliver the site directly via the landowner, it does not appear to that an allocation status is sought. The promoter has put it forward for market and or self and custom build housing, as it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Also, the site promoter states the site will be available between 2024 and 2028. The site is therefore categorised as developable.	~

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

- Is wholly greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 with some surface water flood risk
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Within 25m of Pound Lane Orchard CWS
- The site is in a sensitive location with the open countryside to the north and east, development across the whole of the site would not reflect local character however a smaller development focused toward Somersham Road may do but will be subject to masterplanning and landscaping.
- Is less than 1 ha in size

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

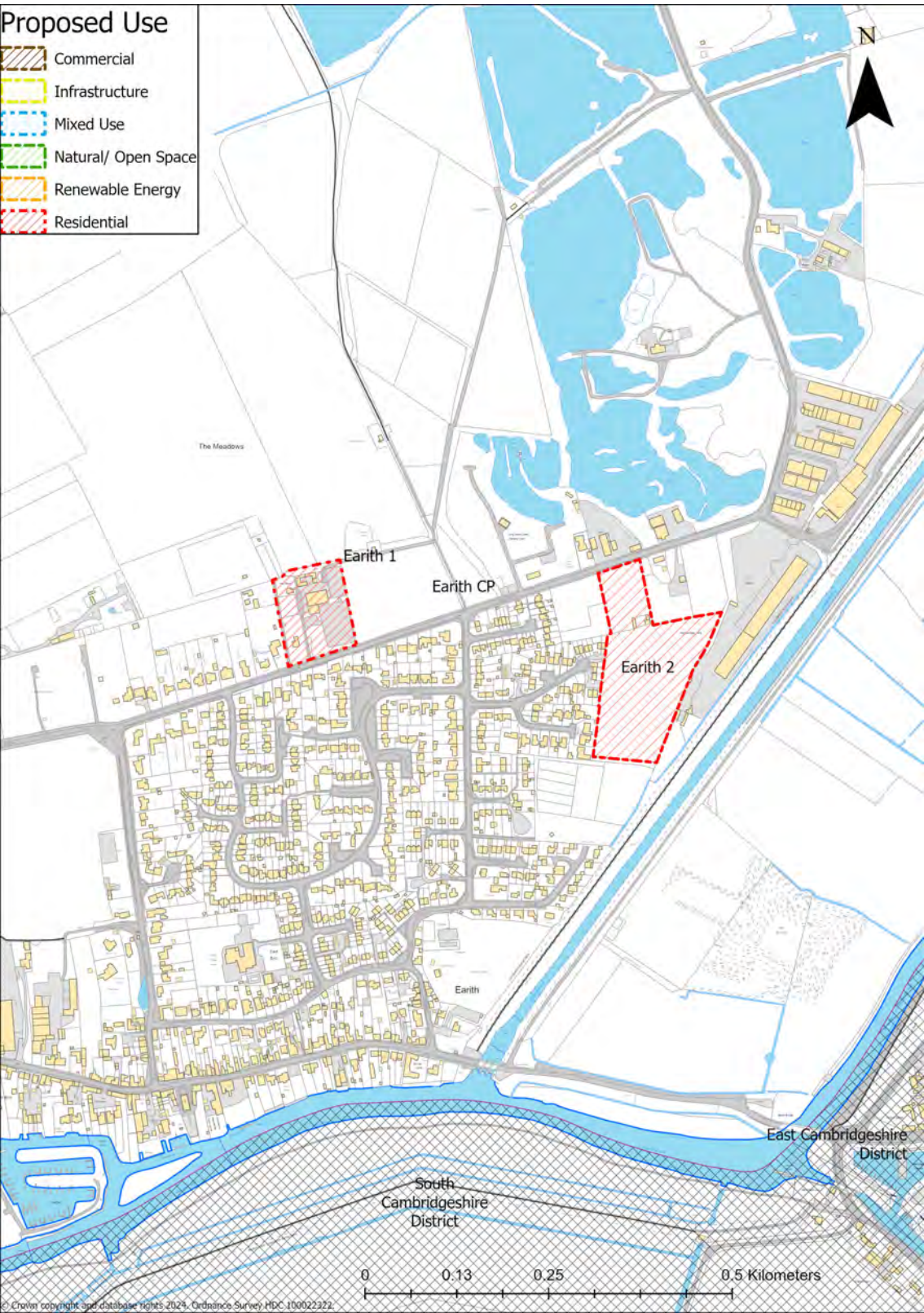
- Has potential to provide built development of a scale that could be integrated into the existing place and community if development were focused on half of the site closest to Somersham Road in order to better reflect local character.
- Should retain established boundary trees and vegetation as far as possible and fully assess the ecology value of the site due to the vegetation on site and the proximity to the CWS.

Two sites have been identified/ put forward through the desktop review or Call for Sites process. This is:

- Earith 1: New Farm, Meadow Lane, Earith
- Earith 2: Land On The South Side Of Meadow Drove, Earith

Please note that 'Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)' also partially falls within Earith parish, but it has been included under Colne as most of the site lies within that parish area.

Gross site area of 0.8ha 40% net developable area allowed to enable a development (either linear or shallow in depth development) to reflect local character and reduce the removal of trees across the whole of the site. 0.8 ha x 40% =	Residential - market and/or affordable homes or self and/or custom build houses Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.4ha x 25 dph =	Available post 2028 subject to allocation Build out over 1 year



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



	Earith 1
	New Farm, Meadow Lane, Earith

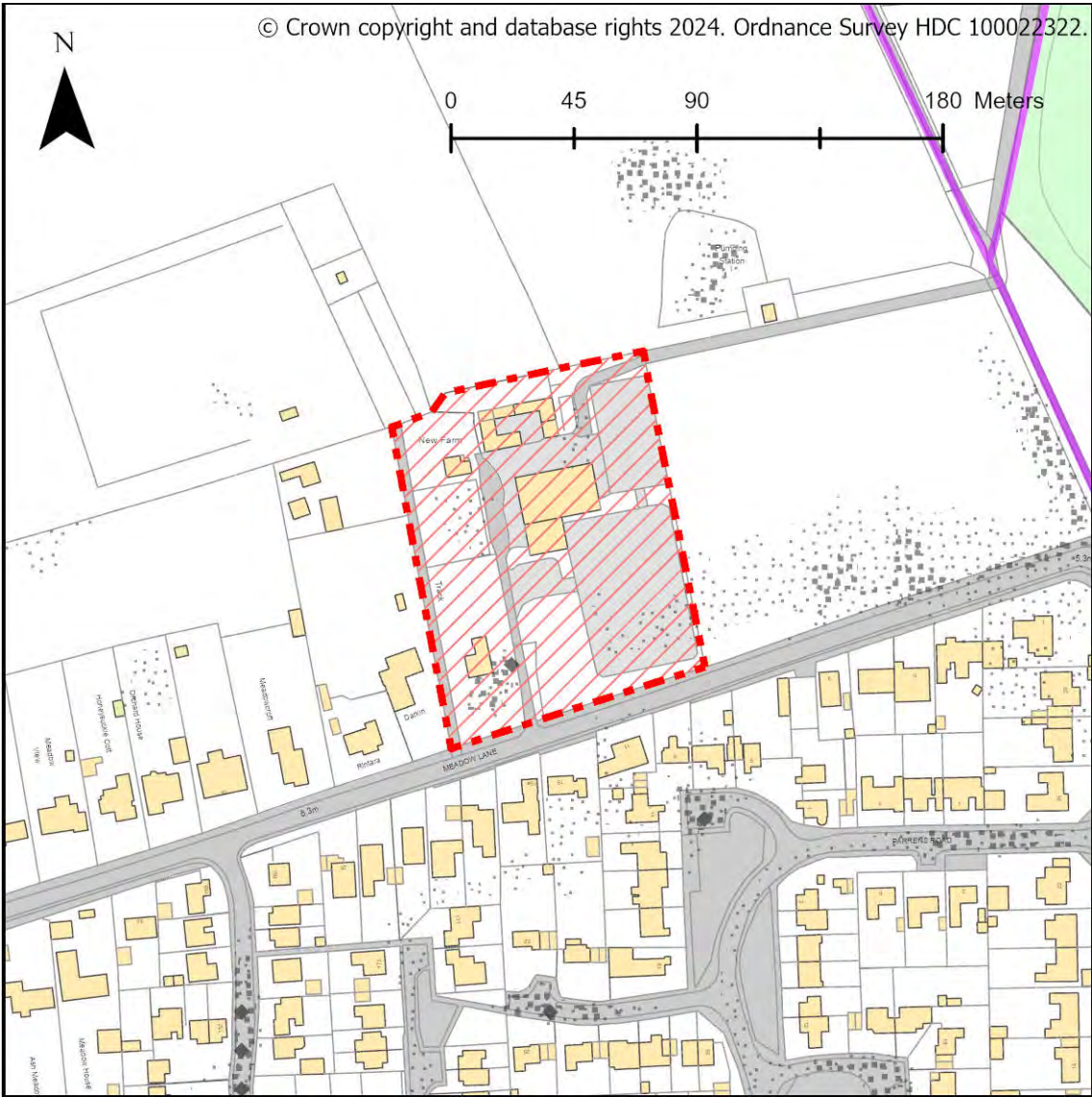
New Farm, Meadow Lane, Earith	Earith	1.16

Residential:	15 - 20 homes	Available 2029 - 2034
Market and/or affordable housing		Build out over 1 -2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:345
Relevant planning history	Application number: 17/00241/FUL Proposed development: Installation of horse riding arena (manege) Outcome: Permission
Land type	Partly previously developed and partly greenfield
Current use of the site	Mixed residential, commercial and agricultural uses
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

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



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The site is wholly within flood zone 1, there is some recorded risk from surface water across the site. The site is wholly classified as grade 2 agricultural land. The site is generally flat and is fairly well contained with its boundaries being clearly marked out by trees and vegetation. The site is partly previously developed with existing structures on site relating to its current use as an equestrian centre with residential accommodation. To the west and the south are residential properties, to the north and east is the countryside. There is no known contamination or pollution on site but this may require further investigation considering the current use of the site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site is within 200m of the Earith Gravel Pits County Wildlife Site, is within 1km of Berry Fen SSSI and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI site. Access is possible via Meadow Lane. The site is partly previously developed and partly greenfield, so its development will contribute to the reuse of previously developed land and regeneration. The majority of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is owned by a single organisation and let out to a tenant. The landowner supports the development of the site. There are no known legal restrictions impacting the site. The site will be available between 2029 and 2034 as the existing equestrian centre tenancy on the site expires at 2032, it is unlikely to become available prior to this. It is intended to acquire planning permission and then sell the site to a third party for development. The landowner suggests the redevelopment of the site could take between 1 and 2 years to complete.	~
The site promoter has identified that all mains access and supplies are accessible from the site boundary apart from gas supply which is unknown. The current occupancy on the site is expected to end in 2032. There are buildings on site to clear and may require some decontamination. The site is fairly level, it is however constrained by some surface water flood risk. The site could be accessed from Meadow Lane.	~
There are existing structures to clear and potentially some decontamination to undertake relating to the sites current use. Additionally, the location of the site on the northern edge of the village means that any future development will need to be sensitive to its location and context. It will also need to incorporate sustainable drainage solutions to address	~

surface water flood risk. The landowner does not expect the site to be available before 2032 as this is when the existing equestrian centre tenancy expires. As such, the site is therefore categorised as developable.

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

- Is classified as being grade 2 agricultural land but contains several structures and hardstanding relating to its current equestrian use
- Is within flood zone 1 but there is some risk from surface water flooding
- Limited accessibility to public transport options
- Reasonable accessibility to local services, primary education and employment opportunities
- Remote from natural green space
- Within 1km of Berry Fen SSSI, 200m of the Earith Gravel Pits CWS and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI
- Located on the northern edge of the village and is in current use as an equestrian site so redevelopment could be integrated into the existing place and community

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

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development on the countryside to the north and east

Gross site area of 1.16ha	Residential - market and/or affordable homes	Available 2029 - 2034
80% net developable area allowed to enable SuDs and landscaping and provide a soft development edge to the site.	Very low density of 25 dph anticipated due to the edge of village location.	Build out over 1 -2 years

1.16 ha x standard proportion of 80% =	Very low density of 25 dph = 0.93 ha x 25 dph =	

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	Earith 2
	Land On The South Side Of Meadow Drove, Earith

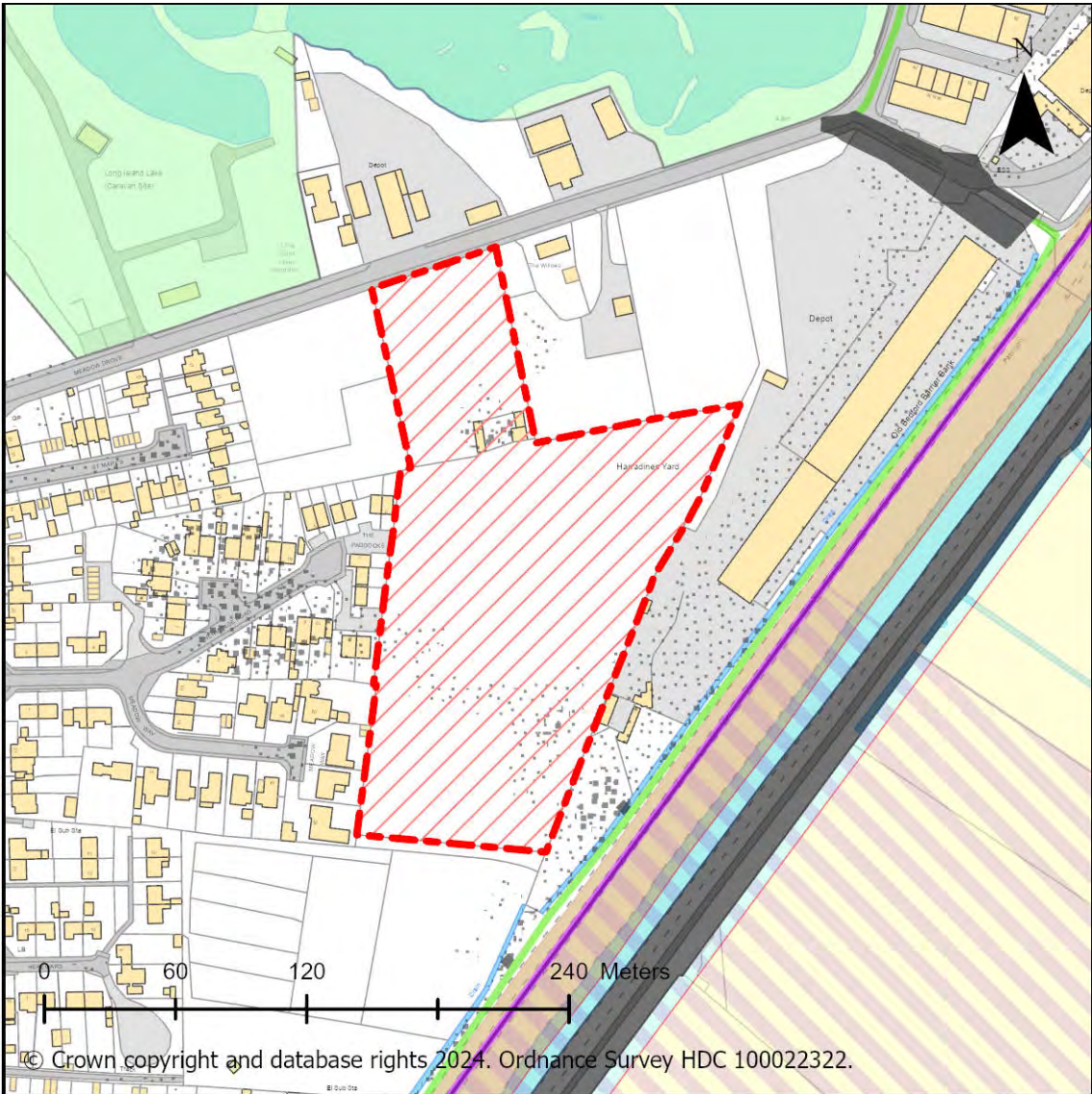
Land On The South Side Of Meadow Drove, Earith	Earith	2.67

Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2410
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

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

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



The site is wholly located within flood zone 1 with some surface water flood risk through the centre of the site. It is wholly classified as grade 3 agricultural land with a few agricultural structures on site. The site is broadly level, there is vegetation along its frontage along Meadow Drove with some gaps providing views into the site. There are intermittent trees and bushes along its eastern edge providing some screening from the Business Park but vegetation is much lower and less substantial along its western edge. To the west of the site are residential properties, to the east is the Earith Business Park, north of the site is the Earith Gravel Pits County Wildlife Site and to the south are further paddock land and the river Delph and the Ouse Washes. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site is within 50m of the Earith Gravel Pits County Wildlife Site and also about 50m from the Ouse Washes Ramsar/SPA/SSSI site and some 50m from a conservation area. Access is possible via Meadow Drove. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single individual/ company who supports its development. The site promoter identifies that there is housebuilder interest with the site but there is no legal agreement in place. There are no known legal restrictions impacting the site. The site promoter identifies that it is intended to acquire planning permission and then sell the site to a third party for development. They state that the site will be available between 2024 and 2028 and take two years to build out.	+
The site promoter has identified that all main services are accessible from the site boundary. The site is located on the eastern edge of Earith in a sensitive location being in close proximity to several designated nature conservation sites including the Ouse Washes which could be impacted by the proposed development. There are no topographical challenges in developing the site as it is very flat. Sustainable drainage and landscaping would be required to overcome surface water and landscaping constraints present on the site.	~
The site is greenfield so there are no existing structures to clear. There are no topographical challenges to overcome but there are some constraints to mitigate. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. They	~

state that there is housebuilder involved with the site and that the site will be available between 2024 and 2028. Considering this and that no planning application has been submitted, the site is categorised as being developable.	
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	Yes
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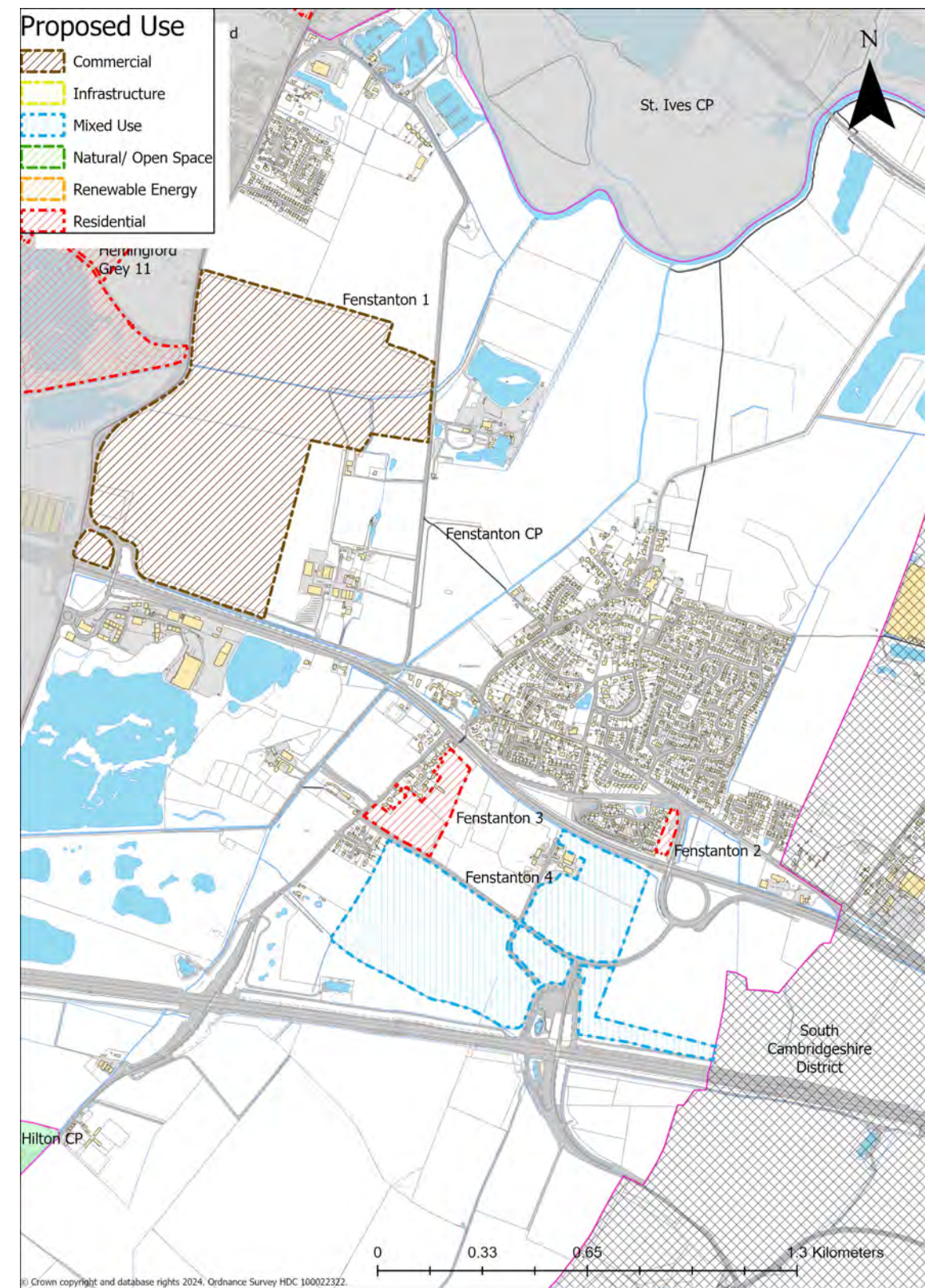
The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is greenfield land classified as being grade 3 agricultural land - Is within flood zone 1 but there is some risk from surface water flooding - Limited accessibility to public transport options - Limited accessibility to local services and primary education but good accessibility to employment opportunities - Very good accessibility to natural green space - Within 50m of the Earith Gravel Pits CWS and is within 50m of the Ouse Washes Ramsar/SPA/SSSI and about 1km from Berry Fen SSSI - Located on the eastern edge of the village with no existing footpath connections, additionally, development would face the rear gardens of existing developments making integration further challenging - Development would erode the rural eastern edge of the village and extend the built form further towards the Ouse Washes In combination the outcomes of the LAA and SA indicate that the site: - Is considered to be inappropriate for built development considering the challenges in successfully integrating the site with the existing place and community.
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Capacity calculation not undertaken as the site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

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

- Fenstanton 1: Galley Hill, Fenstanton
- Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton
- Fenstanton 3: Land East of Hilton Road, Fenstanton
- Fenstanton 4: Land of Conington Road, Fenstanton



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



16 Area 6 - Eastern Huntingdonshire Site Assessments

| UPDATED Huntingdonshire Land Availability Assessment

	Fenstanton 1
	Galley Hill, Fenstanton

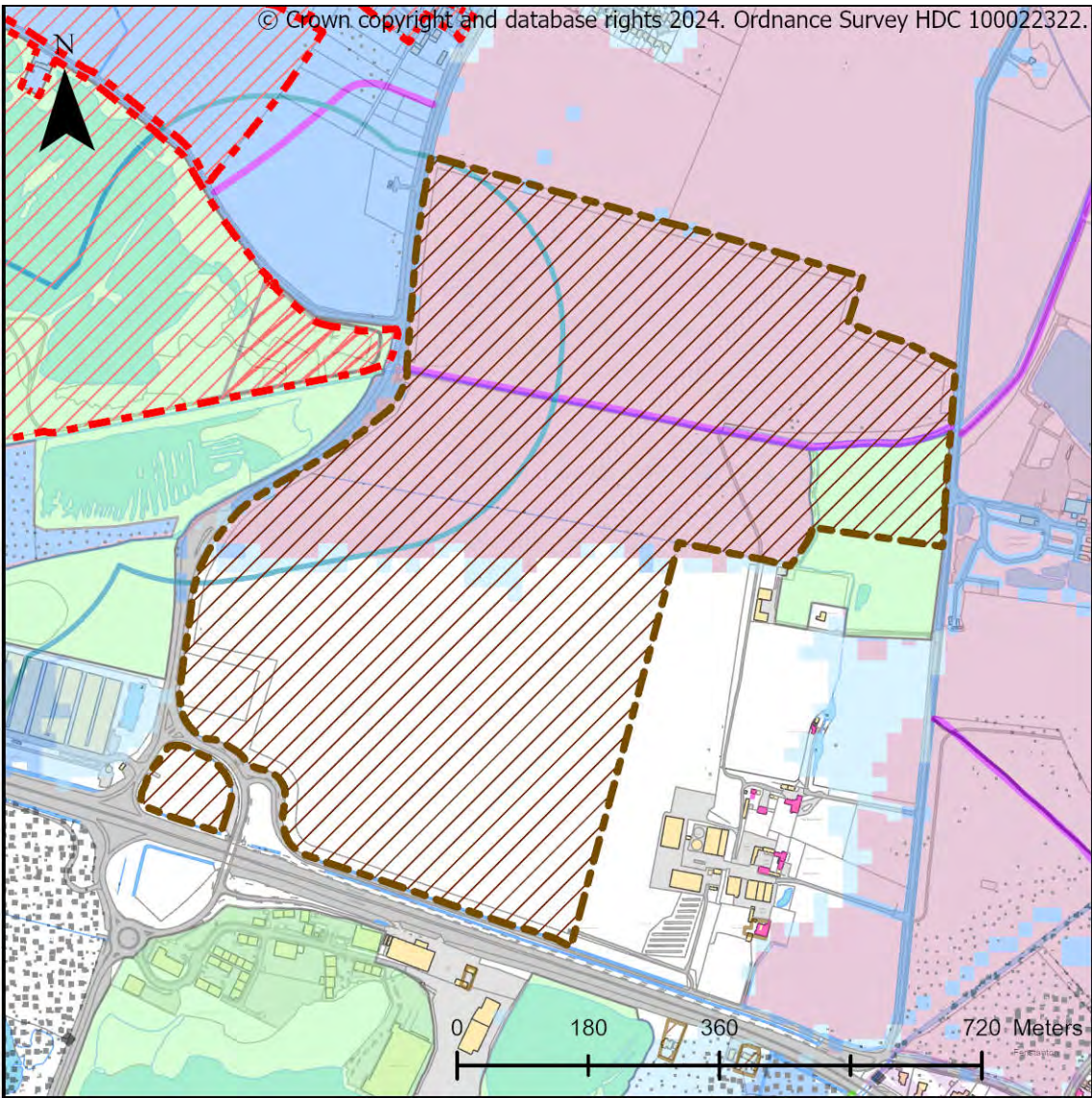
Galley Hill, Fenstanton	Fenstanton	Total site is 61ha but the site promoter only seeks development on 25ha of the site

Commercial: - Employment - Logistics, distribution	Approximately 109,000 sqm of B2 and B8 floorspace. The supporting document to the site submission provides a potential break down as follows for the site: 50,771 sqm B8 (warehousing) floorspace 50,771 sqm B2 (industrial) floorspace 7,246 sqm ancillary office floorspace	Available 2024 - 2028 Build out over 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:46
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Consultation response document (June 2023) which includes the following information:

	- Parameters Plan (drawing number: HUN-PHP-02-XX-DR-A-4619-006 Revision P02) (March 2023) - Masterplan (drawing number: HUN-PHP-02-XX-DR-A-4619-001 Revision P03) (April 2022) - Constraints Plan (drawing number: HUN-PHP-02-XX-DR-A-4619-004 Revision P02) (April 2023) - Transport Strategy with indicative access strategy (June 2023) - Economic Benefits Assessment (June 2023)
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Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 50% of the site is within flood zone 3b leaving more than 0.25ha of land.	Pass
Designated local green space	None	Pass
Nature conservation designation	The Low Road Meadows (West) County Wildlife Site partially falls within the site.	Pass
Within mineral development area or water recycling area	Part of the western edge of the site is within the buffer zone for a mineral development area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is physically detached from Fenstanton village and is located on the opposite side of the A1307 from the Lakes Business Park. About 40% of the site is within flood zone 1, with 56% of the site being in flood zone 3b (this consists of the northern half of the site) and the rest in flood zone 2. This is largely attributed to watercourses running through the site such as Lake Brook. There is minimal surface water flood risk in some areas of the site. The site promoter states in their submission that all built development can be accommodated on land classified as being in flood zone 1. This is demonstrated later in Appendix B to their supporting statement through a masterplan of the site. Over a third of the site is classified as grade 2 agricultural land, another third is classified as grade 3 and	~
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the south western edge of the site is classified as non-agricultural land. The site is broadly flat with land levels not varying greatly. A public right of way runs across the northern half of the site, this runs alongside Lake Brook. The site is fairly open and via field boundaries split into three distinct land parcels with trees and vegetation clearly defining these and the outer edges of the site which assists in obscuring the site from view. The site is bound by Huntingdon Road to the south, London Road to the west, farm buildings to the east and open land to the north.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. The site is north of parcels of land included within the A14 Fenstanton Air Quality Management Area. The Low Road Meadows (West) County Wildlife Site partially falls within the site. There are no heritage designations on site but there is a cluster of listed farmhouses and barns to the east of the site including Hall Green Farm and Manor Farm. The land parcel is currently accessed from Low Road via an existing informal priority tee junction arrangement, currently serving a farm. The supporting statement states that a Transport Strategy has been undertaken to support this submission and can be found in Appendix E. It is proposed that the London Road junction with St Ives Road is improved to a roundabout junction as part of the development proposals, with an arm designed to serve the site as part of the indicative access strategy. The site promoter also states than initial traffic impact assessment work has been carried out and it is concluded that the local highway network will not incur material changes in operational efficiency as a result of the development. Further detailed work is still required and engagement with Cambridgeshire County Council and other relevant authorities will be required to assess this.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but part of its western edge is within the buffer zone of a mineral development area.

The site is in single ownership, the landowner supports the development of the site. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and take about 2 years to complete.

The site promoter has identified that all mains access and supplies are accessible from the site boundary. There are no buildings on site to clear. The site is fairly level, the northern half of the is however constrained by fluvial flood risk. Incorporating the northern land allows for the holistic planning of the site and incorporation of appropriate landscaping and

sustainable drainage. This part of the site also includes the County Wildlife Site which could be sensitively incorporated into proposals, however the impact of commercial development on the protected site will require further assessment. There is an existing farm access to the site from Low Road but it is proposed to improve the London Road junction with St Ives Road is improved to a roundabout junction as part of the development proposals. The achievability of this will need to be assessed further with Cambridgeshire County Council. The public right of way will also need to be considered and incorporated as part of any landscaping or sustainable drainage scheme.	
There are no existing structures to clear and masterplanning and some technical studies have already been undertaken to development site proposals. Fluvial flood risk is a significant constraint on the northern half of the site, it is proposed to place built development on the southern parcel which is classified as flood zone 1. The site promoter states that the site has been optioned and that it should be available between 2024 and 2028. They anticipate it being delivered directly by the landowner. The site is located on the opposite side of the A1307 from the Lakes Business Park. The access and transport improvements need to be scoped out further. As such the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land with about a third of the site being classified as grade 2 agricultural land • Over half of the site is within flood zone 3b • Detached from a main settlement but located adjacent to an existing business park • Well connected to the strategic transport network if an access can be provided on it but poorly located for public transport options • Remote from natural green space • Located within the Great Ouse Valley Green Infrastructure Priority Area • The Low Road Meadows (West) County Wildlife Site partially falls within the site and the Marsh Lane Gravel Pits CWS and Fenstanton Pits (West End Pits) CWS are within 200m of the site. • Potential for some impact on heritage assets • Opportunity to provide a significant amount of land for employment development In combination the outcomes of the LAA and SA indicate that the site:
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- Has potential to provide built development of a scale that could compliment nearby uses
- Should provide landscaping to minimise the visual impact of development on the countryside to the north
- Provide an appropriate access from the A1307 and or A1096
- Development should be focused within the southern half of the site to avoid land that it is at risk of flooding and constrained by nature conservation designations

Gross site area is 61ha (including 0.92ha for the island land parcel where a new roundabout is proposed) but built development is only proposed on 25ha of the site as this is not within flood zone 3b. As such the site area has been reduced to 25ha. For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.	Commercial - employment The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity: 0.40 plot ratio x 25 ha = 10 ha of land for employment uses equating to .	Available post 2028 subject to allocation Build out over 2 years

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	Fenstanton 2
	Land West of Huntingdon Road slip road from A1307, Fenstanton

Land west of Huntingdon Road slip road from A1307, Fenstanton	Fenstanton	0.45

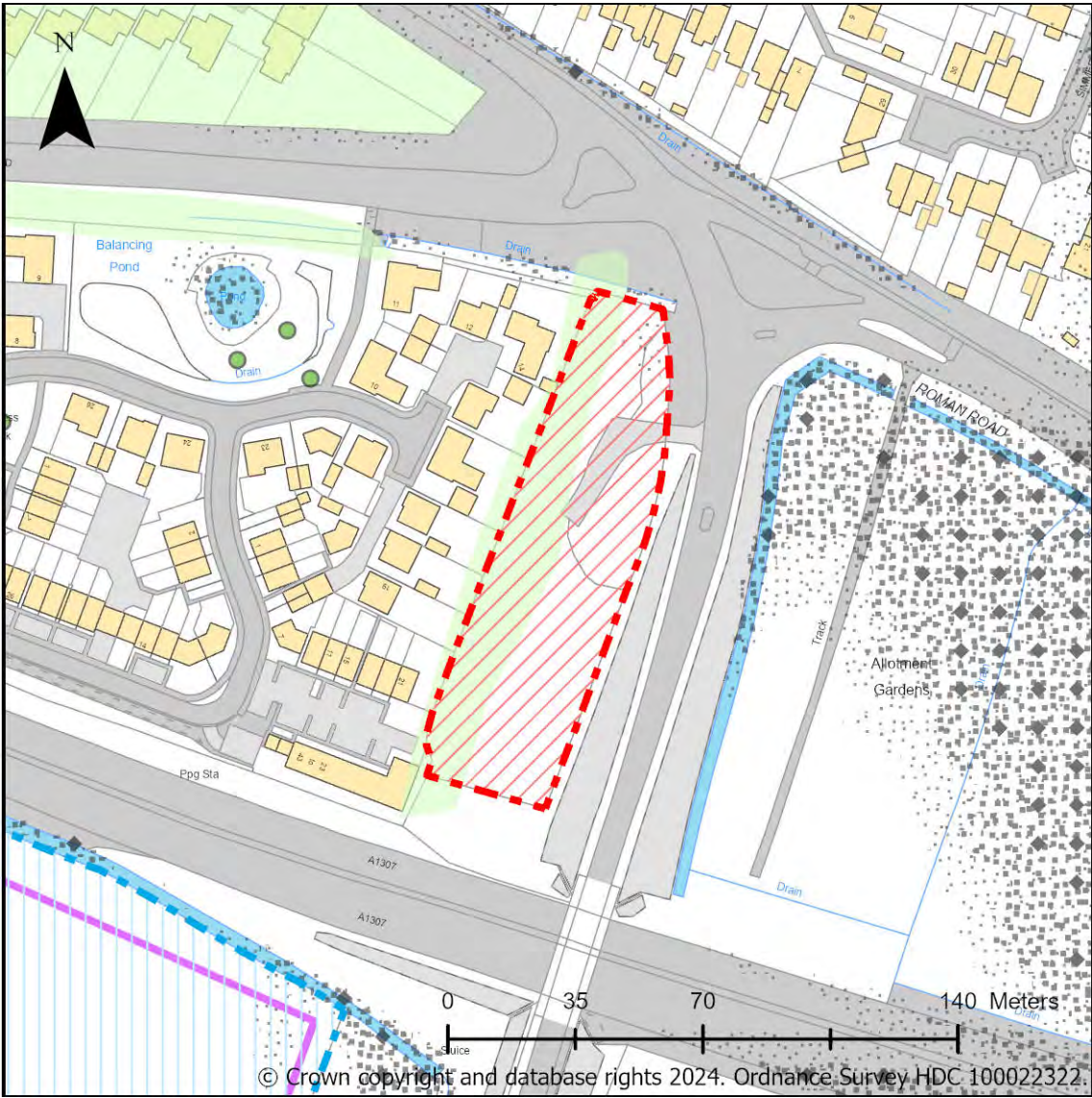
Residential:	10 homes	Available 2023
Market and/or affordable housing		Build out over 1 year

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:116
Relevant planning history	On land adjoining the site to the west: Application number: 16/00582/FUL Proposed development: Full application for erection of 86 houses with garaging and parking, open space, new access, roads and associated infrastructure. Outcome: Permission This site was allocated as part of a larger site in the Local Plan to 2036 under: HLP206 site allocation: Cambrige Road West, Cambridge (FS2)
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	None submitted
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Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly within flood zone 1 with some surface water flood risk on its northern edge where the site adjoins Cambridge Road. Northern half of the site is classified as grade 3 agricultural land, the southern half is classified as grade 2. It is a narrow site extensively covered by trees. The site fairly flat and is well contained by extensive trees	~
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and vegetation. The site appears to have been used for some storage. The entirety of the western edge of the side is covered by a Tree Preservation Order area and along its eastern edge is a line of trees largely screening the site from view. To the north and west are residential properties, to the south is the A1307 and to the east is Huntingdon Road which forms a flyover to the A1307. There is no known contamination on site but this may require further investigation as this site and the adjoining site which has now been redeveloped, have potential of contamination arising from the previous use of the land including historic road construction works. There are no oil pipelines running through the site, but the site promoter has identified that a gas main runs through part of the site. The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. There are no nature conservation designations or heritage designations on site. Access is possible via Cambridge Road/ Huntingdon Road where there is an existing access into the site but this is at a point where several roads meets and joins with the flyover to the A1307, therefore consultation with Cambridgeshire County Council will be required to ascertain if this is an appropriate point of access. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration although there appears to be some storage units on site which will need to be removed. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take one year to complete.	+
The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear but some storage units will be have to be removed. The site is fairly level, it is however constrained by protected trees and its proximity to the A1307. The site promoter identifies that a gas main runs through part of the site but considers that development can still be accommodated with the required offset. Access is possible via Cambridge Road/ Huntingdon Road where there is an existing access into the site but this will need to be assessed to ascertain if this would be appropriate. Additionally, taking into consideration the narrowness of the site and the presence of extensive TPO protected trees, the A1307 and gas mains, means it is highly constrained	~

in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village.	
There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will be impact on protected trees. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now but taking into account the constraints to development and that no planning application has been submitted yet, the site is therefore categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Has been used for storage but is classified as being grade 2 and 3 agricultural land • Is within flood zone 1 but there is some risk from surface water flooding • Good accessibility to public transport options, local services, primary education and employment opportunities • Remote from natural green space • May be impacted from increased levels of pollution due to its proximity to the A1307 • Whilst it adjoins existing residential development on its western edge there is no connectivity through to it from the site making integration more challenging with the existing place and community and would therefore not support sustainable place making • TPO protected trees on site In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development as it would be extremely challenging to successfully integrate development due to its access constraints • Is constrained by TPO protected trees, its proximity to the A1307 and narrowness which cumulatively would be challenging to design a scheme that could address these and still provide a high quality living environment
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The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	Fenstanton 3
	Land East of Hilton Road, Fenstanton

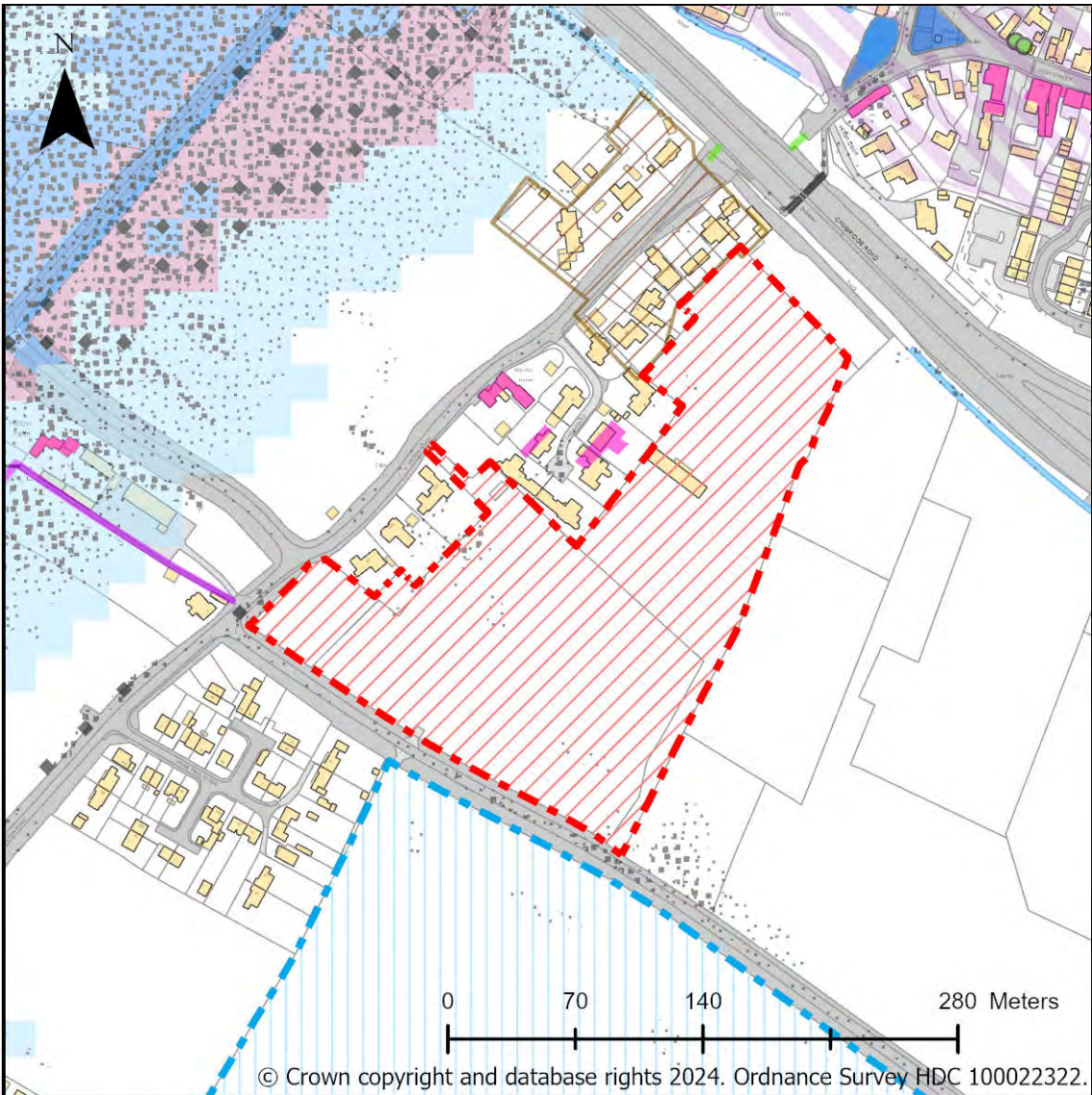
Land east of Hilton Road, Fenstanton	Fenstanton	4.19

Residential: Market and/or affordable housing	100 - 130 homes	Available 2024 - 2028 Build out over 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:231
Relevant planning history	None relevant HELAA (December 2017): East of Hilton Road, Fenstanton (075)
Land type	Greenfield land
Current use of the site	Agricultural land
Supporting information	Site layout plan (drawing number: 21/29/201/01) (June 2023)

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

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



The vast majority of the site is within flood zone 1 but a very small area of the land abutting Hilton Road is classed as flood zone 3a. Across the site there are pockets of land at risk from surface water flooding. The land is wholly classified as grade 3 agricultural land. The site is located to the south of the A1307 and is adjacent to development at Hilton Road. It is currently used for arable farmland, as such it is detached from the main settlement of Fenstanton. The site is broadly level with some trees and vegetation along its boundaries, however these are not continuous so there are longer range views into and out of the site. Development in this location at scale is likely to alter the mainly rural character of this location and give rise to significant landscape impact. There are some residential properties along its western edge and to the south west with the open countryside to the south and east as well as the A1307 to the north with a small parcel of private land separating the site from the A1307. There is no known contamination on site. There are no oil or gas pipelines running through the site, but electricity lines run along the site's frontage along Hilton Road. The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. The northern most part of the site adjoins an Air Quality Management Area associated with the former A14 (now A1307) works. There are no nature conservation designations or heritage designations on site. However, the site is adjacent to several listed buildings: The Gables (Grade II Listed), the Barn to the east/south-east of The Gables Farmhouse (Grade II Listed) and the Barn to the south east of The Gables Farmhouse (Grade II Listed). Given the current undeveloped nature of the site and the proximity of the adjacent listed buildings, development of the site could have a detrimental impact upon the settings of heritage assets. Access is possible via Hilton Road, the scale of the proposed development in this location means that engagement with Cambridgeshire County Council will be required to ascertain if this is an appropriate point of access. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
The site is controlled by a multiple owners, the site promoter identifies that the site is in multiple control with a legal agreement in place and that development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 3 years to complete.	+

The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear and is fairly level, it is however constrained by heritage assets and its potential landscape impact as well as its proximity to the A1307. Access is possible via Hilton Road but it will need to be assessed whether this is an appropriate point of access. Additionally, the site is physically detached from Fenstanton connected via a pedestrian footpath running under the A1307, as such integrating it with the existing settlement will be challenging It would also densify the largely rural character of the area where residential development is minimal and loose knit.	~
There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will the impact on heritage assets and the landscape. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028 and taking into account the constraints to development and that no planning application has been submitted yet, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land largely within flood zone 1 apart from a small amount of the site being in flood zone 3a along Hilton Road • Is physically detached from the main built form of Fenstanton separated by the A1307 • Potential for increased levels of pollution arising from its proximity to the A1307 • Has very limited access to public transport options • Access to services and facilities, primary education and employment opportunities • Remote from natural green space • Located within the Great Ouse Valley Green Infrastructure Priority Area • Potential for adverse impacts on heritage assets In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the adverse impacts on the landscape and on heritage assets disrupting the character of the area. Also, the site's detached nature from Fenstanton would not support sustainable place making.

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	Fenstanton 4
	Land off Conington Road, Fenstanton

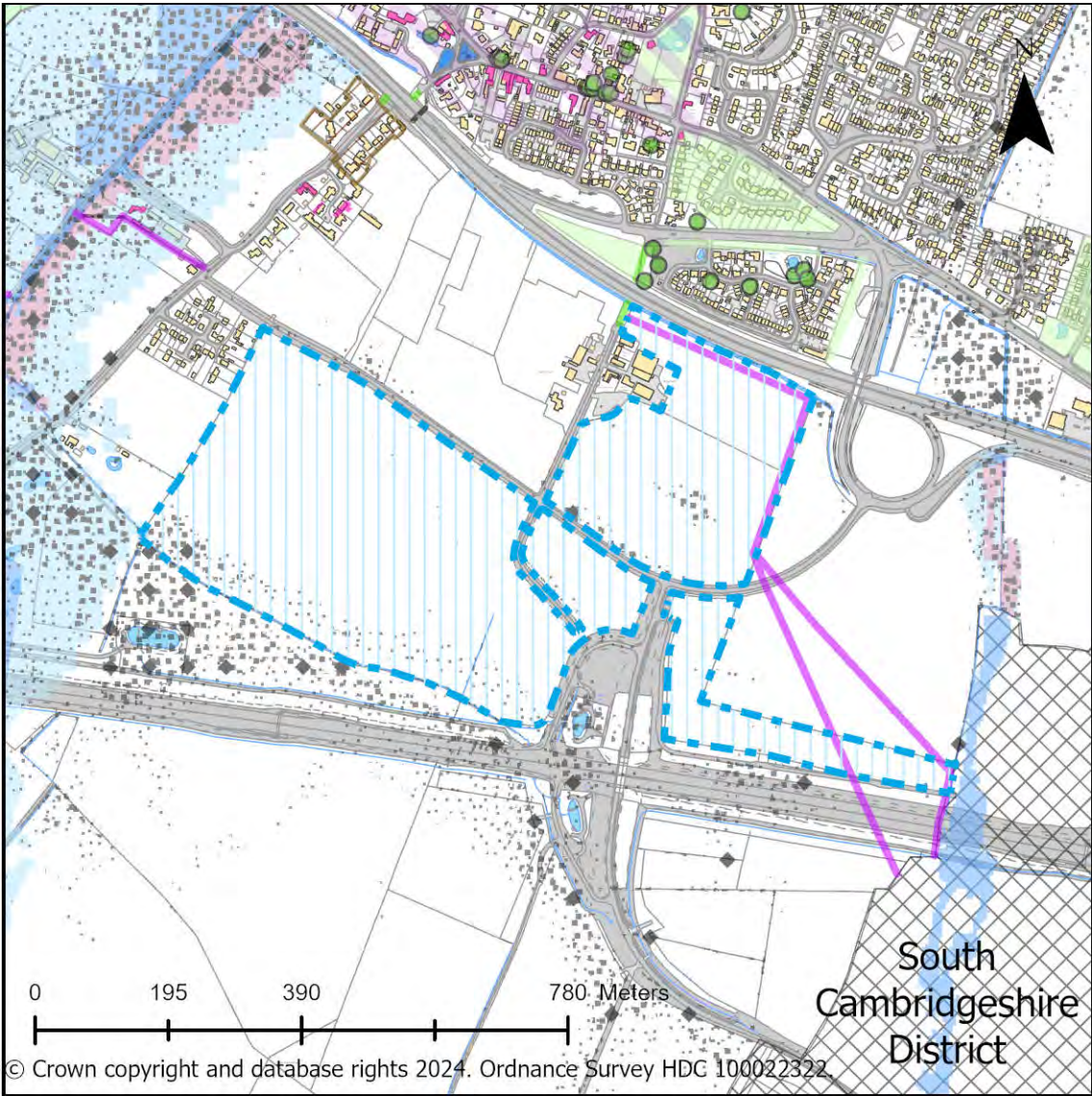
Land off Conington Road, Fenstanton	Fenstanton	33.80

Residential: - Market and/or affordable housing - Custom and self build housing Commercial: - Employment Infrastructure: - Supporting infrastructure Open space uses: - Natural green or open spaces - Biodiversity net gain opportunities	Up to 500 homes (market and affordable and self and custom build plots) 5.5ha of employment land Small local centre 11.7ha of green infrastructure 0.5ha of biodiversity net gain	Available 2024- 2028 Build out over 8 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:265
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Vision Document (June 2023) - Transport Technical Note (June 2023)

	- Technical Delivery Note (June 2023) - Civils Technical Note (June 2023)
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Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site has four distinct land parcels currently used for agricultural purposes. The Transport Technical Note submitted as part of this call for sites submission have identified them as parcels A-D (for ease, these will be used in this site assessment):

- Parcel A lies on land to the south of the A1307 (Cambridge Road) and north of Conington Road.
- Parcels B-D are all on land to the south of Conington Road. Parcels B (the most westerly of the parcels south of Conington Road) and C (the central of the parcels south of Conington Road) are bisected by an existing agricultural access road, the

former Conington Road routeing. Parcels C and D (the most easterly of the parcels south of Conington Road) are bisected by the southerly spur of the realigned Conington Road.

The site is within flood zone 1, however a very small portion of the south western corner of parcel B is at a higher risk of flooding. This is associated with existing watercourses located beyond the site boundaries to the west and east of the site. There is recorded risk form surface water flooding along the south-west boundary and within the central parts of the site. Parcel A is wholly classified as grade 2 agricultural land, parcel B is mainly grade 3 with only a small portion of its north eastern corner being grade 2, parcel C is half grade 2 and half grade 3, and parcel D is mainly grade 3 agricultural land with only some of its northern edge being grade 2 agricultural land. The site generally flat with some vegetation and trees along its site boundaries. The site is very open and with minimal vegetation to enclose the site visually, development is likely to have significant landscape impacts and require substantial levels of landscaping and green infrastructure to mitigate this impact.

There is no known contamination on site, however the site promoter has stated that an assessment of contamination will need to be undertaken as there may be contamination relating to the current and historic agricultural use of the site. There are no oil pipelines running through the site but there is an existing water main cutting across the central part of the site and an intermediate pressure gas main running along the southern site boundary. The site is located to the south of the A1307 (formerly the A14), as such there are likely to be increased levels of air, noise and visual forms of pollution which will require mitigation. There are no nature conservation designations or heritage assets within the site. However, there are three grade II listed buildings (The Gables, Barn and Former Barn) Hilton Road & along Hilton Road located to the north of Parcel B whose setting could be impacted by development. There are public rights of way running along the northern and eastern edges of Parcel A which extend out into the open countryside and also run through the eastern half of Parcel D. The Transport Technical Note identifies that vehicular access to the development parcels comprising the site can be achieved via Conington Road with with suitable junction arrangements. The exact location and form of the junctions, priority T-junctions or roundabouts, will be discussed and agreed with Cambridgeshire County Council.

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

+

The site is in single family ownership with a promotion agreement in place. The site promoter has identified that the development is supported by the landowners and that there are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 8 years to complete.	
The Civils Technical Note that supports the call for site submission identifies that asset plans have identified existing potable water, electric and gas infrastructure located within the proposed site boundaries. There is an existing water main cutting across the central part of the site, an intermediate pressure gas main running along the southern site boundary, and a small section of existing electrical apparatus located within the north-west part of the site which serves the existing Model Farm. The public highway and digital and telecommunications infrastructure are accessible from the site boundary. There are no buildings on site to clear and the site is fairly level. There are likely to be substantial landscape impacts arising from the development which will require mitigation as will impact due to the site's proximity to the A1307. Access is possible via Conington Road but it will need to be assessed whether this road can accommodate the proposed scale of development and the necessary transport infrastructure works. Additionally, the site is physically detached from Fenstanton, while the scale of the proposed development is proposed to be a somewhat self sustaining community with a small local centre and some employment opportunities, there will still be the need to access services and education within Fenstanton. Therefore, integrating it with the existing settlement will be challenging. It would also densify the largely rural character of the area.	~
There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will the impact on the landscape and the rural nature of the area. The presence of a gas mains will also need to be considered in future design proposals. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028. Taking into account the scale of potential development and the constraints to development and that no planning application has been submitted yet, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land largely within flood zone 1 apart from a small amount of the site being at a higher risk of flooding - Is physically detached from the main built form of Fenstanton separated by the A1307 - Potential for increased levels of pollution arising from its proximity to the A1307 - Has very limited access to public transport options - Limited accessibility to services and facilities, primary education and employment opportunities as there is no footpath connecting the site. - A pedestrian route is available via an underpass, however this may present safety concerns which would require assessment. - Remote from natural green space - Located within the Great Ouse Valley Green Infrastructure Priority Area - Potential for adverse impacts on heritage assets In combination the outcomes of the LAA and SA indicate that the site: - The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement (Fenstanton) which is located on the other side of the A1307. - Would not support sustainable place making. - Presents safety concerns due to potential increased usage of underpass to access Fenstanton. - Is inappropriate for built development due to the adverse impacts on the landscape and on heritage assets. - Would significantly disrupt the rural character of the area due to the scale of the proposal
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The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

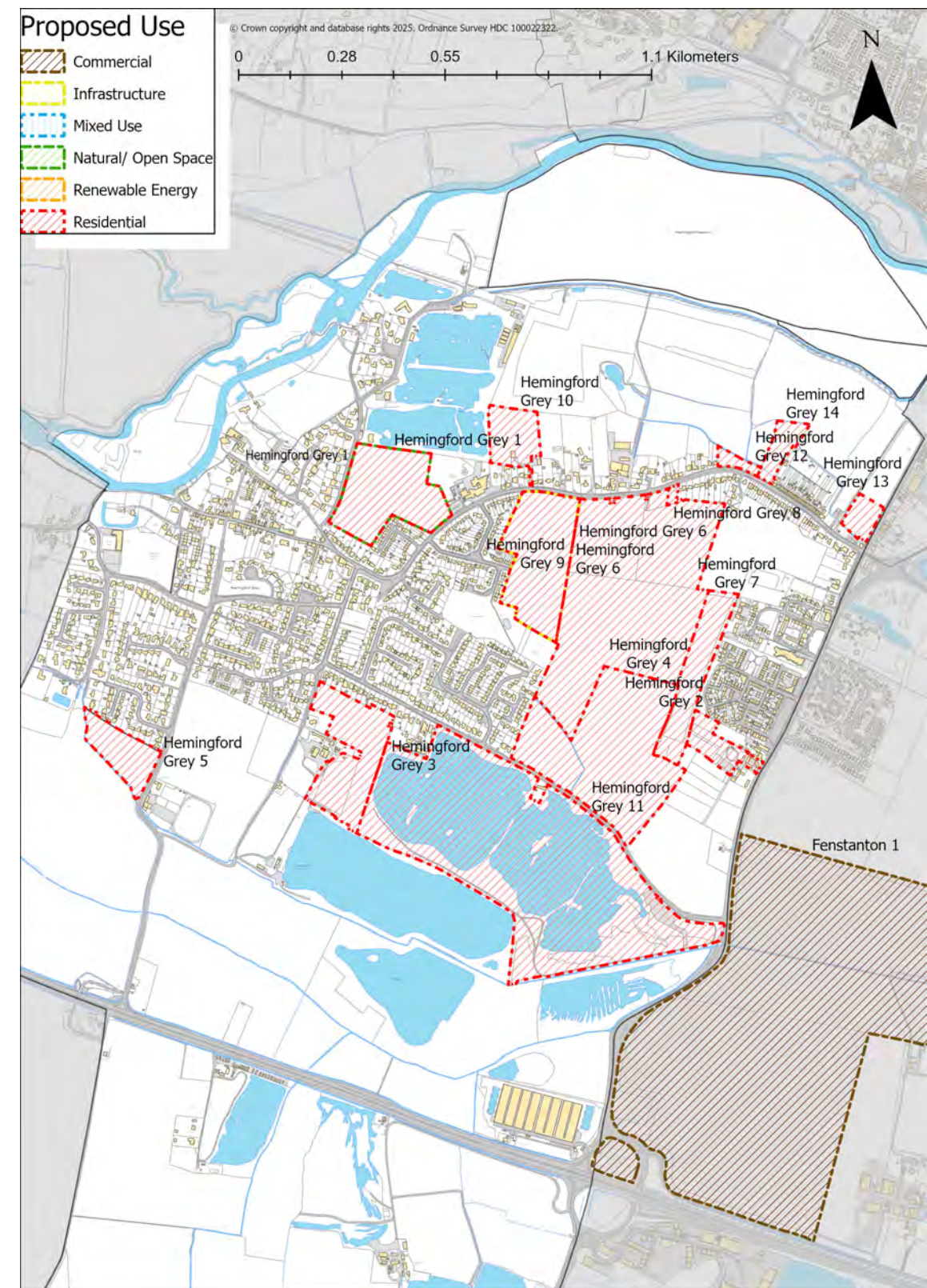
In response to the Autumn 2024 consultation, the site promoter submitted several documents in support of their proposal: Landscape Representations (November 2024)

- Existing visibility plan (drawing no.: 2079.48 / 02A, November 2024)
- Landscape analysis plan (drawing no.: 2079.48 / 03A, November 2024)
- Framework plan (rev. D)
- Transport Strategy (November 2024)
- Built Heritage technical note

These additional supporting documents are helpful in reviewing the site. Upon review, the site is still considered to be inappropriate for development based on the reasons set out in the LAA above.

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

- Hemingford Grey 1: Mill Lane Field, Hemingford Grey
- Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey
- Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey
- Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey
- Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey
- Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey
- Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, Hemingford Grey
- Hemingford Grey 8: Garden at 1 Hemingford Road, St Ives (Hemingford Grey)
- Hemingford Grey 9: Land South of Hemingford road, Hemingford Grey
- Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey
- Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey
- Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey
- Hemingford Grey 13: Land West of London Road, Hemingford Grey
- Hemingford Grey 14: Land West of 38 Hemingford Road, Hemingford Grey



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



Note: This site has been submitted twice, once by the landowners (Cambridgeshire County Council) and by Hemingford Grey Paris Council for differing uses:

- CfS:29 for open space uses (natural, green or open space uses, and biodiversity net gain opportunities) and land for a cemetery. This was submitted by Hemingford Grey Parish Council.
- CfS:336 for residential development by Cambridgeshire County Council (the landowners).

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

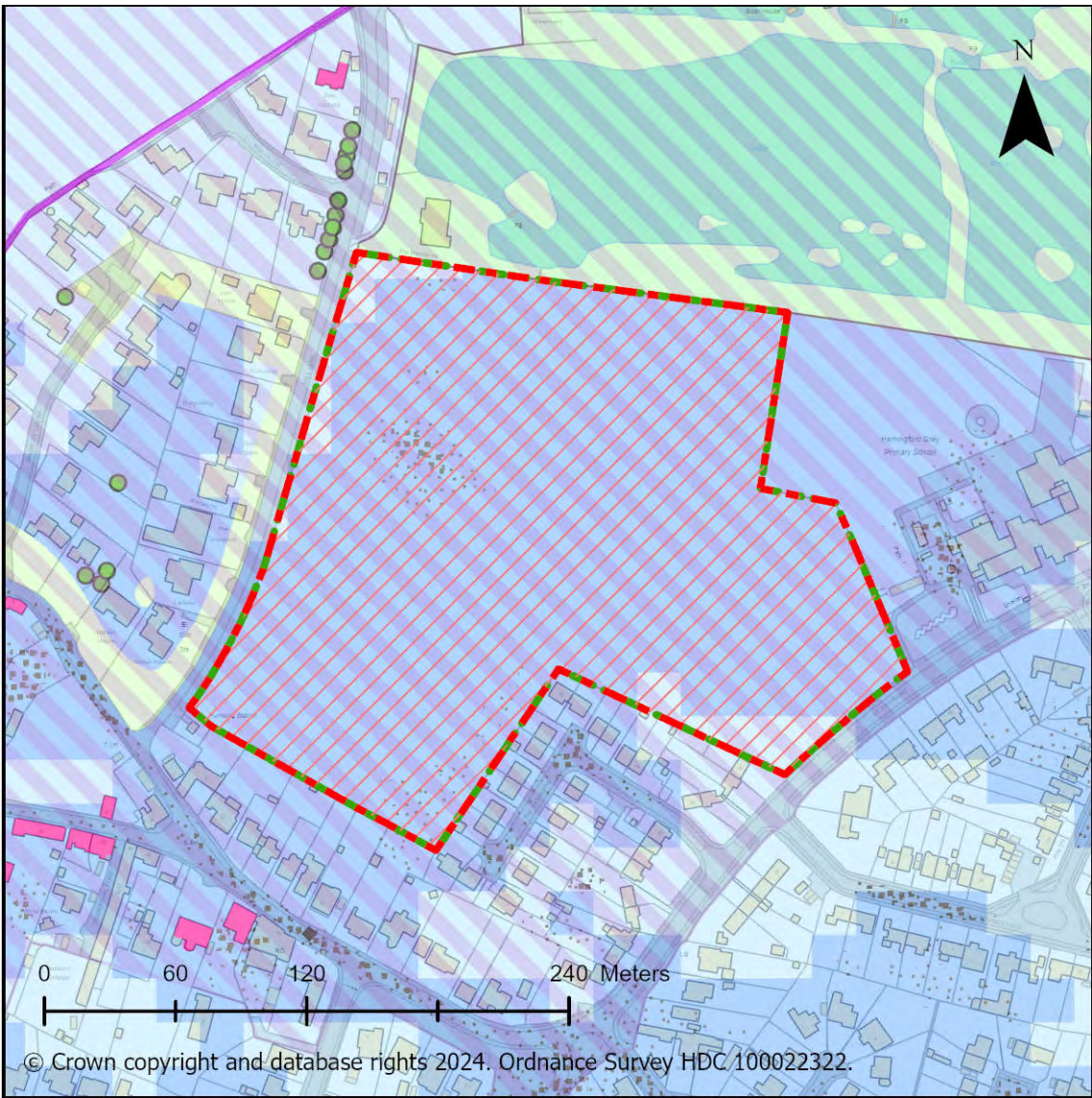
	Hemingford Grey 1
	Mill Lane field, Hemingford Grey

Mill Lane field, Hemingford Grey	Hemingford Grey	5.45

Proposed use submitted by landowner under CfS:336: Residential: Market and/or affordable housing	70+ homes	Available 2024 - 2028 Build out over 3 - 4 years
Proposed use submitted by Hemingford Grey Parish Council under CfS:29 Open space uses: Natural, green or open spaces Biodiversity net gain opportunities Other: Cemetery	2.22ha for open spaces 2.23ha for biodiversity net gain 1ha for cemetery	Available 2024 - 2028 Complete over 2 - 3 years

How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:29 by Hemingford Grey Parish Council 2. site reference CfS:336 by Cambridgeshire County Council (the landowners)
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	90% of the site is within flood zone 3a but not in flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Approximately 90% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2, this makes the proposed residential uses submitted under CfS:336 unsuitable as there is not sufficient amount of land left in a lower flood zone (or any in flood zone 1) that could accommodate residential development. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. However, the site could potentially be used for open space and biodiversity net gain as submitted under CfS:29. It may not be suitable for a cemetery as submitted under CfS:29 due to the level of flood risk on the site which could result in greater	-	+

risk of contamination. This would require guidance and engagement with the Environment Agency. The site also has some surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the northern quarter being classified as grade 4. The site is broadly flat with planting along its boundaries, most densely along its western edge along Mill Lane and also along its northern edge where the site adjoins the Hemingford Grey Gravel Pits County Wildlife Site. The site's boundaries are more open on its eastern edge. To the south and west are residential properties, to the north the County Wildlife Site and to the east Hemingford Grey Primary School. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the north. The site is wholly located within a conservation area and there there is a grade II listed building (Oak Cottage) abutting the southwestern edge of the site. Access is possible via St Ives Road. The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.		
The site is owned and controlled by a single organisation. The landowner supports the development of the site for residential uses. There are no known legal restrictions impacting the site. The site promoter working on behalf of the landowners state that it is their intention to acquire planning permission and then sell to a third party for development. They state that the site could be available between 2024 and 2028 and take 3 to 4 years to complete. A third party also submitted this site for consideration, in their submission they state that they wish buy or lease the land from the landowner and would then apply for the necessary planning permissions for cemetery and other natural, green or open space use. The availability of the site to this third party is therefore dependent upon agreement with the landowner.	+	~
Hemingford Parish Council in their submission state that all mains access and supplies are accessible from the site boundary. The site promoter working on behalf of the landowner state that the public highway and digital and telecommunications infrastructure are accessible from the site boundary but gas supply, mains water supply and electricity supply are unknown. There are no buildings on site to clear. The site is fairly level, it is however heavily constrained by fluvial flood risk, as such residential uses are considered to be unsuitable but open space and biodiversity uses could be pursued on site. The potential cemetery is also uncertain without further engagement with the Environment Agency.	-	~

Additionally, the Parish Council identify that grants and/or loans would be required for them to develop the cemetery and open space and biodiversity with tree planting and footpaths. The Parish Council have stated that they wish to buy or lease the land from the landowner for such uses. The site could be accessed from St Ives Road. The potentially suitable open space and biodiversity net gain uses have not been submitted by the landowners and also conflict with the aspirations of the landowner, as such the achievability of delivering these land uses is uncertain.		
There are no existing structures to clear, delivering open space and biodiversity net gain opportunities on the site are likely to be more achievable on the site with little need for mitigation. Residential uses are unsuitable on this site as flooding is a key development constraint and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site. The landowner has differing aspirations for the site which may impact the delivery of the site for open space and biodiversity net gain. As such, the site is categorised as developable.	-	~

- May be appropriate for open space uses and biodiversity net gain opportunities providing linkages to the CWS and within the Green Infrastructure Priority Area. Although the flood risk on the site will shape the type of open space and the types of habitats that could be supported and maintained on the site.
- It may not be suitable for a cemetery as submitted under CfS:29 due to the level of flood risk on the site which could result in greater risk of contamination
- This is also subject to the agreement of the landowners who have differing aspirations for the site and also if funding can be secured to deliver the open space uses and biodiversity net gain projects.

The gross site area is 5.45 ha	Open space uses and biodiversity net gain opportunities 5.45ha of land for such uses	Available 2024 - 2028 Complete over 2 - 3 years - subject to grant funding and agreement of the landowners

	The site will progress to the sustainability appraisal stage but it will only be appraised for open space uses and biodiversity net gain opportunities. The risk of flooding on site makes the site unsuitable for residential uses and as a cemetery.
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Is significantly constrained by fluvial flooding with 90% of the site within flood zone 3a • Is within the Great Ouse Valley Green Infrastructure Priority Area • Is located within a conservation area and adjacent a listed building • Very limited accessibility via public transport options but accessible on foot or cycle • Located within the main built form of Hemingford Grey adjoining residential development and primary school so can be integrated into the existing place and community In combination the outcomes of the LAA and SA indicate that the site:
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	Hemingford Grey 2
	Land West of Cullum Farm, London Road, Hemingford Grey

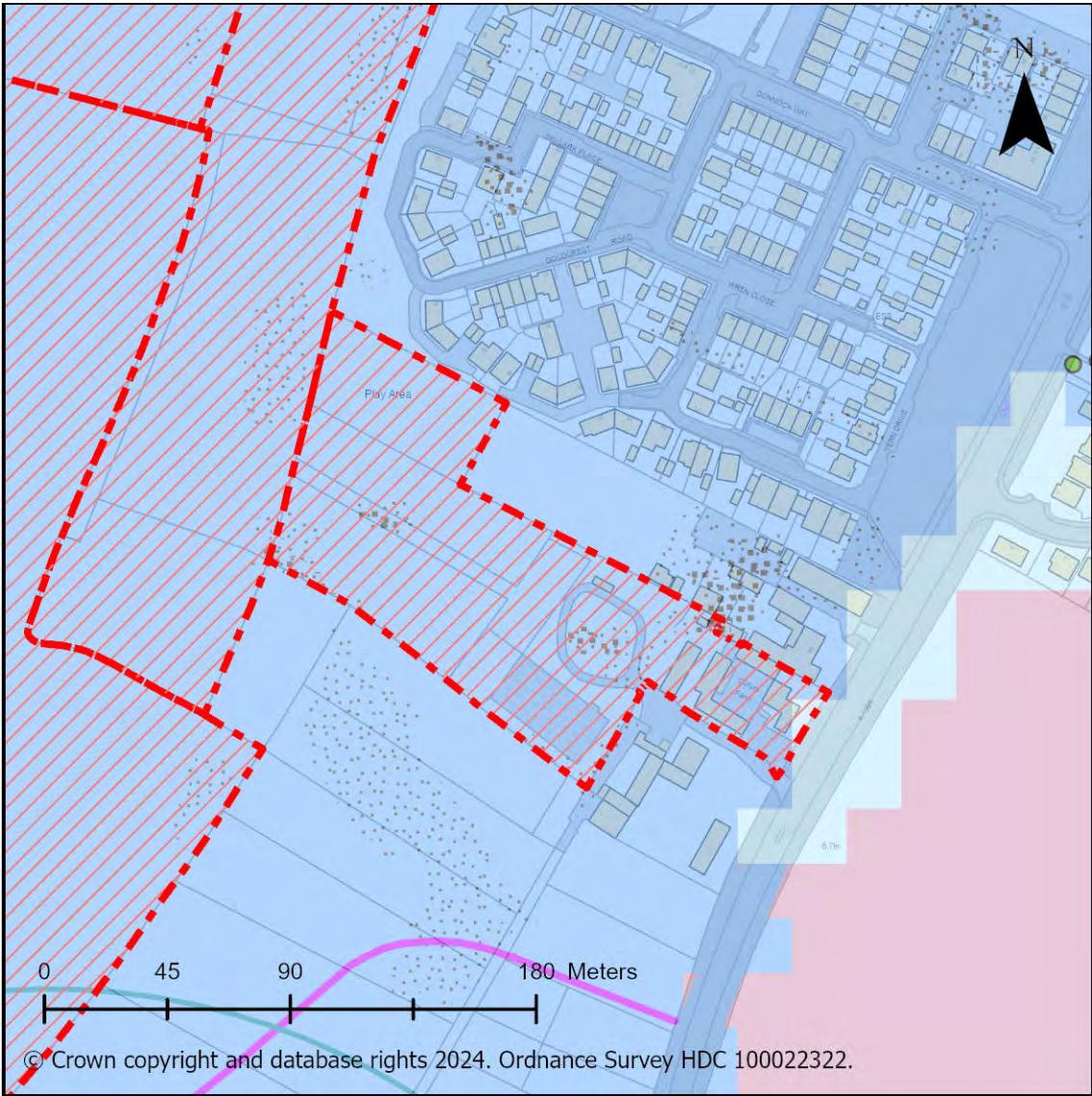
Land West of Cullum Farm, London Road, Hemingford Grey	Hemingford Grey	1.4

Residential: Market and/or affordable housing Custom and self build housing	30 - 40 homes	Available 2024 - 2028 Build out over 2 - 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:91
Relevant planning history	None relevant HELAA (December 2017): West of Cullum Farm
Land type	Part greenfield and part previously developed
Current use of the site	Agricultural land and residential
Supporting information	None submitted

Agricultural land grade 1	None	Pass

Flood zone 3b	The whole of the site is located within flood zone 3a but none in flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. There is some surface water flood risk towards the centre of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly flat and includes a farm house and associated buildings on the eastern part, with the larger western part comprised of rough grassland, used for grazing ponies. To the north of the eastern part of the site are more farm buildings and a paddock; beyond this and adjacent to the western part of the site is recent residential development; to the south and west, separated by hedgerows, is open countryside.

There is no known contamination or pollution on site but this may require further investigation considering the current agricultural use of the site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access can be achieved from London Road.

The site is mostly greenfield with some previously developed land where the farmhouse is, so its development will somewhat contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

The site is in multiple ownership but the site promoter states that it is within individual control. They state that all landowners support the development of the site. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and take between 2 and 3 years to complete.

The site promoter has identified that all access and services are accessible from the site boundary. There are buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site can be accessed from London Road where there is an existing access to the site.

There are some existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to deliver the site directly by a housebuilder. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.

	No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.

No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

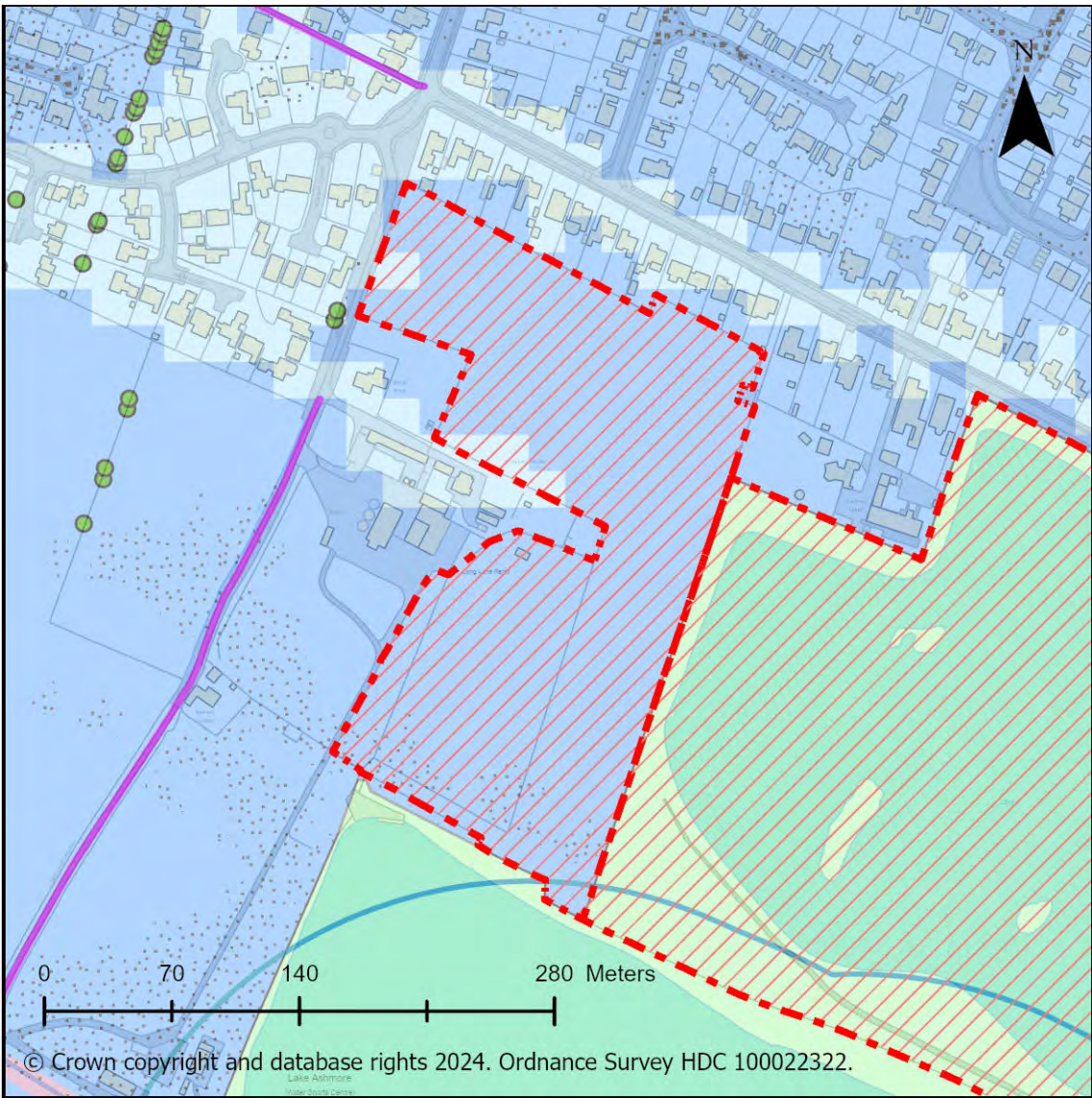
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	Hemingford Grey 3	
	Land South of Marsh Lane and East of Long Lane, Hemingford Grey	
Land South of Marsh Lane and East of Long Lane, Hemingford Grey	Hemingford Grey	3.4

Residential: Market and/or affordable housing Custom and self build housing Nursing and care homes	25 market and/or affordable homes 14 self and custom build plots 50 bedrooms	Available 2024 - 2028 Build out over 1 to 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:49
Relevant planning history	None relevant HELAA (December 2017): East of Long Lane, South of Marsh Lane, Hemingford Grey (103)
Land type	Greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	The site is almost completely within flood zone 3a but not 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is almost wholly located within flood zone 3a with a small patch of the site north of Long Lane House and Farm which is within flood zone 2. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is wholly classified as grade 3 agricultural land. The site broadly level with trees and hedgerows along most of the site's boundaries apart from the western edge where it adjoins London Road where it is completely open providing views into and across the site. Trees and vegetation are most dense along the site's eastern boundary where it adjoins the Marsh Lane Gravel Pits County Wildlife Site. To the north

of the site and along a section of the eastern and western site boundaries is residential development. Abutting the remaining sides is open countryside. The Marsh Lane Gravel Pits County Wildlife Site is situated immediately east and south of the site.

There is no known contamination or pollution on site. Telegraph poles run along the site's frontage along Long Lane. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it adjoins a County Wildlife Site. There are no heritage designations on site. The site can be accessed from Long Lane.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and take between 1 to 2 years to complete.

The site promoter has identified that all access and services are accessible from the site boundary apart from electricity supply which is available within the site. Telegraph poles run along the site's frontage. Additionally, the site adjoins a County Wildlife Site which may be impacted by the proposed development. There are no buildings on site to clear apart from outbuilding and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site can be accessed from Long Lane.

There are no existing structures to clear apart form an outbuilding on site but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and then development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.

	No, due to the vast majority of the site being located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.

No capacity is calculated as the site is considered to be unsuitable.		

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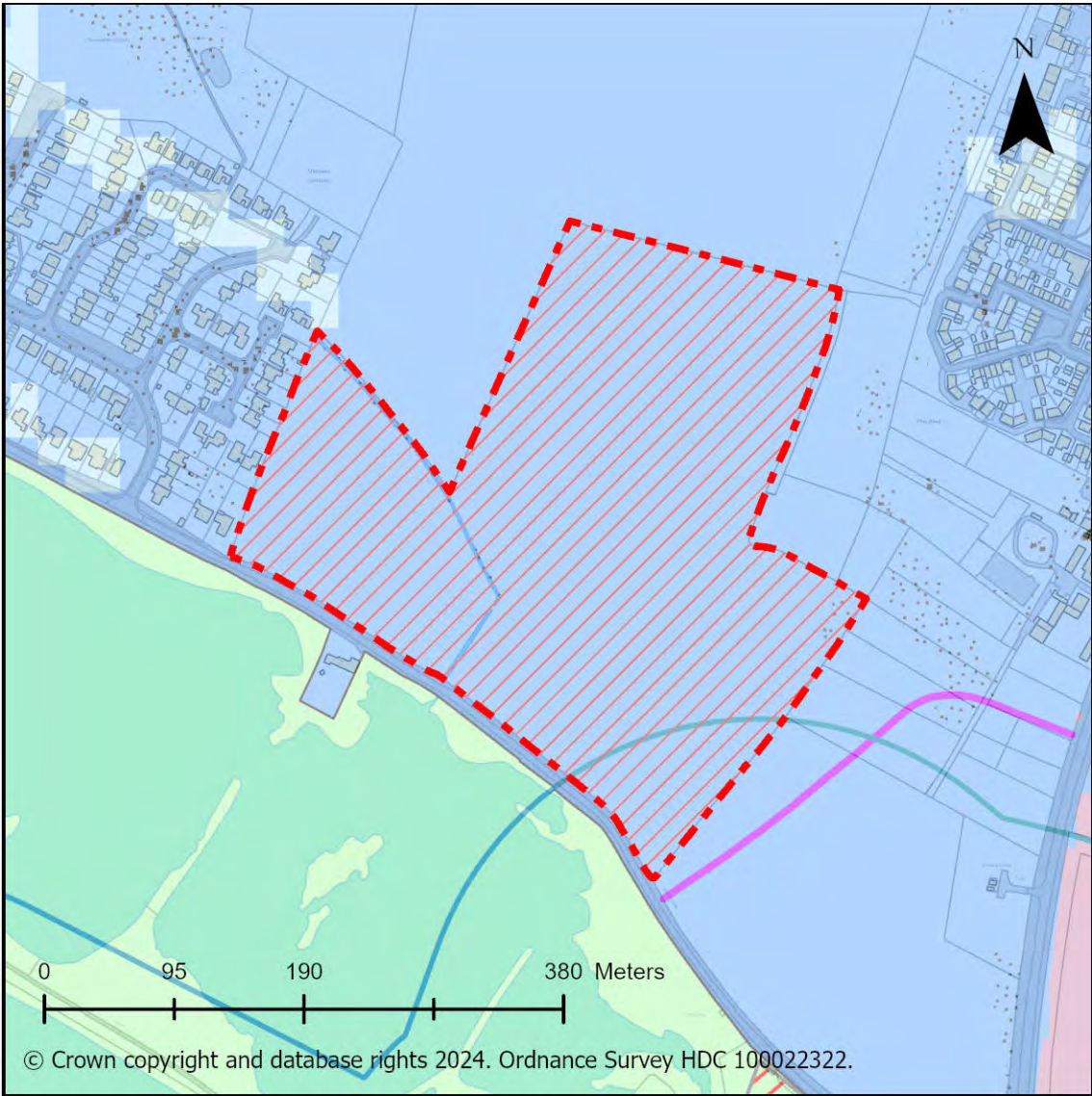
	Hemingford Grey 4	
	Land North of Marsh Lane and East of Dendys, Hemingford Grey	
Land North of Marsh Lane and East of Dendys, Hemingford Grey	Hemingford Grey	11.6

Residential: Market and/or affordable housing	50 homes	Available 2024 - 2028 Build out over 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:89
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	The site is almost completely within flood zone 3a but not 3b.	Pass

Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Part of the south eastern corner of the site is within the buffer zone of a Mineral Development Area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some surface water flood risk along the drain that is present through the site. The site is wholly classified as grade 3 agricultural land. The land within the site is fairly level. There is a hedgerow along the site's eastern edge and along the drain. The site is very open on its northern and southern edges meaning there are longer range views into and across the site. To the south is the Marsh Lane Grave Pits County Wildlife Site, to the west is residential development and countryside to the north and east. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it is adjacent to the a County Wildlife Site. There are no heritage designations on site. The site can be accessed from Marsh Lane. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site but the south eastern corner of the site falls within the buffer zone of a mineral development area. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	-
The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.	+
The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site is adjacent to a County Wildlife Site, the impact of potential development will need to be assessed. Also, development is likely to result in significant landscape impact arising from the open nature of the site. The site can be accessed from Marsh Lane.	-
	-

There are no existing structures to clear but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and then development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	
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	No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.
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No capacity is calculated as the site is considered to be unsuitable.		

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	Hemingford Grey 5
	Land off Gore Tree Road, Hemingford Grey

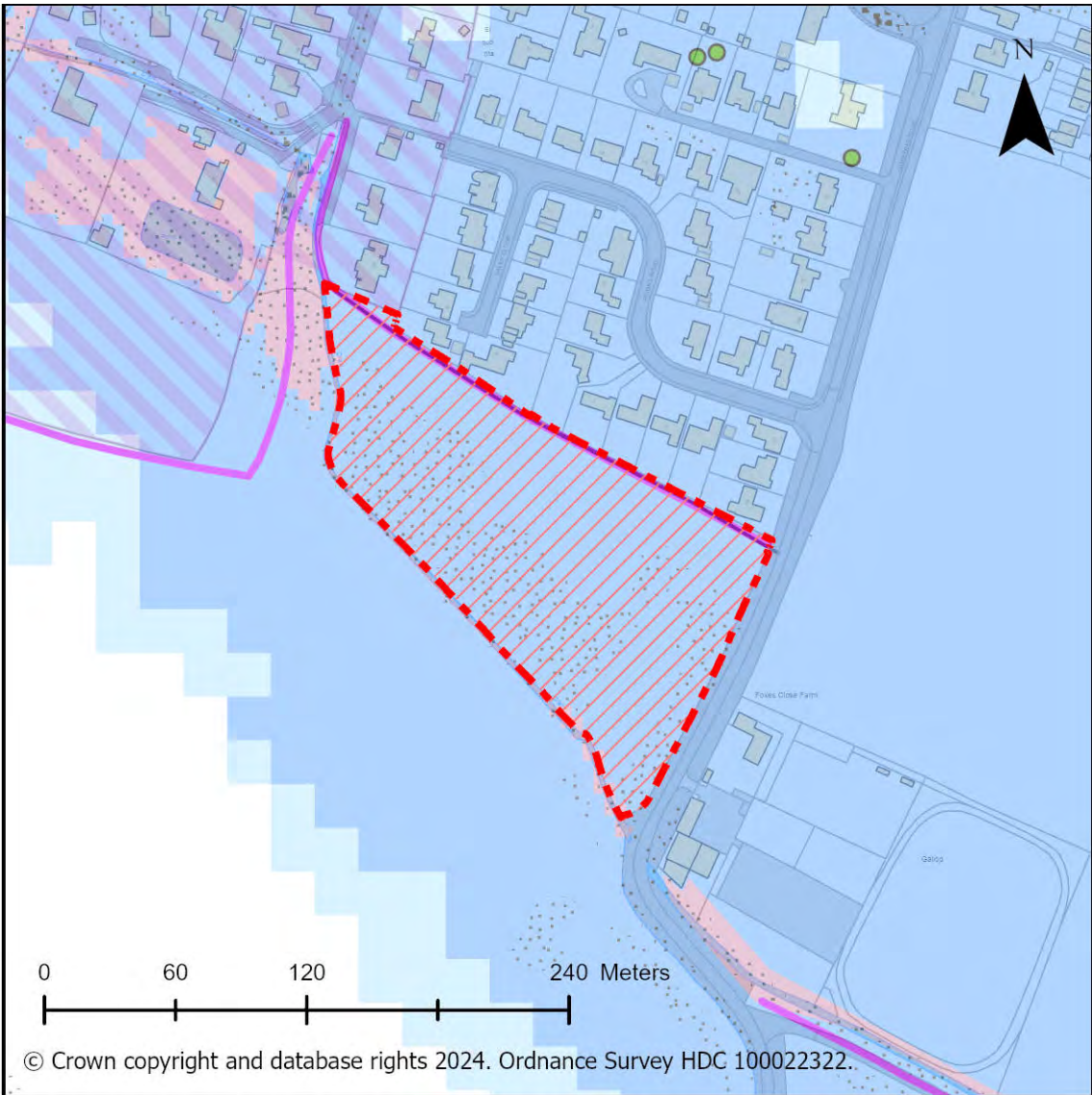
Land off Gore Tree Road, Hemingford Grey	Hemingford Grey	2.13

Residential: Market and/or affordable housing	50 homes	Available 2024 - 2028 Build out over 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:48
Relevant planning history	None relevant HELAA (December 2017): West of Gore Tree Road, South of Haley Close. Hemingford Grey (176)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Completely within flood zone 3a but not 3b.	Pass

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



The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. About half of the site on its southern and western edges is at risk from surface water flood risk. This is attributed to a drain which defines the southern and western boundaries of the site. The site is wholly classified as grade 3 agricultural land. The land is flat and very open with no substantial vegetation on the southern and eastern boundaries. A public right of way runs along the northern boundary of the site providing further views of the site from public vantage points. North of the site is residential development, whilst to the east, south and west is predominantly open countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area to the north west of the site. The site could potentially be accessed from Gore Tree Road but the feasibility and achievability of access will require engagement with Cambridgeshire County Council. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	-
The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.	+
The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk and surface water flood risk with all of the site being within flood zone 3a. The development is likely to result in significant landscape impacts considering the current openness of the site. Additionally, the public right of way will need to be retained within any masterplanning of the site. The achievability of the access from Gore Tree Road also requires further scoping.	-
	-

There are no existing structures to clear but there is very significant risk from flooding on the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	
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	No due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.
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No capacity is calculated as the site is considered to be unsuitable.		

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Note: This site has been submitted twice, once by the landowner and by Hemingford Grey Paris Council for differing uses:

- CfS:105 for residential development by an agent working on behalf of the landowner
- CfS:170 for infrastructure (transport/parking), open space uses (natural, green or open space, and biodiversity net gain opportunities) and a cemetery by Hemingford Grey Parish Council.

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

	Hemingford Grey 6
	Land East of Daintree Way, Hemingford Grey

Land East of Daintree Way, Hemingford Grey	Hemingford Grey	5.8

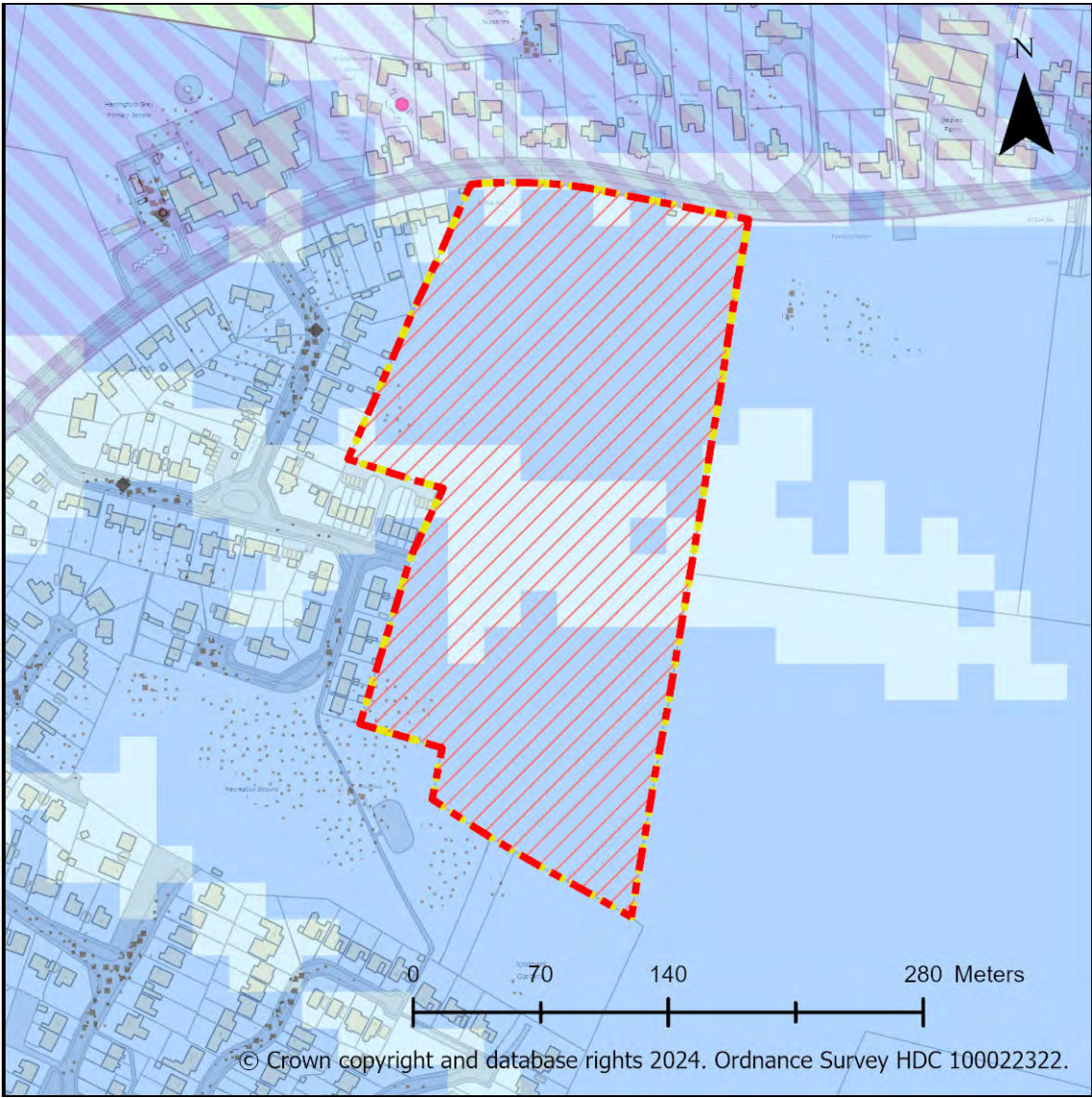
Proposed use submitted by landowner under CfS:105: Residential: Market and/or affordable housing	170 homes (102 market and 68 affordable homes at 30dph)	Available 2024 - 2028 Build out over 4 years
Proposed use submitted by Hemingford Grey Parish Council under CfS:170 Infrastructure: • Transport and parking Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	0.15ha for parking 2.3ha for natural or open space 2.3ha for biodiversity net gain 1ha for cemetery	Available 2024 - 2028 Complete over 2 - 3 years

Other: • Cemetery		

How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:105 by the landowner 2. site reference CfS:170 by Hemingford Grey Parish Council
Relevant planning history	None relevant HELAA (December 2017): South of St Ives Road, East of Old Pount Close, Hemingford Grey (121)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	The following have been submitted under CfS105: • Access and Transport Statement (April 2023) • Flood Risk and Drainage Site Appraisal (November 2022)

Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 75% of the site falls within flood zone 3a and 25% in flood zone 2. None in 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



	-	+

Approximately 75% of the site falls within flood zone 3a and 25% in flood zone 2, this makes the proposed residential uses submitted under CfS:105 unsuitable as there is not sufficient amount of land left in a lower flood zone (or any in flood zone 1) that could accommodate residential development. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site promoter working on behalf of the landowner has submitted a Flood Risk and Drainage Assessment which concludes that whilst the site is within flood zone 3, it benefits from defences making it safe from flooding. The updated SFRA has shown that the site is still within flood zone 3a. Rather than housing, the site could potentially be used for open space and biodiversity net gain as submitted under CfS:170. It may not be suitable for a cemetery or for parking as submitted under CfS:170 due to the level of flood risk on the site which could result in greater risk of contamination and surface water runoff. This would require guidance and engagement with the Environment Agency and Cambridgeshire County Council as the Local Lead Flood Authority and as the Highways Authority. The site has minimal risk from surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the northern edge being classified as grade 4. The site broadly flat and is bordered by trees and hedgerows which provide some screening, but there are long distance views across and beyond the site from the north western corner of the site on Hemingford Road towards the south east. To the south of the site are allotments and a play area, situated within the playing fields. To the opposite side of St Ives Road and to the west of the site is residential development. To the east of the site is open countryside.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. Electricity lines run along the site's frontage along St Ives Road/ Hemingford Road. There are no nature conservation designations on site. There are no heritage designations on site either but the site is immediately adjacent to a conservation area and the grade II listed The Windmill is nearby, approximately 60m, to the north-west of the site. Access to the site is currently available via an existing gated agricultural access from St Ives Road/ Hemingford Road to the north east of the site. Submission CfS:105 have submitted an Access and Transport Statement which sets out the proposed access to serve residential development.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

The site is within the ownership of a family with multiple owners. The landowners support the development of the site for residential uses. There are no known legal restrictions impacting the site. The site promoter working on behalf of the landowners state that it is their intention to deliver the site via a housebuilder. They state that the site could be available between 2024 and 2028 and take up to 4 years to complete.

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A third party has also submitted this site for assessment, in their submission they state that they wish buy or lease the land and would then apply for the necessary planning permissions for cemetery and other natural, green or open space use. The availability of the site to the third party is therefore dependent upon agreement with the landowner.		
Hemingford Parish Council in their submission state that all mains access and supplies are accessible from the site boundary. The site promoter working on behalf of the landowner state that all are accessible from the site boundary apart from mains water supply which is available within the site. There are no buildings on site to clear. The site is fairly level, it is however heavily constrained by fluvial flood risk, as such residential uses are considered to be unsuitable but open space and biodiversity uses could be pursued on site. The potential cemetery is also uncertain without further engagement with the Environment Agency. Also, the potential parking uses on site which could lead to increased surface water runoff and it needs to be access if the traffic movements this would generate can be accommodate here. Additionally, the Parish Council identify that grants and/or loans would be required for them to develop the cemetery and open space and biodiversity with tree planting and footpaths. They also identify that Cambridgeshire County Council Highways would need to be consulted and would be responsible for delivering possible mixed use cycle path(s). The Parish Council have stated that they wish to buy or lease the land from the landowner for such uses. The site could be accessed from St Ives Road/ Hemingford Road. The potentially suitable open space and biodiversity net gain uses have not been submitted by the landowners and also conflict with the aspirations of the landowner, as such the achievability of delivering these land uses is uncertain.	-	~
There are no existing structures to clear, delivering open space and biodiversity net gain opportunities on the site are likely to be more achievable on the site with little need for mitigation. Residential uses are unsuitable on this site as flooding is a key development constraint and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site. The landowner has differing aspirations for the site which may impact the delivery of the site for open space and biodiversity net gain. As such, the site is categorised as developable.	-	~

	The site will progress to the sustainability appraisal stage but it will only be appraised for open space uses
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	and biodiversity net gain opportunities. The risk of flooding on site makes the site unsuitable for residential uses and as a cemetery or parking.
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land - Is significantly constrained by fluvial flooding with 90% of the site within flood zone 3a - Is within the Great Ouse Valley Green Infrastructure Priority Area - Is located within a conservation area and adjacent a listed building - Very limited accessibility via public transport options but accessible on foot or cycle - Located within the main built form of Hemingford Grey adjoining residential, allotment and play space uses so can be integrated into the existing place and community In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for open space uses and biodiversity net gain opportunities providing linkages to the CWS and within the Green Infrastructure Priority Area. Although the flood risk on the site will shape the type of open space and the types of habitats that could be supported and maintained on the site. - May not be suitable for a cemetery or for parking as submitted under CfS:170 due to the level of flood risk on the site which could result in greater risk of contamination and surface water runoff. - This is also subject to the agreement of the landowners who have differing aspirations for the site and also if funding can be secured to deliver the open space uses and biodiversity net gain projects.

The gross site area is 5.8ha	Open space uses and biodiversity net gain opportunities of land for such uses	Available 2024 - 2028 Complete over 2 - 3 years - subject to grant funding and agreement of the landowners

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	Hemingford Grey 7
	Land west of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)

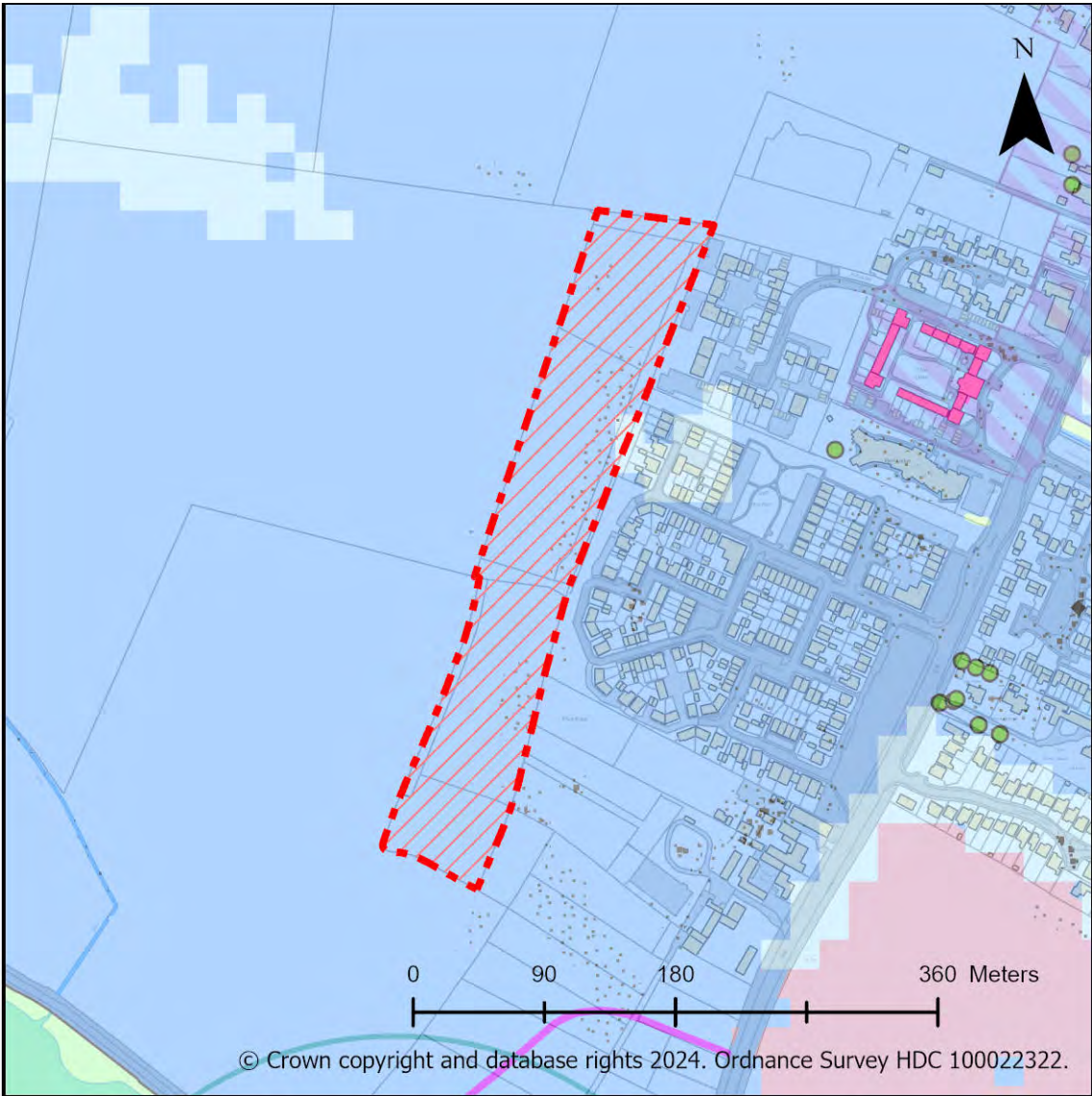
Land west of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)	Hemingford Grey	3.27

Residential: Market and/or affordable housing	50 - 70 homes	Available 2024 - 2028 Build out over 3 - 4 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:180
Relevant planning history	None relevant HELAA (December 2017): West of Cullum Farm and Yes! Estate, St Ives (028)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Completely within flood zone 3a but not 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is surface water flood risk along the eastern edge of the site. The site is	-
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wholly classified as grade 3 agricultural land. The land within the site is broadly level with along its boundaries. There is residential development immediately to the east of the site and countryside to the north, south and west. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site. The site has no access of its own and could only be delivered together with or following development at West of Cullum Farm (see CfS:91 - Hemingford Grey 2). The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
The site is in multiple ownership but with individual control. Development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and take between 3 and 4 years to complete.	+
The site promoter has identified that all access and services are accessible from the site boundary apart from the public highway which is not immediately accessible. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The achievability of the access also requires further scoping as there is no highways access to the site currently with it only being potentially achievable in conjunction with any development of Cullum Farm which adjoins the south east corner of the site.	-
There are no existing structures to clear but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. Access is also a key constraint in developing the site. The site which could assist in the deliver of an access route (CfS:91 - Hemingford Grey 2) has been assessed as being unsuitable for development. The site promoter seeks to deliver the site directly by a housebuilder. The	-

site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	
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	No due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.

No capacity is calculated as the site is considered to be unsuitable.		

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	Hemingford Grey 8
	Garden at 71 Hemingford Road, St Ives (Hemingford Grey)

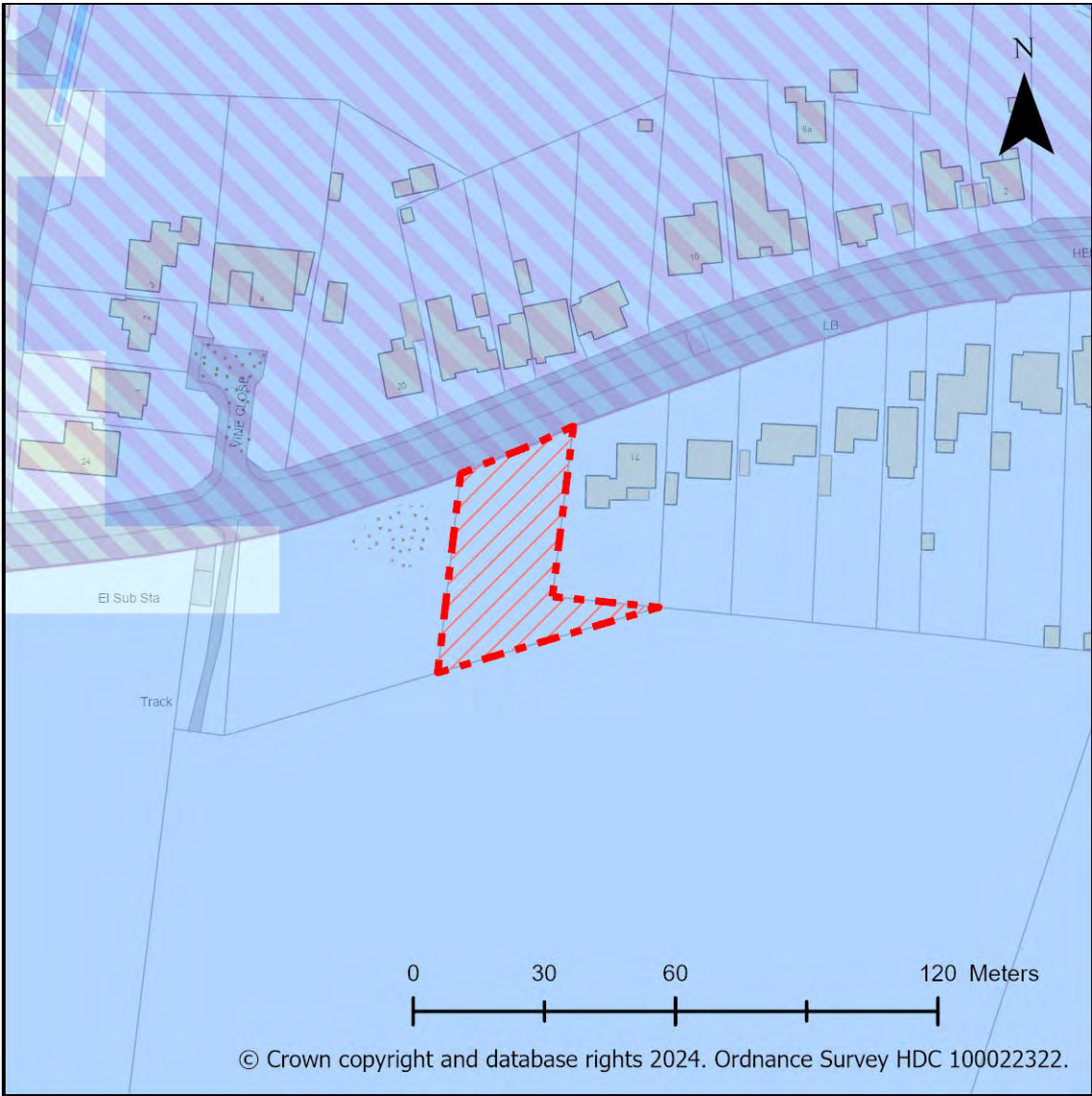
Garden at 71 Hemingford Road, St Ives (Hemingford Grey)	Hemingford Grey	0.13

Residential: Market and/or affordable housing	1 home	Available 2024 - 2028 Build out over 1 and 4 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:282
Relevant planning history	23/01156/CLED for the lawful development certificate to confirm that the lawful use of the land as residential garden forming part of the curtilage of 71 Hemingford Road. Only the land immediately south of the existing boundary line of 71 Hemingford Road was certified as being residential land, the remaining land was not certified. This was decided in June 2023.
Land type	Wholly greenfield land
Current use of the site	Part agricultural land/ part garden land
Supporting information	None submitted

Agricultural land grade 1	None	Pass

Flood zone 3b	Completely within flood zone 3a but not 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	The site is before the size threshold at 0.13ha and cannot accommodate more than 5 homes.	Fail



Capacity calculation not undertaken as site is below the required minimum site threshold for detailed assessment.	N/A	N/A

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	No as the site falls below the 0.25ha size threshold and can not accommodate 5 or more homes.
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The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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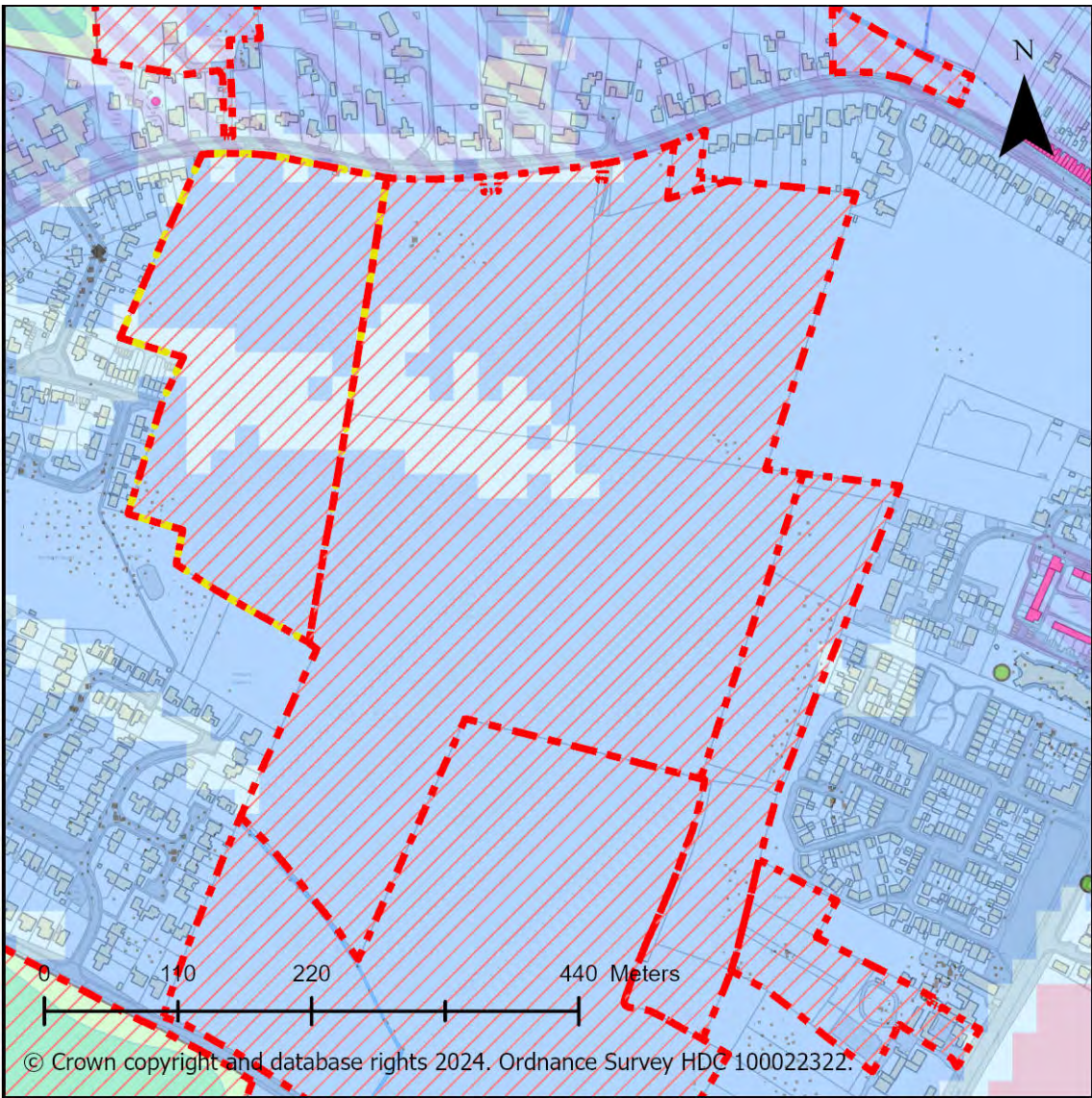
	Hemingford Grey 9
	Land south of Hemingford Road, Hemingford Grey

Land south of Hemingford Road, Hemingford Grey	Hemingford Grey	19.00

Residential: Market and/or affordable housing	TBC	Available 2024 Build out rate to be confirmed

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:332
Relevant planning history	None relevant HELAA (December 2017): South of Hemingford Road to East of Sadlers Way, Hemingford Grey (170) The site was assessed in the HELAA 2017 (South of Hemingford Road to East of Sadler Way, Hemingford Grey, site reference 170) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Almost completely within flood zone 3a, with a small portion of the northern edge of the site being in flood zone 2. None in flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is almost completely located within flood zone 3a, with a small portion of the northern edge and centre of the site being in flood zone 2. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some surface water flood risk across the site. The vast majority of the site is classified as grade 3 agricultural land with its northern edge being grade 4. The site consists of several agricultural fields. The land is flat and the landscape is generally open with limited substantial vegetation apart from hedgerows on some field boundaries. The site forms a green wedge between residential development. Parts of the	-
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site along the northern and western site boundaries abut residential development, with fields extending to the south of the site. Part of the western site boundary abuts allotments beyond which are playing fields. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are telegraph poles running across the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area on its northern boundary. The site could be accessed from Hemingford Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower risk zone, the site is considered unsuitable for development.	
The site is in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.	+
The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with almost all of the site being within flood zone 3a. The site could be accessed from Hemingford Road. The site forms a green wedge within the village which would be eroded if developed and impact the landscape and townscape character of the village. The presence of telegraph poles across the site is also a constraint.	-
There are no existing structures to clear but there is very significant risk from flooding on almost all of the site meaning that development cannot be located in a part of the site at lower flood risk. The site promoter identifies that a detailed assessment of the flood risk including site specific mitigation measures will be required. The site promoter seeks to acquire an allocation status for the site and then sell it to a third party for obtaining planning	-

permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	
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	No due to the site being almost completely located within flood zone 3a, with a small portion of the northern edge of the site being in flood zone 2 and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.

No capacity is calculated as the site is considered to be unsuitable.	N/A	N/A

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	Hemingford Grey 10
	Dockesy's Farm, north of St Ives Road, Hemingford Grey

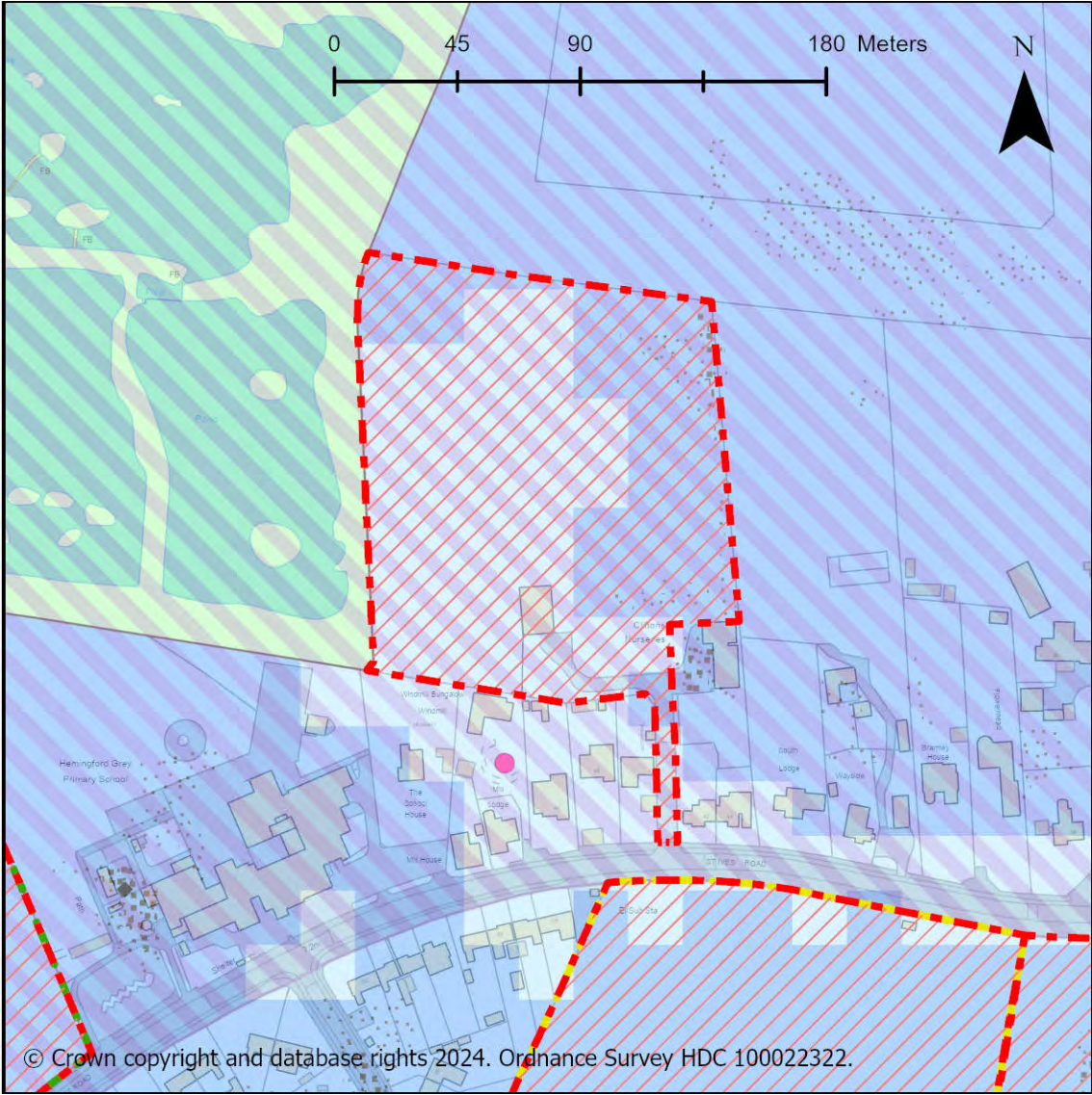
Dockesy's Farm, north of St Ives Road, Hemingford Grey	Hemingford Grey	1.95

Residential: Market and/or affordable housing	25 - 30 homes	Available 2024 - 2028 Build out over 1 year

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:337
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Mostly flood zone 2 and 3a, no flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

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



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The entire site is constrained by fluvial flooding with all of the site being within flood zone 2 with about a third of the site being within flood zone 3a on its northern and eastern edges. There is some risk from surface water flooding along its eastern edge. Residential uses are classified as being a more vulnerable use as per the NPPF. The site is wholly classified as grade 4 agricultural land. The site is broadly level with extensive trees and vegetation along all of its boundaries enclosing the site. There are several agricultural structures along the southern edge of the site. The site adjoins residential development on its southern boundary and open countryside to the north, south and east. The Hemingford Grey Gravel Pits County Wildlife Site adjoins the site on its western edge. There is no known contamination on site and there are no oil pipelines running through the site. There are no nature conservation designations within the site but it does adjoin the Hemingford Grey Gravel Pits County Wildlife Site to the west. The site is wholly located within a conservation area and there is the grade II listed The Windmill to the south of the site. There is an existing gated access to the site from St Ives Road/ Hemingford Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south western corner of the site falls within 400m of a waste management area. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
The site is owned and controlled by a single organisation who support the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell it to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
The site promoter has identified that all access and services are unknown apart from access to a public highway which is accessible from the site boundary. There are several structures on site to clear and it is heavily constrained by fluvial flood risk. The site promoter identifies that a series of technical studies will be required including a heritage statement, ecological assessment and a flood risk assessment to accompany any future planning application. The potential impact on the County Wildlife Site and on designated heritage assets are key development constraints. Additionally, the development of the site would introduce in depth development which is less characteristic of the area and could give rise	~

to impacts on residential amenity, a thorough consideration of these constraints will be required in future masterplanning. The site has an existing access from St Ives Road/ Hemingford Road.	
There are several existing structures to clear but flooding and the impact of development on heritage, nature conservation sites and the wider countryside are key barriers to overcome which may impact the deliverability and developability of the site. The site promoter states that they anticipate that the site will be available between 2024 and 2028, as such the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Is significantly constrained by fluvial flooding with 75% of the site within flood zone 2 and the remaining 25% being flood zone 3a • Is within the Great Ouse Valley Green Infrastructure Priority Area and adjoins the Hemingford Grey Gravel Pits CWS to the west • Is located within a conservation area and adjacent a listed building • Very limited accessibility via public transport options but accessible on foot or cycle • Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives • Located adjoining the main built form of Hemingford Grey so could be integrated into the existing place and community but would extend the form of the village into the countryside which could adversely impact the landscape character of the area In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to the significant risk of flooding across the whole of the site, its potential landscape impact as well as its potential adverse impact on nature conservation and heritage designations
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The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	Hemingford Grey 11
	Hemingford Grey Lake, south of Marsh Lane, Hemingford Grey

Hemingford Grey Lake, south of Marsh Lane, Hemingford Grey	Hemingford Grey	29.6

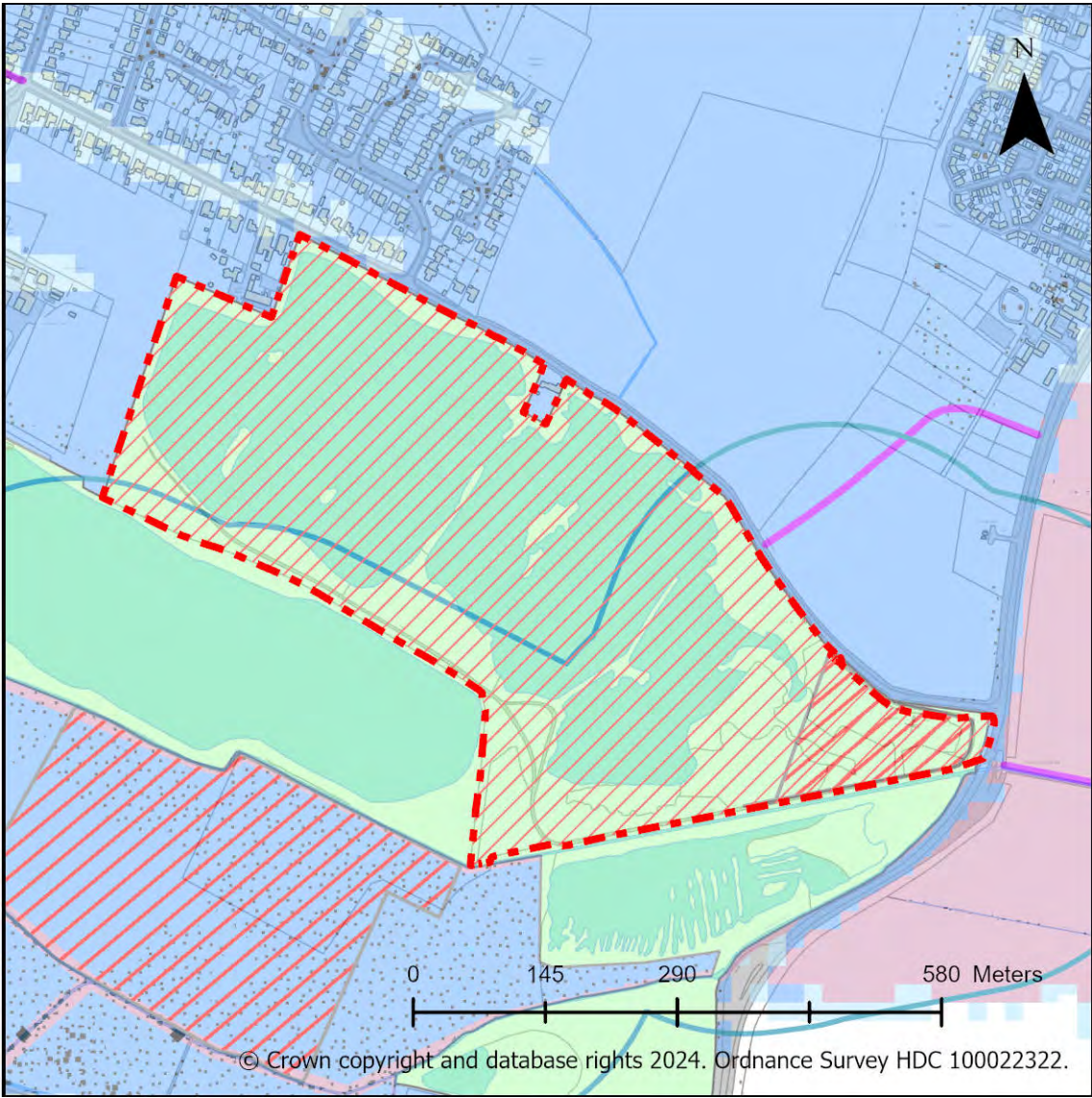
Residential: Moorings	68 berths	Available 2024 - 2028 Complete over 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:216
Relevant planning history	Cambridgeshire County Council applications relating to mineral extraction on the site: • H/0655/95/CM to enable the quarry to be reopened and for mineral extraction to recommence. • H/0655/95/CM/N1) was approved in August 2019 which allowed changes to the working, restoration and landscaping schemes affecting conditions 8, 10, 11, 13 and 25 of H/0655/95/CM. These changes were necessary as a consequence of the archaeological mitigation strategy which includes retaining a mid-Iron Age farmstead complex at the southwest of the site in situ. No mineral working activities including movement of vehicles or storing of soils will be permitted in this area which will be fenced off to protect it. • CCC/20/064/NMA was approved in October 2020 which allowed further changes to the phasing and working and restoration affecting condition 10.

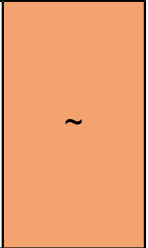
Land type	Greenfield land
Current use of the site	Lake
Supporting information	• Covering letter (June 2023)

Agricultural land grade 1	None	Pass
Flood zone 3b	The site is completely classified as being within flood zone 3a, not 3b. The proposed development of moorings is a water compatible development.	Pass
Designated local green space	None	Pass
Nature conservation designation	The site is completely located within the Marsh Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	The south eastern corner of the site includes a Mineral Development Area and approximately half of the site falls within the buffer zone of this MDA as well as another MDA located to the south west of the site. The covering letter does not assess the impact of the proposed development on the MDAs.	Pass

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site comprises a large lake to the southeast of Hemingford Grey, situated south of Marsh Lane, also known as Hemingford Grey Lake. The site is completely located within flood zone 3a, while proposed for residential uses it is proposed to deliver moorings which are a form of water compatible development. Although engagement with the Environment



Agency will still be required to ensure that any berths are adequately installed and boats securely in place. Most of the site is classified as non-agricultural land but nearly half of the site is classified as grade 3 agricultural land. The site is broadly level and is bounded by mature trees and the eastern end of the site comprises overgrown land. The north-western edge of the site adjoins residential development on Marsh Lane. To the north and east of the site are agricultural fields. To the south is a lake used for outdoor recreational sport activities with associated facilities. There is no known contamination on site but this may require further investigation as some of the site is within a mineral development area. There are no oil pipelines running through the site. The site completely falls within the Marsh Lane Gravel Pits County Wildlife Site. The Inland Waterways Association identify that moorings are required to have a hard edge and an adequate depth of water which could impact the CWS. Impact of location berths within the County Wildlife Site will be required. There are no heritage designations on site. The site promoter identifies that there is a private track road that runs around the perimeter of the lake but this is only accessible to permit holders. The lake is not connected to the river so houseboats would have to be delivered to the site via the road network and Marsh Lane. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south eastern corner of the site includes a Mineral Development Area and approximately half of the site falls within the buffer zone of this MDA as well as another MDA located to the south west of the site. The covering letter does not assess the impact of the proposed development on the MDAs. It is understood that the gravel extraction within the south eastern corner of the site has been completed and works to restore the land are underway. Engagement with Cambridgeshire County Council will be required.	
The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The promoter suggests the land will be available between 2024 and 2028 and take two years to complete.	+
The site promoter has identified that the public highway is accessible from the site's boundary and that all other services are unknown. In their submission, the site promoter has identified that several technical studies will be required including an arboricultural assessment, landscape and visual impact assessment and an ecological conservation management plan. The site is within flood zone 3a but the proposed berths fall within water	~

compatible development. The site promoter states that 'the design of the floating structure would be adequately secured in the event of a flood in the proposed location, considering the risk if the proposed development becomes mobile in the event of a flood (for example if the structure because mobile it could cause a blockage or increase flood risk elsewhere)'. Further engagement with the Environment Agency would be required. The lake is not connected to the river so houseboats would have to be delivered to the site via the road network and Marsh Lane. The potential achievability of the development will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this. Additionally, it needs to be understood the progress made on mineral extraction on site and whether works have now completed on site enabling the site to be further restored and reused for other uses. No site plan has been submitted to date, an extract of a potential layout showing the potential spacing between berths have been provided in the site promoter's covering letter in support of the submission. Also, impact on the County Wildlife Site will need to be assessed.	
The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present. The site is also an active mineral extraction site. The site promoter intends to deliver the site via a master developer delivering up to 68 berths across the site. They identify that the site will be available between 2024 and 2028, it is unclear at this stage the location of these potential berths in relation to the mineral extraction activities on site and whether works are nearing completion on site. Considering this and the constraints on site, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly within flood zone 3a • Is within the Great Ouse Valley Green Infrastructure Priority Area • The site is within the Marsh Lane Gravel Pits CWS • Very limited accessibility via public transport options but accessible on foot or cycle
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- Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives
- Located near to the main built form of Hemingford Grey so could be integrated into the existing place and community as well as establishing a micro community of house boats but would consideration would be needed on the types of moorings to be provided (leisure and or residential)

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

- Is potentially appropriate for provision of moorings (leisure and/or residential), consideration would be needed on the scale of the potential moorings on the CWS and wider landscape impact.

The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of any moorings.	Moorings (leisure and/or residential)	Post 2028 Build out over 1-2 years

During the Autumn 20204 consultation, the site promoter submitted a Vision document for the site outlining their proposals for approximately 50 house boats.

	Hemingford Grey 12
	Land north of Hemingford Road, Hemingford Grey

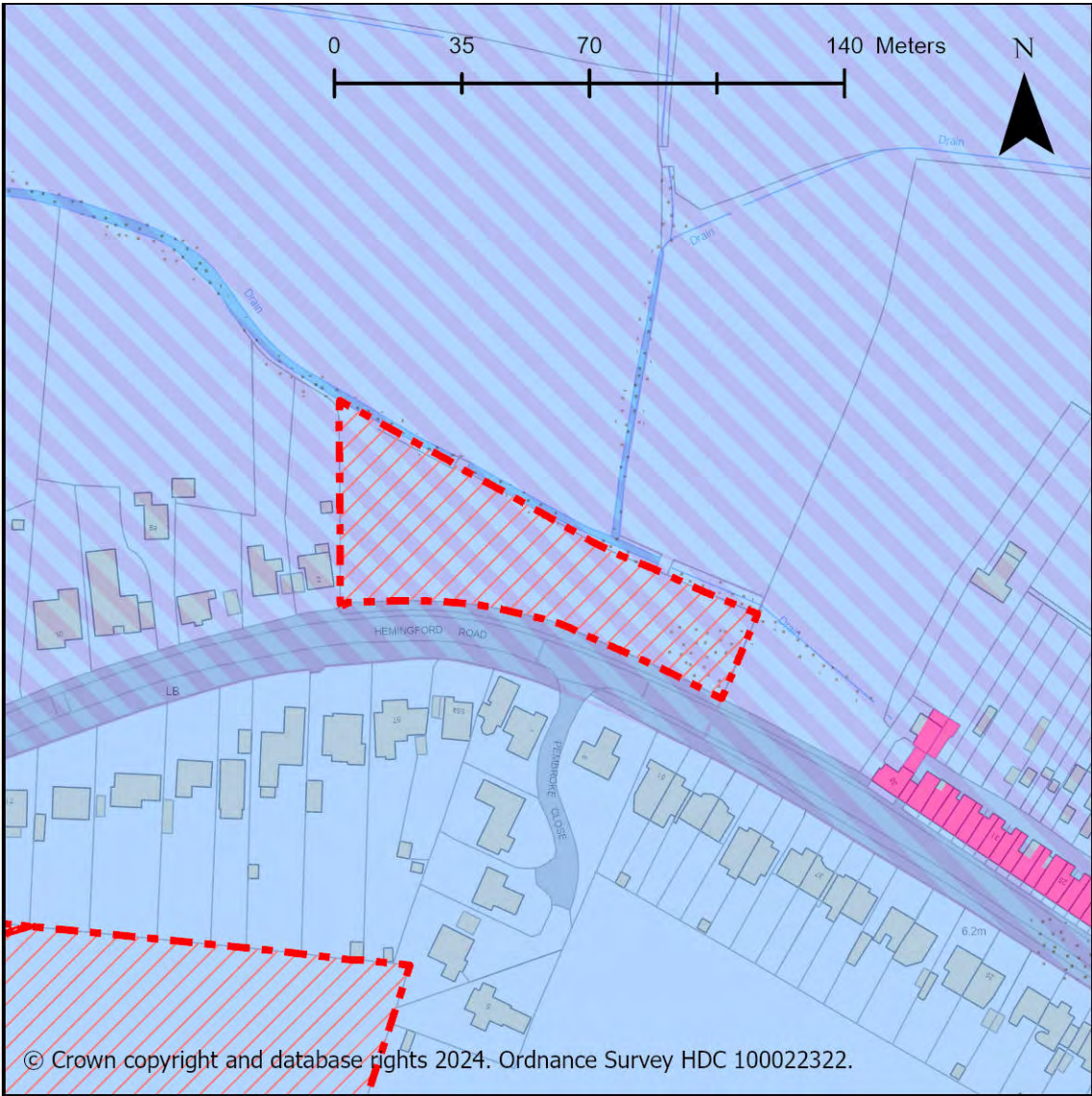
Land north of Hemingford Road, Hemingford Grey	Hemingford Grey	0.4

Residential:	TBC	Available 2024
Market and/or affordable housing		Build out rate to be confirmed

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:333
Relevant planning history	None relevant HELAA (December 2017): Opposite Pembroke Close, Hemingford Road, Hemingford Grey (169)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass

Flood zone 3b	Wholly within flood zone 3a, not flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	None	Pass



The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is a risk from surface water flooding along its northern edge arising from a drain which runs along the site's boundary. The site is wholly classified as grade 4 agricultural land. The land is flat and is bordered by trees and hedgerows which provide some screening, but which allow some views through to fields to the north. The site adjoins residential development on its western edge, to the south is Hemingford Road and further residential development. To the east is a field separating the site from further residential development and to the north is open countryside.	-
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There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area and is adjacent to a series of grade II listed Victoria Terraces to the east along Hemingford Road. The site could be accessed from Hemingford Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
The site is in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.	+
The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site promoter identifies that a mitigation assessment could be undertaken as the 'village is protected by a flood bank and a pumping station elsewhere on the client's land'. The site could be accessed from Hemingford Road.	-
There are no existing structures to clear but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	-

	No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.

No capacity is calculated as the site is considered to be unsuitable.	N/A	N/A

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	Hemingford Grey 13
	Land west of London Road, Hemingford Grey

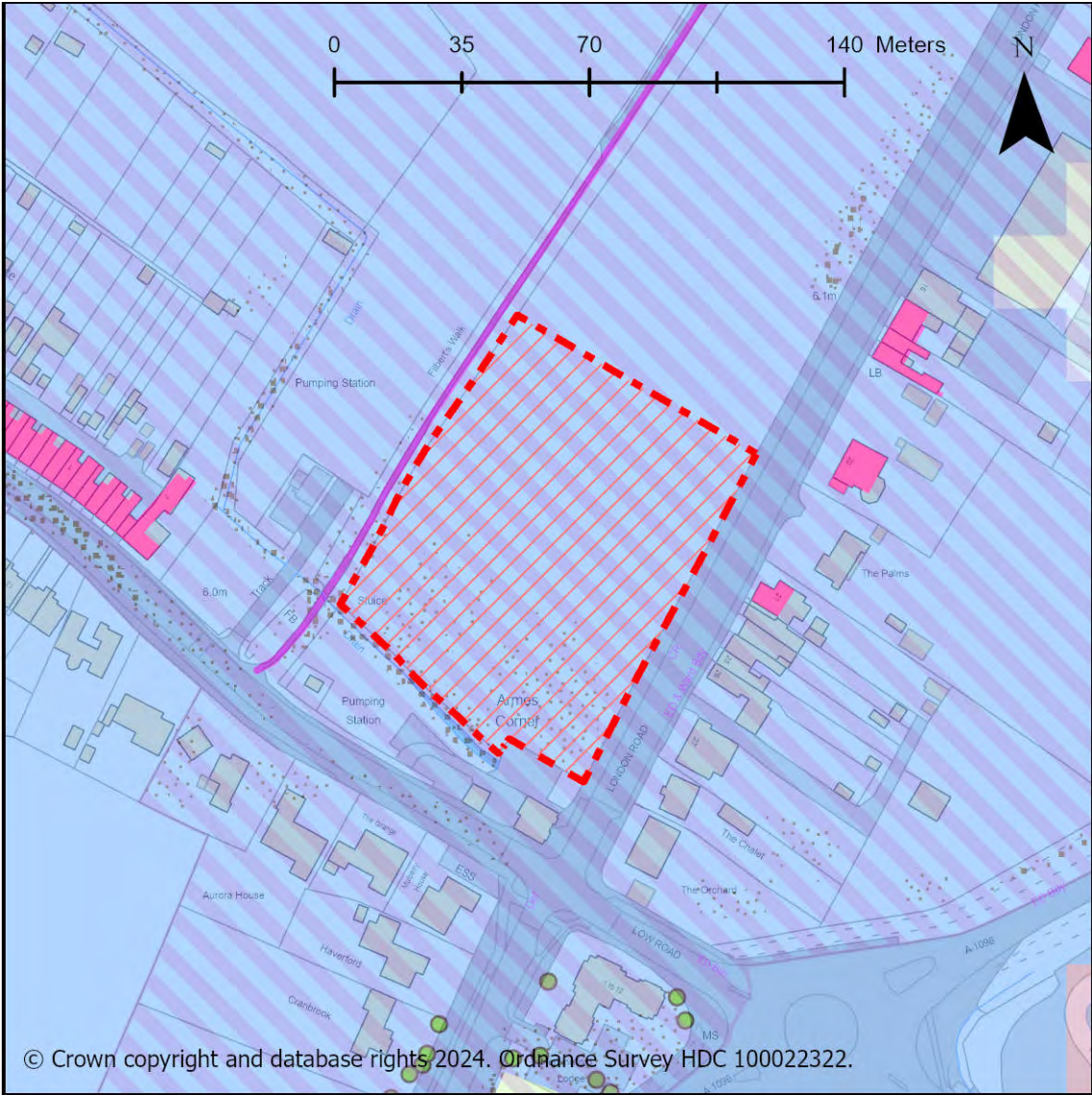
Land west of London Road, Hemingford Grey	Hemingford Grey	0.8

Residential: Market and/or affordable housing	TBC	Available 2023 Built out rate to be confirmed

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:334
Relevant planning history	None relevant HELAA (December 2017): London Road, north of Ames Corner, Hemingford Grey (168).
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Completely within flood zone 3a, not flood zone 3b	Pass

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



The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The southern half of the site is also at risk from surface water flooding arising from the presence of a drain and sluice which is associated with a pumping station located immediately south of the site. Almost all of the land is classified as grade 4 agricultural land, with the exception of a small area on the southern edge of the site being grade 3. The site is broadly flat and is well screened by trees and hedgerows on the western boundary of the site with some more modest planting along its eastern boundary along London Road. The site is completely open on its northern edge with no planting, as such, there are views across the site towards St Ives medieval town bridge and Hemingford Meadow. There is a public right of way adjacent to the site's western boundary. London Road forms an eastern edge to the site. There is a pumping station and residential property immediately south of the site. Across the road from the site is further residential development. The site is located at a junction between London Road, Hemingford Road and Low Road. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site but this may require further investigation considering the proximity to a pumping station. There are no nature conservation designations on site. The site is wholly located within a conservation area and adjacent to the grade II listed Victoria Terrace, 18, 19, 20 and 21 London Road. The site could be accessed from London Road but this would require further scoping and engagement with Cambridgeshire County Council. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	-
The site is in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.	+
	-

The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site promoter identifies that a mitigation assessment could be undertaken as the 'village is protected by a flood bank and a pumping station elsewhere on the client's land'. Additionally, impact on heritage assets and the conservation area are significant constraints on development. The site could be accessed from London Road.	
There are no existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.	-

	No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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Not applicable as the site does not progress to the Sustainability Appraisal stage.

No capacity is calculated as the site is considered to be unsuitable.	N/A	N/A

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	Hemingford Grey 14
	Land West of 38 Hemingford Road, Hemingford Grey

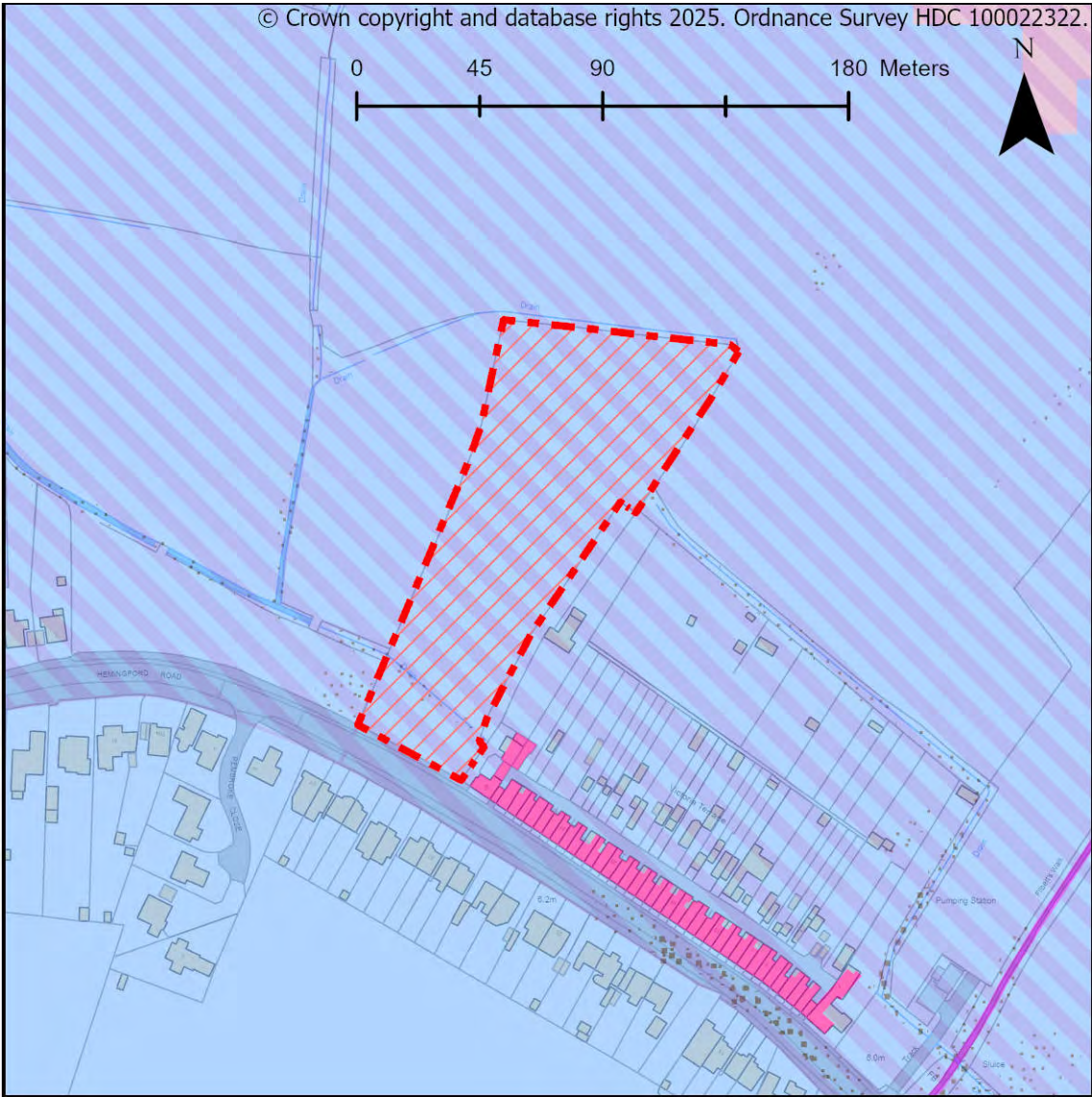
Land West of 38 Hemingford Road, Hemingford Grey	Hemingford Grey	1.09

Residential: Market and/or affordable housing	Up to 30 homes	Available 2024 - 2028 Build out over 1 year

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24249
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Planning Statement (December 2024) - Supporting Flood Risk Statement (December 2024)

Agricultural land grade 1	None	Pass
Flood zone 3b	None but all of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass

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



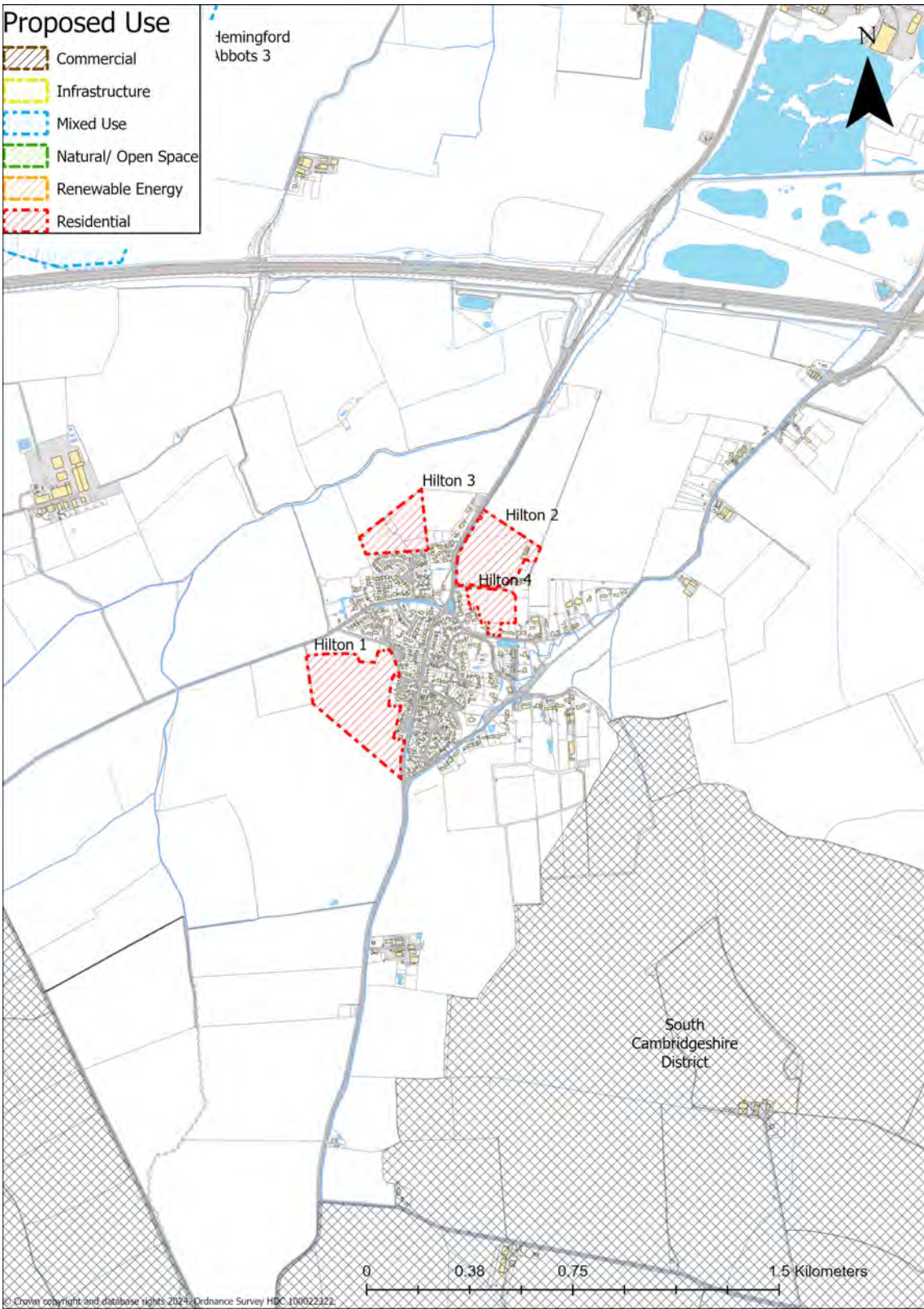
The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some risk from surface water flooding within the site too. The site promoter has undertaken an initial flood risk statement and engagement with the Environment Agency. The site is wholly classified as grade 4 agricultural land. The land is flat and is bordered by trees and hedgerows which provide some screening, this is most dense on its northern edge. The site extends northwards from the built form of Hemingford Grey. The site adjoins residential development on its eastern edge, to the south is Hemingford Road and further residential development. To the west is a field separating the site from further linear residential development (it is noted this site has also been promoted for residential development) and to the north is open countryside. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area and is adjacent to a series of grade II listed Victoria Terraces to the east along Hemingford Road. The site could be accessed from Hemingford Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.		such as SuDs, raised finished floor levels etc would be required within the design of a scheme to mitigate flooding. Details of which would be required to accompany any future application.			
		The site is greenfield with no structures to clear. The site promoter is intending to secure a planning permission for the site and then sell it to a third party for development. The site is categorised as being developable subject to the flood risk being overcome and the details within the submitted flood risk statement being further reviewed by the Environment Agency and LLFA.	~		
		<table><tr><td></td><td>Yes as a flood risk assessment has been provided.</td></tr></table>		Yes as a flood risk assessment has been provided.	
	Yes as a flood risk assessment has been provided.				
		The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land and not the best or most versatile agricultural land - Is significantly constrained by fluvial flooding with all of the site being within flood zone 3a - Is within the Great Ouse Valley Green Infrastructure Priority Area and 200m of the Hemingford Grey Meadow CWS to the north west - Is located within a conservation area and adjacent a series of listed buildings - Very limited accessibility via public transport options but accessible on foot or cycle - Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives - Located adjoining the main built form of Hemingford Grey so could be integrated into the existing place and community but would extend the form of the village into the countryside which could adversely impact the landscape character of the area. If flood risk can be overcome, development should be limited to the frontage in keeping with the surrounding area In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development due to the significant risk of flooding across the whole of the site, its potential landscape impact as well as its potential adverse impact on nature conservation and heritage designations			

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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

- Hilton 1: Land West of Potton Road, Hilton
- Hilton 2: Land East of The Paddocks, Hilton
- Hilton 3: Land North of New England, Hilton
- Hilton 4: Land North of High Street, Hilton



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



	Hilton 1
	Land West of Potton Road, Hilton

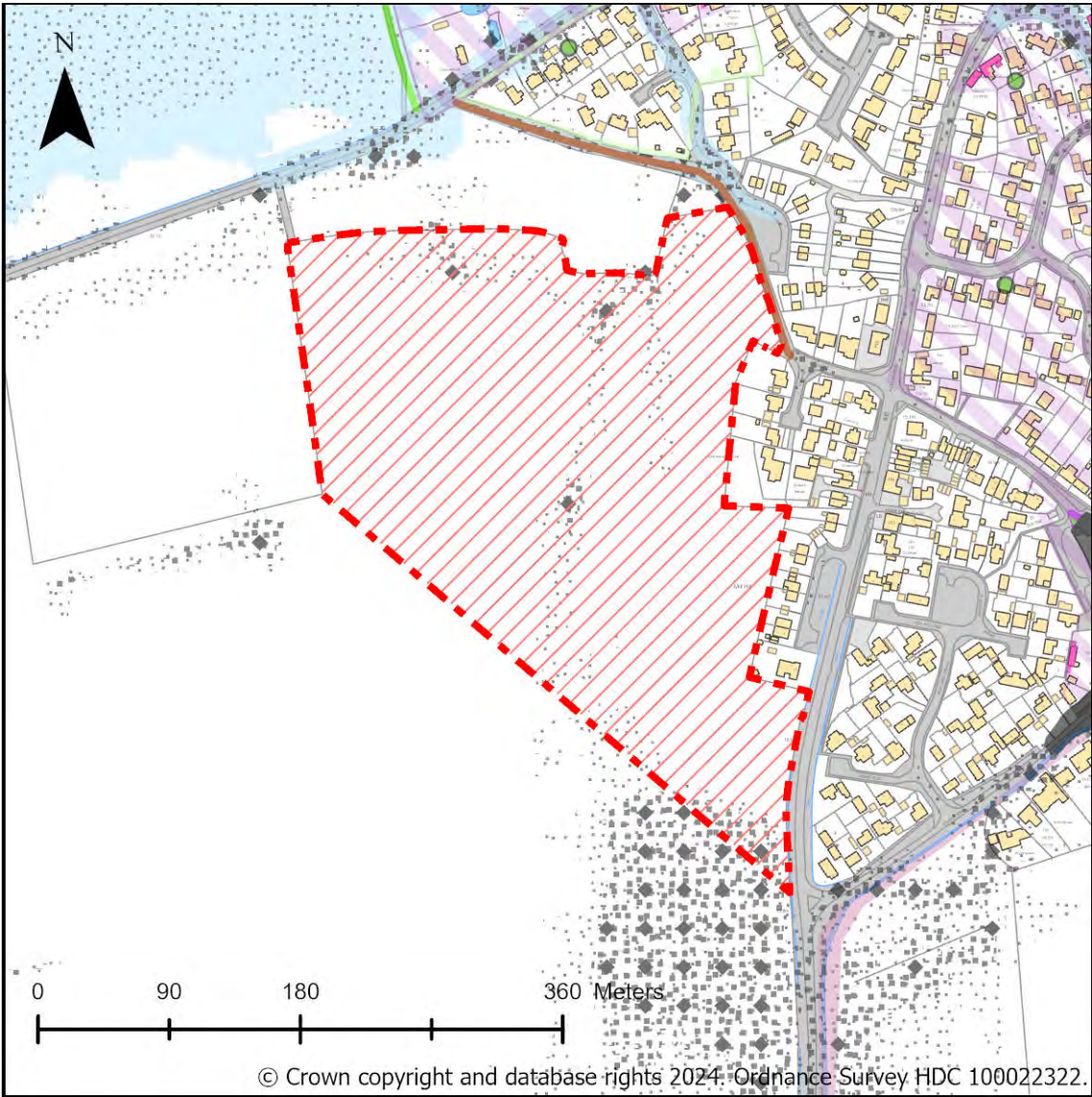
Land west of Potton Road, Hilton	Hilton	9.24ha

Residential:	135 - 150 homes	Available 2023
Market and/or affordable housing	Open spaces and biodiversity net gain to be confirmed	Build out over 3-7 years
Open Spaces		
Natural green or open spaces		
Biodiversity net gain		

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:42
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

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



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The site is wholly within flood zone 1, there is some recorded risk from surface water across the site with most recorded along the western half of the site running north to south. The site is wholly classified as grade 2 agricultural land. The site is generally flat but does gently rise to the west. The site is clearly marked out by trees and vegetation but there are gaps within these allowing for views into the site. This in combination with the generally flat landscape means that development will likely have a more prominent landscape impact. The site while located on the edge of Hilton, extends significantly into the countryside. To the east of the site are residential properties, to the north, western and south is open countryside. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access is possible via Potton Road at the southern most corner of the site. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take between 3 and 7 years to complete.	+
The site promoter notes that access to gas, mains water and electricity supply alongside digital and communications infrastructure is unknown. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however constrained by some flood risk and landscape impacts could be significant. The site could be accessed from Potton Road.	~
	~

There are no existing structures to clear, location of the site on the western edge of the village means that landscape impact will require mitigation. Flood mitigation would be required. The proposal would require confirmation of access to gas, mains water and electricity supply alongside digital and communications infrastructure. The site promoter states the site is available now, as it is not proposed as a rural exceptions scheme the proposed development is contrary to current adopted planning policy so allocation status would be required. As such, the site is therefore categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield classified as being grade 2 agricultural land - Is within flood zone 1 but there is some risk from surface water flooding - Limited accessibility to public transport options, local services, primary education and employment opportunities - Accessible to natural green space - The site is opposite existing residential development presenting the opportunity to mirror the built form to the east. - It is well located to the existing settlement on the western edge of the village but the size of the site and potential scale of development would alter the character of the village and surrounding countryside In combination the outcomes of the LAA and SA indicate that the site: - Is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community. - Due to its scale and location would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside and require landscape mitigation. - Would require a reduction in developable area to provide development proportionate to the existing village context. - Would require confirmation of access to gas, mains water and electricity supply alongside digital and communications infrastructure. - Requires flood mitigation
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Gross site area of 9.24ha Reduction of gross site area by 50% to provide proportionate development in keeping with the existing settlement. 9.24ha x 50% = 4.62ha gross site area 70% net developable area to allow for strategic landscaping. 4.62ha x 70% =	Net developable area of 2.722 ha Very low density of 25dph to reflect site's location within a smaller village and the lower density context of the surrounding housing. Capacity = 2.722ha x 25dph =	Available post 2028 to allow for allocation Build out 2 to 5 years

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	Hilton 2
	Land East of The Paddocks, Hilton

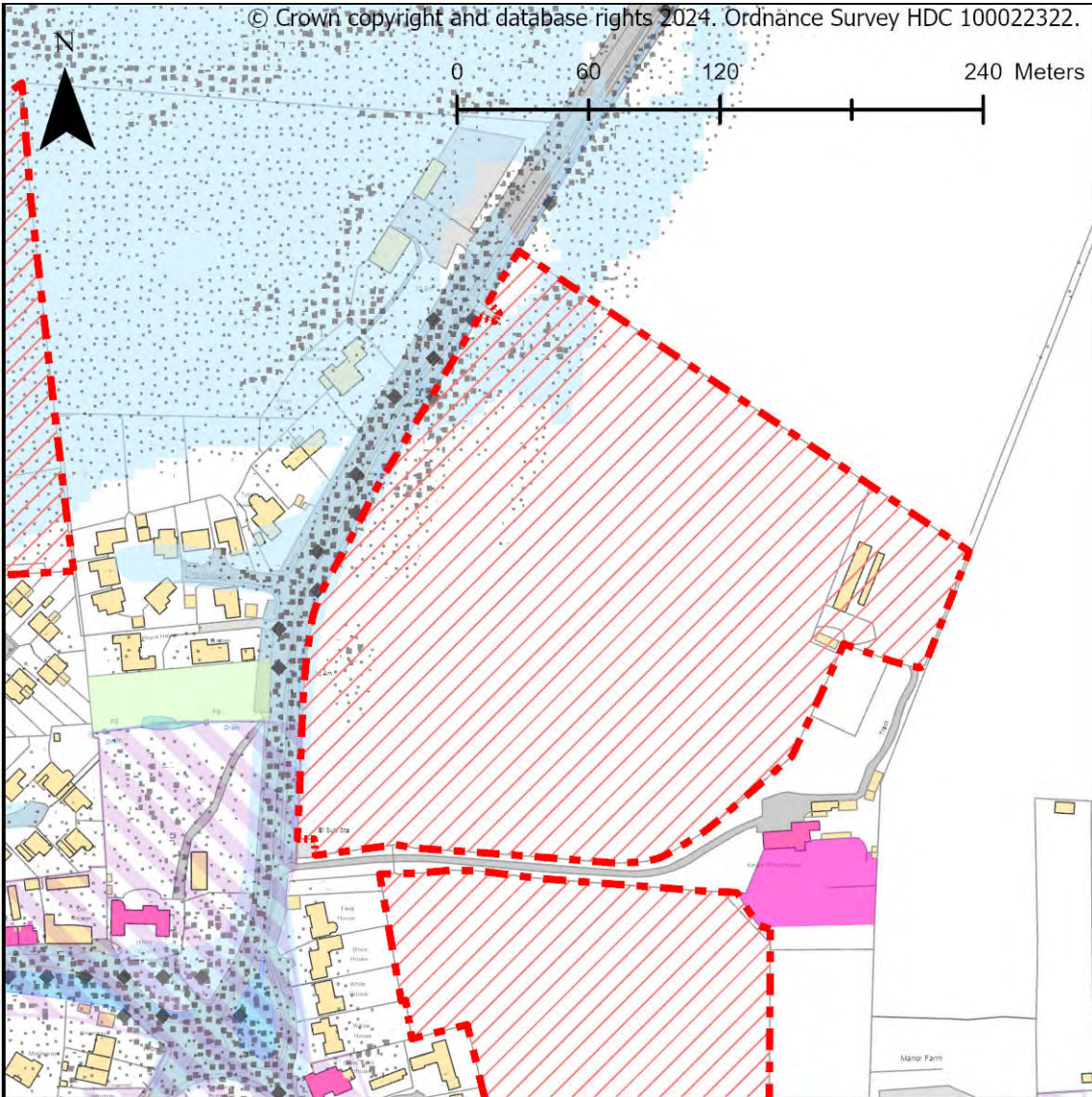
Land east of The Paddocks, Hilton	Hilton	5.29

Residential: Market and/or affordable housing	60 - 70 homes	Available 2023 Build out over 3-6 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:41
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

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

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



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The site is largely within flood zone 1, with small portion of the northern most corner of the site falling with flood zone 2. The site is also constrained by surface water flood risk along its western edge. The site is wholly classified as grade 2 agricultural land. The site is generally flat but land levels gently undulate across the site. The site is well contained with trees and vegetation clearly marking out its southern and western boundaries. Its western edge adjoins St Ives Road where there is very minimal vegetation making the site very open on this side. There is some vegetation along its northern edge but there are several gaps meaning with the generally flat landscape of the site and the surrounding area, development could have a more significant impact on longer range views across the countryside. The site is surrounded by residential properties and agricultural buildings and grazing land on its southern, eastern and western edges, to the north is the open countryside. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site does adjoin the conservation area at its south western corner and to the south east of the site is the grade II listed King's Willow House. Access is possible via St Ives Road (the B1040) where there is an existing access for farm vehicles. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only a portion of the southern part of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take between 3 and 6 years to complete.	+
Achievability The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however constrained by some flood risk and there also some heritage constraints to consider. Development can be located within flood zone 1. The site has an existing access from St Ives Road.	+
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There are no existing structures to clear but the location of the site on the northern edge of the village means that any future development will need to be very sensitive to its location and context particularly in relation to landscape and heritage assets. It will also need to incorporate sustainable drainage solutions to address flood risk issues. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now, as it is not proposed as a rural exceptions scheme, it is likely that the success development of the site will require an allocation status. As such, the site is therefore categorised as developable.

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

- Is wholly greenfield classified as being grade 2 agricultural land
- Is mostly within flood zone 1 but a portion of the northern corner is in flood zone 2 and there is some risk from surface water flooding
- Limited accessibility to public transport options, local services, primary education and employment opportunities
- Accessible to natural green space
- Located on the north eastern edge of village and of a scale that could be integrated with the existing place and community
- May impact the setting of designated heritage assets

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

- Is potentially appropriate for built development
- Development will be required to be located in flood zone 1 incorporating landscaping and sustainable drainage to mitigate the flood risk on site and to provide a soft development edge to minimise its impact on the countryside and on heritage assets

Gross site area of 5.29ha 65% net developable area allowed to enable the northern third of the site to be used for landscaping and sustainable drainage to mitigate against flooding risk and landscape impact. 5.29 ha x standard proportion of 65% =	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 3.43 ha x 25 dph =	Available 2024 - 2028 Build out over 3-6 years

During the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal:

- Framework Plan (drawing no.: 109-04, October 2024)
- Access Plan (drawing no.: ZF601-PL-SK-201, November 2024)
- Landscape and Visual Impact Assessment (November 2024)

The site promoter proposes a different capacity to this assessment, they consider 51 dwellings can be delivered with a net developable area of 36%.

	Hilton 3
	Land North of New England, Hilton

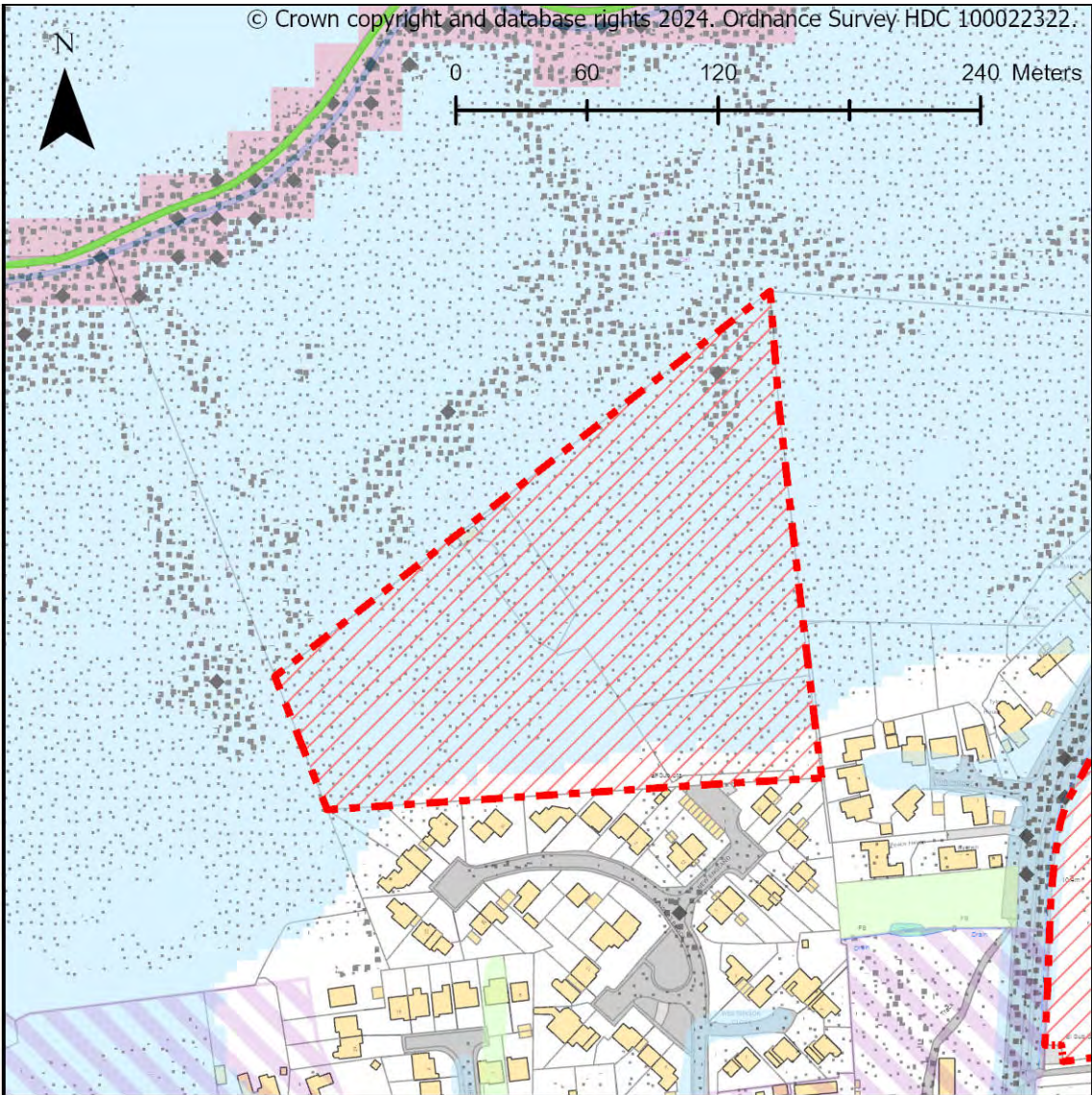
Land north of New England, Hilton	Hilton	3.41

Residential: Market and/or affordable housing	50 - 60 homes	Available 2023 Build out over 3-5 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:40
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	None of the site is within flood zone 3b but almost all of the site is within FZ3a apart form a thin strip along the southern edge of the site.	Pass

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



Approximately 90% of the site is located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is almost entirely at risk from surface water flooding. The site is wholly classified as grade 2 agricultural land. The site is generally flat and open with trees and hedgerows running along the boundaries of the site. To the south and south east the site adjoins residential development. To the north and west is open countryside. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. There is no direct highway access to the site, however it may be possible to provide an access off from New England where there is an existing access to the site. Engagement would be required with Cambridgeshire County Council as to the feasibility of this and whether this would be an appropriate access for the additional traffic movements. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and the very small proportion of the site that is located within a lower at risk zone, the site is considered unsuitable for development.	-
The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development with the owners aiming to work on a promotion agreement basis with a third party to achieve planning and sale. The promoter suggests the land is available now and take between 3 and 5 years to complete.	+
The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however heavily constrained by fluvial and surface water flood risk and landscape impacts could be significant. Less than 10% of the site is within a lower flood zone than 3a, and almost all of the site is at risk from surface water flood risk.	-

The site promoter identifies that a flood risk assessment and a sustainable drainage strategy will need to be prepared. The site could be accessed from New England where there is an existing access to the site.	
There are no existing structures to clear but very significant risk from flooding across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	-

	No due to vast majority of the site being located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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The site did not progress to Sustainability Appraisal.

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

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	Hilton 4
	Land North of High Street, Hilton

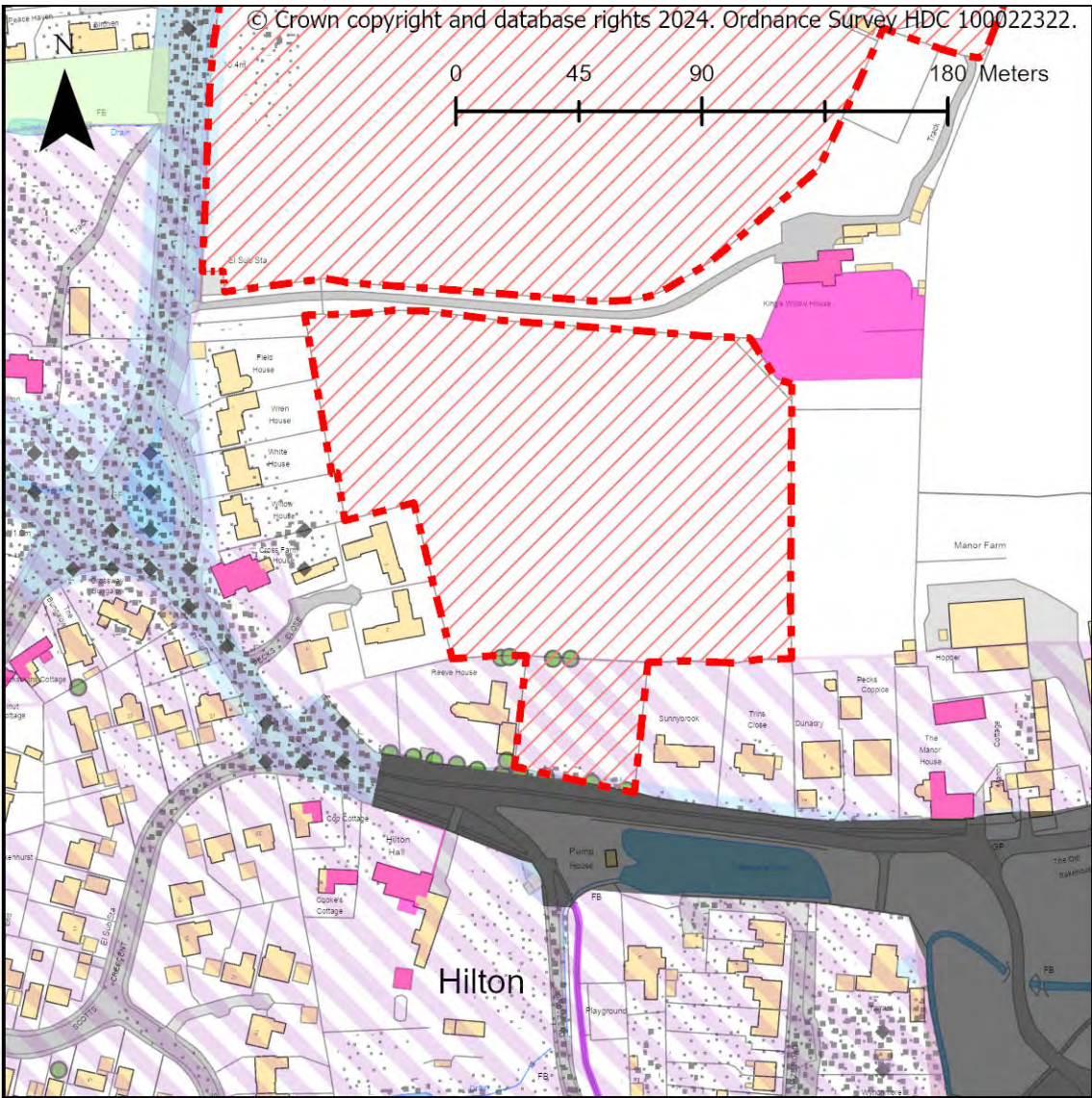
Land north of High Street, Hilton	Hilton	2.1

Residential: Market and/or affordable housing	Up to 47 homes	Available 2024-2028 Build out between 1 and 5 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:235
Relevant planning history	Application number: 9801552 and 0602793S73 Proposed development: Outline planning permission for the erection of a single dwelling and garage Outcome: Granted A subsequent reserved matters was submitted in in 2008: Application number: 0701300REM Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of a dwelling. Outcome: Granted
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	- Covering letter (June 2023) with an appendix detailing the illustrative Visions submitted by potential development partners: - Vision Document RIBA Stage 1 by Campbell Buchanan George (Document Reference: 4119-PEN-XX-XX-SA-A-8000-S0-P6) - Vision Document by Stonebond (May 2023)
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Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is within flood zone 1, with only a very small portion of the site's frontage onto the High Street being within Flood zone 2. The site is only constrained by surface water flood risk where it adjoins the High Street. The site is mostly classified as grade 3 agricultural land with some of the northern half of the site being grade 2. The site is generally flat and is currently used for grazing. The site is well contained with trees and vegetation clearly marking out its boundaries. The site is surrounded by residential properties and large residential gardens on its eastern, western and southern edges, to the north is the open countryside.

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There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site but there are several trees protected by Tree Preservation Orders along the site's frontage and within the site. To the north east of the site is the grade II listed King's Willow House and part of the site which fronts onto the High Street falls within the conservation area. Access is possible via the High Street frontage which would require clearing existing vegetation and potentially TPO trees, and there is also an existing access in the north western corner of the site via Cross Farm Close.

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

The site is in single individual ownership and controlled by an investor who supports its development. There are understood to be some restrictive covenants on the titles to the parcels of land. These relate primarily to the plot with frontage onto High Street and include a restriction to limit its development to no more than a single dwelling. At present the land is let to an agricultural tenant. Permission was granted for residential development in 1998 which was renewed in 2003 on the site's frontage and reserved matters granted in 2008 but this has not been taken forward. The site remains in the same ownership since this time.

The site promoter states that the landowner is working closely with planning agent to market the site to potential development partners. Following the selection of a development partner, a comprehensive masterplan would be prepared for the site. Alongside the Call for Sites submission, two illustrative visions have been developed. The promoter suggests the land will be available between 2024 and 2028 and take up to 5 years to complete.

The site promoter has identified that all access and servicing are accessible from the site's boundary. There are no buildings on site to clear but there are several trees, some of which are protected by TPOs. The site is fairly flat and constrained by some minimal flood risk, there are also heritage constraints to consider. The site has an existing access but an additional access could be achieved from the High Street but an assessment on the impact to protected trees will be required.

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There are no existing structures to clear but the presence of protected trees and the location means that any future development will need to be very sensitive to its location and context particularly in relation to heritage assets. The site promoter does not appear to seek an allocation status for the site. The landowner is working with a planning agent to market the site to potential development partners and two draft vision documents setting out potential schemes for the site have been prepared. The site promoter anticipates the site to be available between 2024 and 2028, as such, the site is therefore categorised as developable.	
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	Yes
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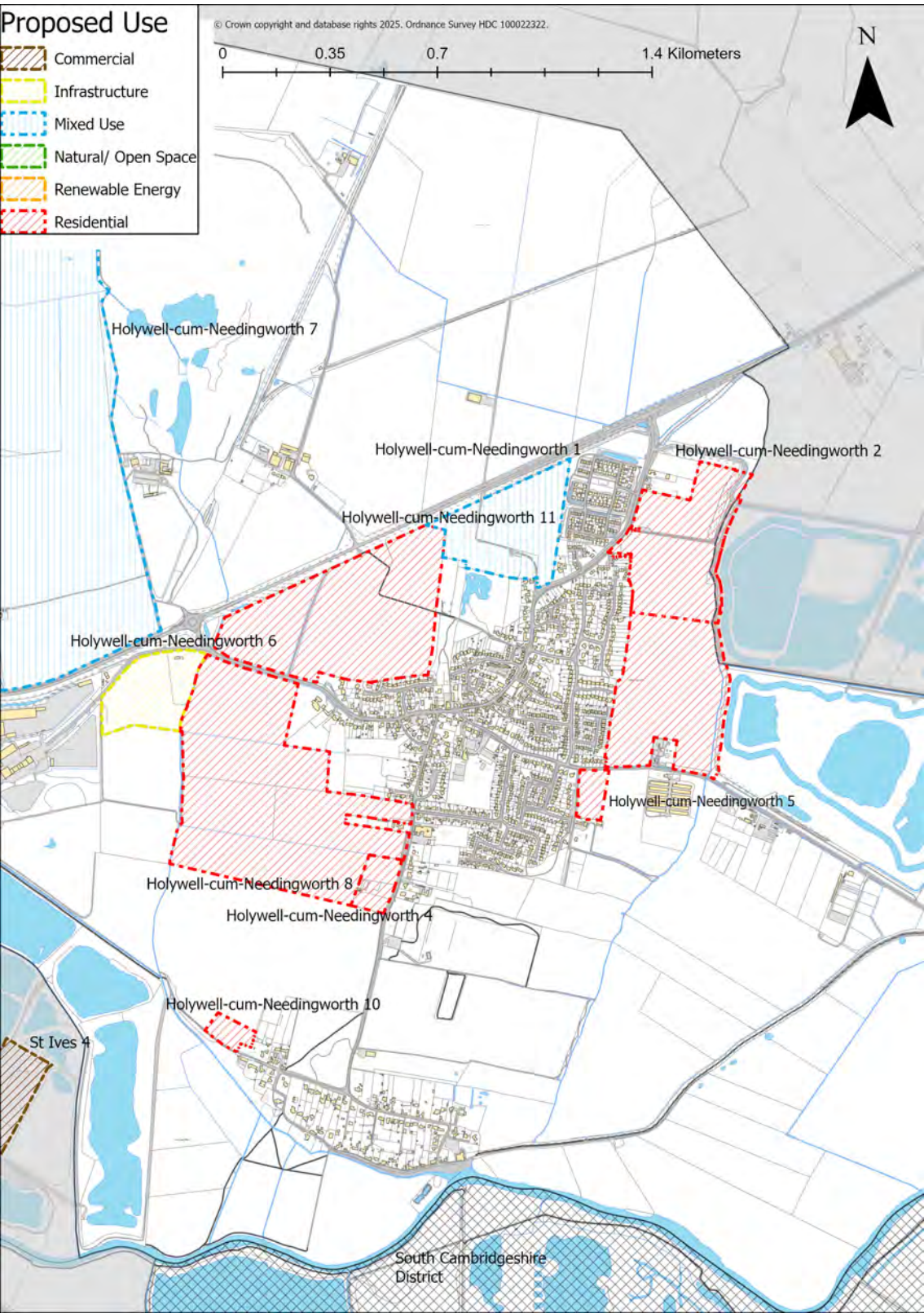
The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield, mostly classified as being grade 3 agricultural land but with some of the northern half being grade 2 • Is mostly within flood zone 1 but a portion of the frontage is in flood zone 2 and there is some risk from surface water flooding • Limited accessibility to public transport options, local services, primary education and employment opportunities • Accessible to natural green space • Relates well to the settlement being accessed from the High Street and of a scale that could be integrated with the existing place and community • The site's frontage is located within a conservation area, development may also impact the setting of the grade II listed King's Willow House to the north • TPO protected trees along the site's frontage In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for built development • Development will be required to be located in flood zone 1, incorporating landscaping and sustainable drainage to mitigate the flood risk on site and to provide a soft development edge to minimise its impact on the countryside and on heritage assets • Will need to assess the impact on TPO protected trees and what vegetation will need to be removed in order to enable an access into the site

Gross site area of 2ha	Residential - market and/or affordable homes	Available 2024-2028
70% net developable area allowed to enable the northern third of the site to be used for landscaping and sustainable drainage to mitigate against flooding risk and landscape impact.	Very low density of 25 dph anticipated due to the village location.	Build out between 1 and 5 years
2 ha x standard proportion of 70% =	Very low density of 25 dph = 1.4 ha x 25 dph =	

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A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holywell-cum-Needlingworth 1: Land North of Bluntisham Road, Needlingworth
- Holywell-cum-Needlingworth 2: Land East of Bluntisham (northern part), Needlingworth
- Holywell-cum-Needlingworth 3: Land East of Bluntisham Road (larger site), Needlingworth
- Holywell-cum-Needlingworth 4: Land West of Needlingworth
- Holywell-cum-Needlingworth 5: Lodel Farm, Overcote Road, Needlingworth
- Holywell-cum-Needlingworth 6: Burgess & Walker, South of entrance to Needlingworth Industrial Estate, St Ives (Needlingworth)
- Holywell-cum-Needlingworth 7: Giffords Park, East of B1040, St Ives (Needlingworth)
- Holywell-cum-Needlingworth 8: Orchard Paddock, West of Mill Way, Needlingworth
- Holywell-cum-Needlingworth 9: Five Acres Farm, South of Needlingworth Road
- Holywell-cum-Needlingworth 10: Land at Conger Lane, Holywell
- Holywell-cum-Needlingworth 11: Land North West of Needlingworth, South of the A1123



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



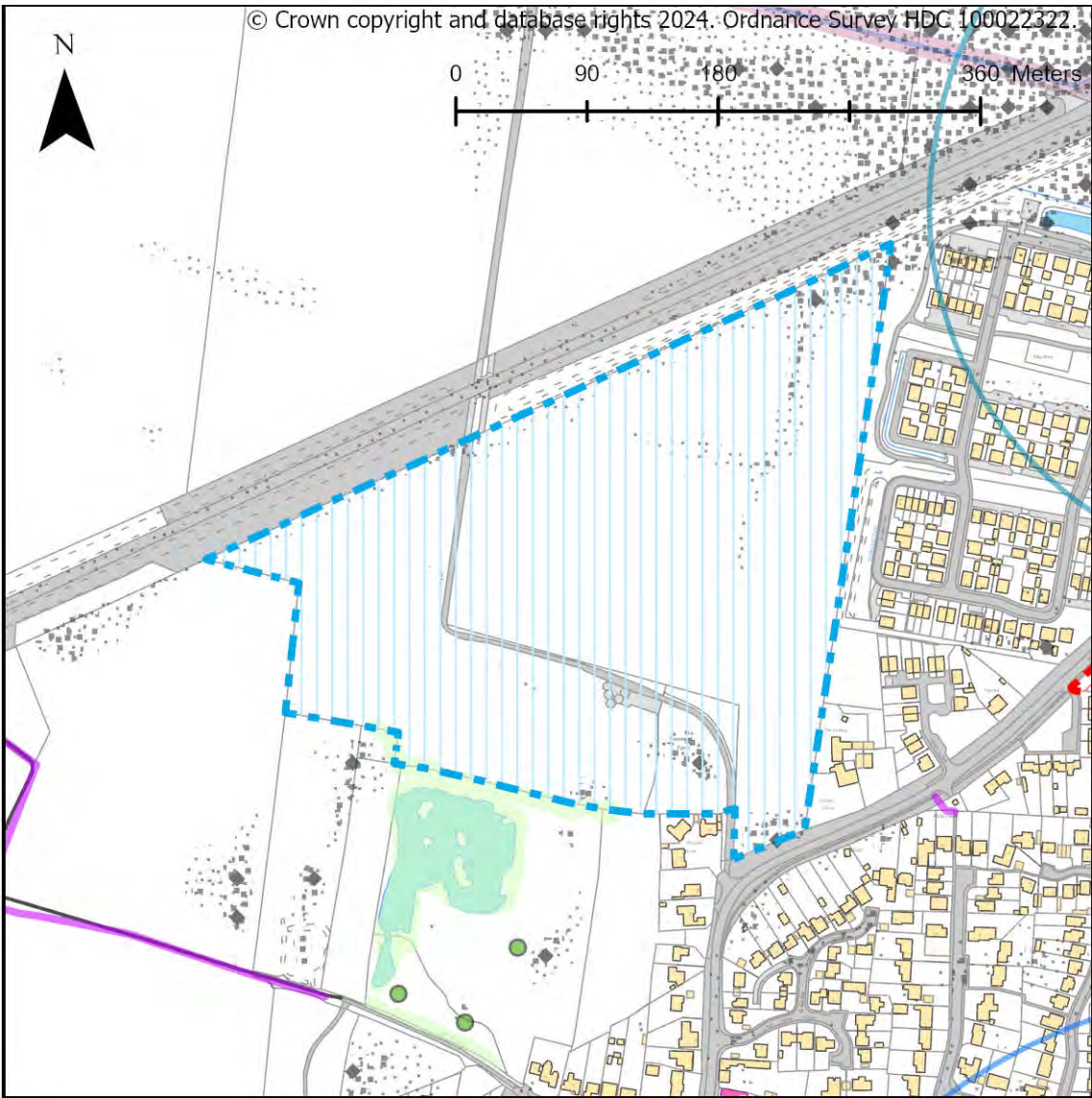
	Holywell-cum-Needingworth 1
	Land North of Bluntisham Road, Needingworth

Land north of Bluntisham Road, Needingworth	Holywell-cum-Needingworth	10.6

Residential: - Market and/or affordable housing Commercial: - Retail Open spaces uses: - Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding	130 homes 2,000 sqm commercial floor space 4.6ha of open space uses	Available 2024 - 2028 Build out over 4 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:185
Relevant planning history	None relevant
Land type	Mostly greenfield land with some agricultural structures
Current use of the site	Agricultural land
Supporting information	Site layout plan (drawing number: 23/05/201/01) (June 2023)

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



The site is wholly within flood zone 1 but has some surface water flood risk along its northern edge along the A1123 (Needingworth Road) which runs into the centre of the site. The northern edge of the site is classified as grade 3 agricultural land with the majority of the site classified as grade 2. The site is greenfield with some agricultural structures remaining related to Townsend Farm. The site gently slopes downwards towards the A1123, with its boundaries being clearly marked out by field lines, vegetation and trees, the thickest being along its northern edge providing a buffer form the A1123. The site is open apart from several trees located around some agricultural structures and silos to the south of the site's centre. To the north of the site is the A1123, to the east is residential development. To the	~
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west are agricultural fields and to the south is some residential development at Silverdale Close. The south western edge borders a site that has permission for residential development. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity and telegraph poles located along the site's frontage along Bluntisham Road and also within the site. The site promoter states that these telephone and power lines will be placed underground as part of the proposed development. The site's proximity to the A1123 may give rise to additional levels of air and noise pollution. There are no nature conservation designations or heritage designations on site. Access is possible via a pre-existing access point to serve agricultural uses on the site from Bluntisham Road which runs through the site connecting to the A1123. The proposed site layout plan submitted alongside the call for sites submission proposes that the access point at the A1123 will not be used instead only access from Bluntisham Road will be used. Engagement will be required with the County Council to ascertain how suitable this access point will be to serve the scale and type of development proposed as the existing point of access is located on a curve along Bluntisham Road. Traffic levels arising from the development and in particular the retail element will also need to be assessed. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development although in the submission, the site promoter appears to seek an allocation for the site. The promoter suggests the land will be available between 2024 and 2028 and take 4 years to complete.	+
The site promoter has identified that all services and access are accessible from the site boundary. There are some agricultural structures on site to clear, the site gently slopes downwards towards the A1123 and has some surface water flood risk. There are electricity poles located along the site's frontage along Bluntisham Road and also within the site. The site promoter states that these telephone and power lines will be placed underground as part of the proposed development. Engagement with utility providers will be required to ascertain if this will be achievable and viable. The site can be accessed from Bluntisham Road.	~
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There are minimal structures to clear on site, but the presence of electricity poles, surface water flood risk and access are constraints to development. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it also appears that they seek an allocation status for the site. The site promoter states the site will be available between 2024 and 2028, as such, the site is therefore categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land, mostly classified as grade 2 agricultural land - Is within flood zone 1 but there is some surface water flood risk - Proximity to the A1123 may give rise to additional levels of pollution - In walking distance to village services and facilities and primary education - Reasonable accessibility to public transport options and employment opportunities - Remote from natural green space - Located on the north western edge of the village and could be integrated into the existing place and community providing additional retail facilities to support the sustainability of the village In combination the outcomes of the LAA and SA indicate that the site: - Is potentially suitable but access and traffic flows will be a key consideration - Has potential to provide built development of a scale that could be integrated into the existing place and community particularly following recent planning permissions on adjoining land - Should provide landscaping to provide noise mitigation and sustainable drainage to address surface water flood risk

Gross site area of 10.6ha	Residential - market and/or affordable homes	Available 2028 subject to allocation
Minus 4.6ha for open space uses leaves 6ha	Commercial - retail	Build out over 4 years

75% net developable area to incorporate additional landscaping for noise mitigation and also sustainable drainage. 6 ha x standard proportion of 75% =	0.6ha of the net developable area for retail uses leaving 3.9ha for residential uses Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 3.9 ha x 25 dph = Retail outlet using 0.25 plot ratio = 0.6 x 0.25 = 0.15 x 10,000 =	

In the Preferred Options draft Local Plan, this site is combined with Holywell-cum-Needlingworth 11 to form a larger draft site allocation. This has a combined capacity of 290 homes and community retail facilities.
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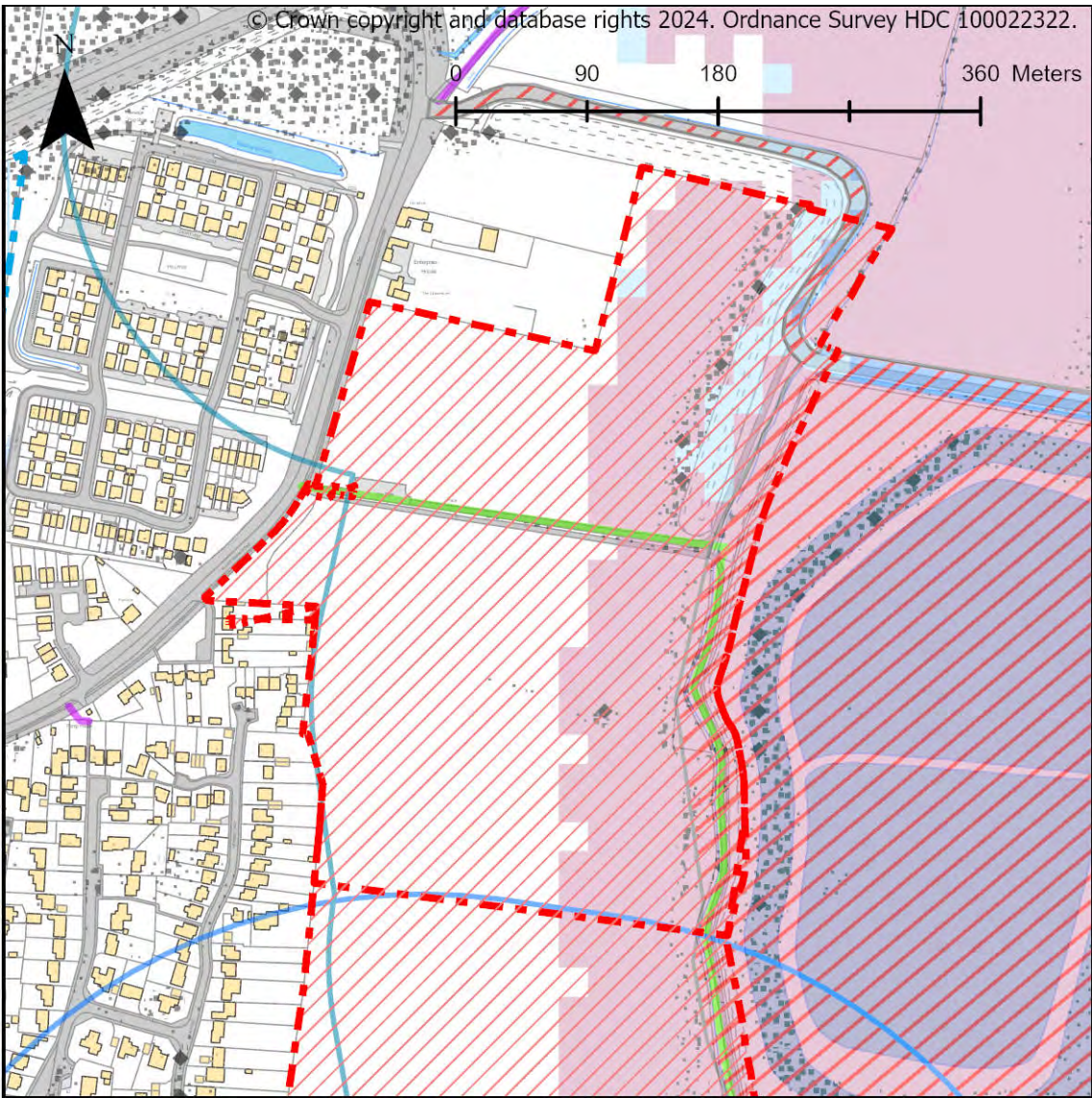
	Holywell-cum-Needingworth 2	
	Land East of Bluntisham Road (northern part), Bluntisham	
Land east of Bluntisham Road (northern part), Bluntisham	Holywell-cum-Needingworth	14.7

Residential: Market and/or affordable housing	150 homes (90 market and 60 affordable homes)	Available 2024 - 2028 Build out over 3 to 4 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:290
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Supporting Statement - Indicative Site Access Plan (drawing number: 19157-NEED-5-101) (June 2022) - Vision document and masterplan

Agricultural land grade 1	None	Pass

Flood zone 3b	The eastern third of the site is within flood zone 3b, there is more than 0.25ha of the site in flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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

Capacity calculation not undertaken as the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself.	N/A	N/A

	No because the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.
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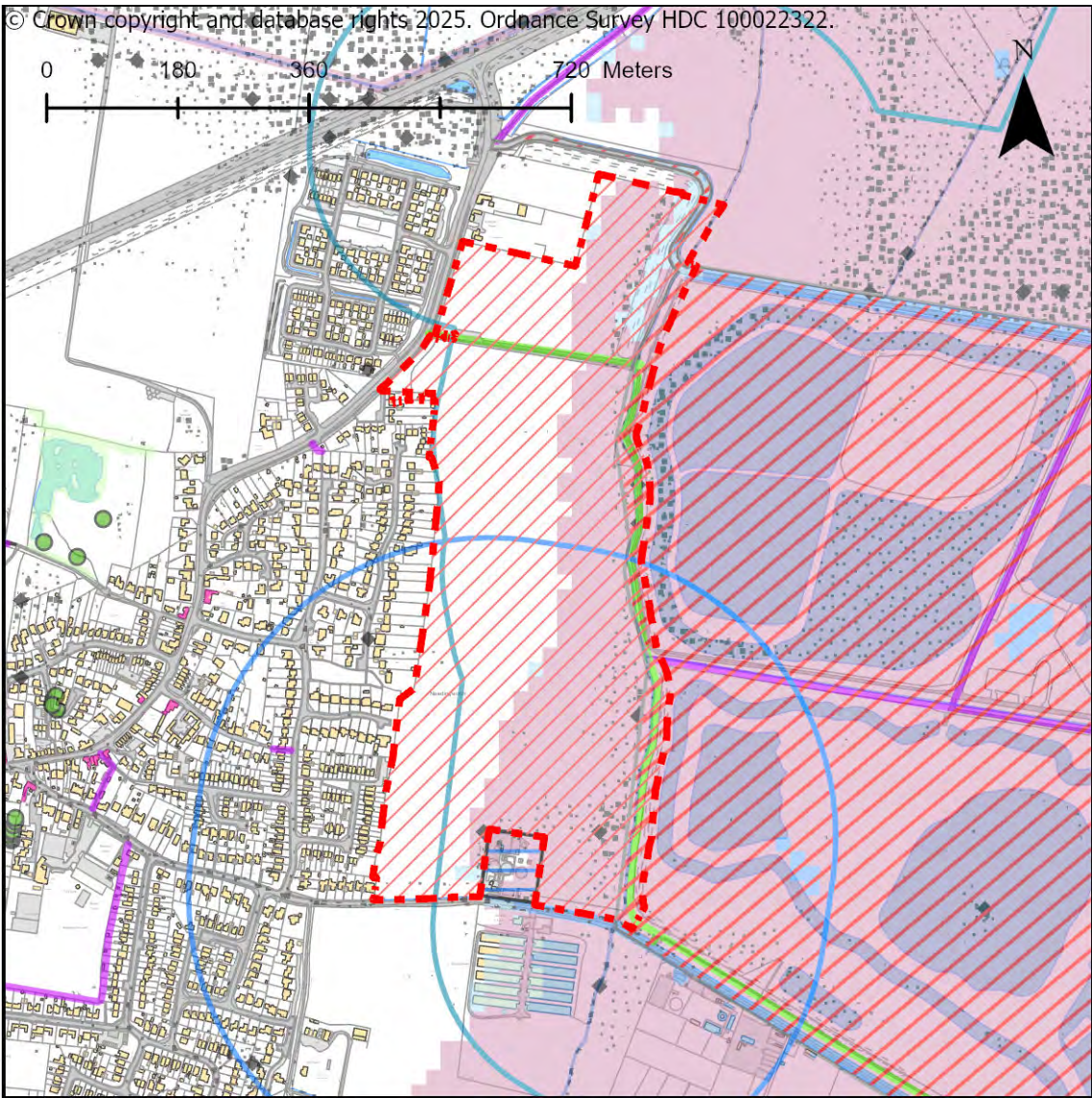
	Holywell-cum-Needingworth 3	
	Land east of Bluntisham Road (larger site), Needingworth	
Land east of Bluntisham Road (larger site), Needingworth	Holywell-cum-Needingworth	28.34

Residential: Market and/or affordable housing	300 (180 market and 120 affordable)	Available 2024 - 2028 Build out over 5 to 6 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:291
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Supporting Statement - Indicative Site Access Plan (drawing number: 19157-NEED-5-101) (June 2022) - Vision document and masterplan

Agricultural land grade 1	None	Pass

Flood zone 3b	None but over half of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. The southern half of the site is also within 400m of a Water Recycling Area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



No because the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.

Also because the southern half of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart 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.

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

Capacity calculation not undertaken as the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. The southern half of the site is also within 400m of a Water Recycling Area.	N/A	N/A

In August 2025, the site promoter submitted the following documents in support of their site:

- Vision document (August 2025)
- Flood Risk and Drainage Technical Note (August 2025)
- Odour Assessment (August 2025)

The site is still highly constrained by fluvial flood risk with flood zone 3a present. The proposed residential uses which are classes as being more vulnerable in the NPPF. Also, the Minerals and Waste Authority consider the site to be highly constrained making development unlikely to the compatible and/ or sustainable with constraints difficult to overcome. Their preference is for allocation of other sites over this one. Therefore, the outcome of the assessment remains unchanged and the site does not proceed to sustainability appraisal.

	Holywell-cum-Needingworth 4
	Land West of Needingworth

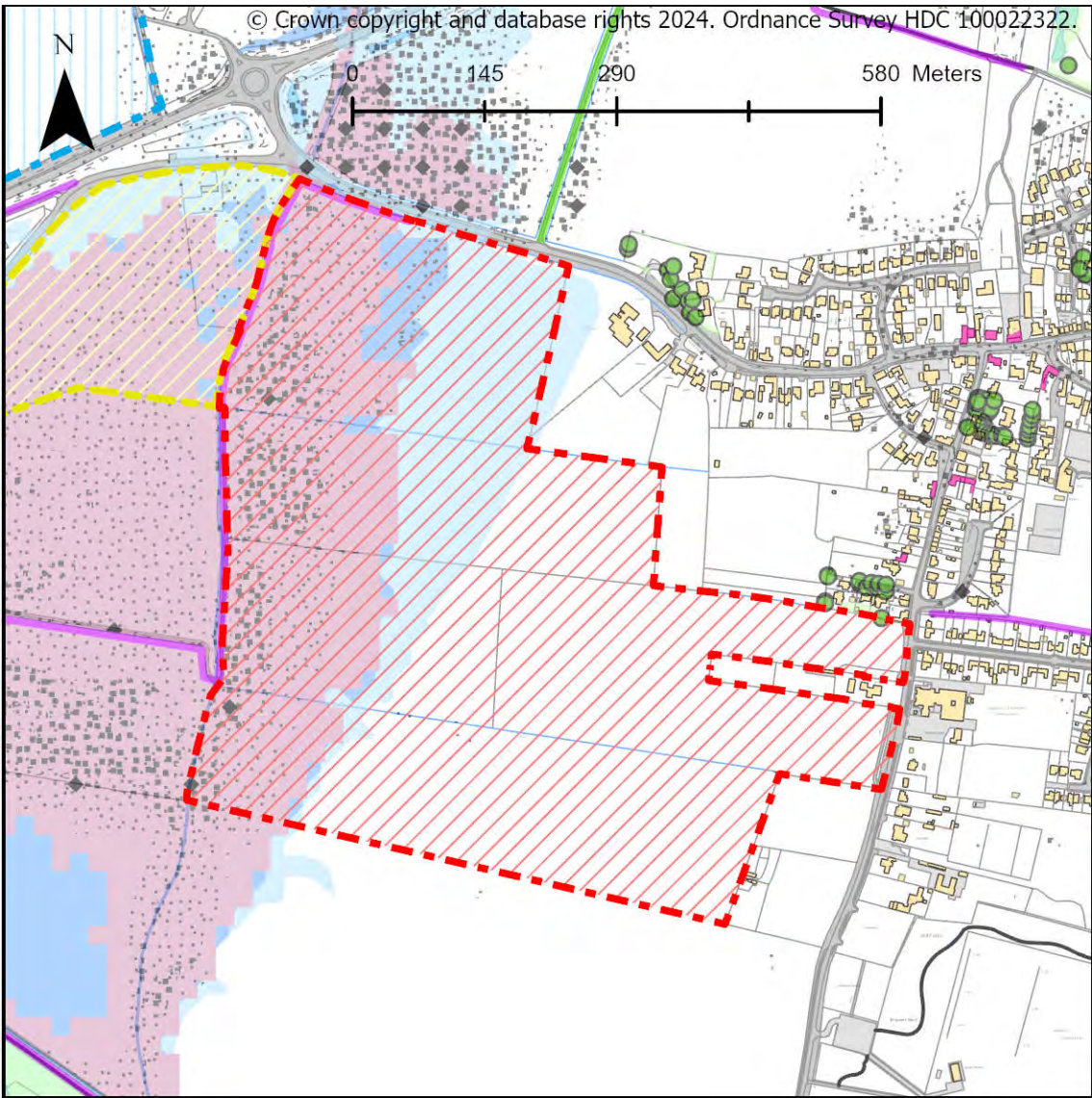
Land west of Needingworth	Holywell-cum-Needingworth	35

Residential:	400 to 500 homes	Available 2024 - 2028
Market and/or affordable housing	17ha for open space uses	Build out over 12 years
Open space uses:		
- Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding		

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:211
Relevant planning history	Application number: 20/00443/FUL Proposed development: Erection of 14 dwellings with associated landscaping, parking, cycle and refuse storage, sustainable drainage system (SUDs) and vehicular access point off Mill Way. Outcome: Refused Appeal outcome: Dismissed Application number: 19/00080/FUL

	Proposed development: The erection of 40 dwellings with associated landscaping, parking, cycle and refuse storage, sustainable drainage systems (SuDs) and vehicular access point off Mill Way. Outcome: Refused
Land type	Wholly agricultural land
Current use of the site	Agricultural land
Supporting information	Development principles plan

Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately a quarter of the site is within flood zone 3b, it is proposed that this part of the site will form a green wedge/ open space / biodiversity and flood balancing opportunities.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Half of the site is within flood zone 1 but almost all of the western half of the site is constrained by fluvial flood risk (a quarter being within flood zone 3b), this coincides with the site's western boundary aligning with the a drainage channel. The development principles plan submitted alongside the call for sites submission proposes that this part of the site will form a green wedge/ open space / biodiversity and flood balancing opportunities. There are however several other drainage channels that run through the site which will require careful consideration in any potential detailed masterplan for the site. The majority of the site is classified as grade 3 agricultural land with only the eastern edge being classified as grade 2. The site is greenfield and located to the west of Needingworth extending into the	~
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countryside, large residential curtilages provide separation between the main built form and the site, it only adjoins the main built form of the settlement along Mill Way. The site slopes downwards to the west, the gently increasing land levels towards Mill Way reduces the risk of flooding on this part of the site. It also means that focusing development on the eastern half of the site will have greater landscape impact as it is also where the land is highest. A public right of way runs along part of the site's northern and western edge. The site is very open due to limited substantial boundary markers, the site's southern edge is completely open. This increases the potential impact of development of the landscape setting of the settlement and also reinforces it close relationship with the countryside.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity lines located along the site's frontage along Mill Way and along the site's eastern edge. There are no nature conservation designations or heritage designations on site. Access is possible via two pre-existing access points along Mill Way. A further access could be provided from the High Street along the site's northern most edge.

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

The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via a master developer. The promoter suggests the land will be available between 2024 and 2028 and take 12 years to complete.

The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site gently slopes downwards to the west and the site is generally very open so landscape impacts are potentially more significant. Additionally, approximately half the site is constrained by fluvial flood risk minimising the potential net developable area. Access is possible via two pre-existing access points along Mill Way. A further access could be provided from the High Street along the site's northern most edge.

There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are clear constraints to development. The site promoter intends to deliver the site via a master developer. The site promoter states the site will be available between 2024 and 2028, as such, the site is therefore categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Heavily constrained by fluvial flood risk with almost half of the site within flood zone 3b • In walking distance to village services and facilities and primary education and natural greenspace • Reasonable accessibility to public transport options and employment opportunities • Within the Great Ouse Valley Green Infrastructure Priority Area • Is located to the west of Needingworth extending into the countryside, it is separated from the built form by large residential curtilages • A green wedge is proposed to mitigate against landscape and flooding issues, however, this does address the harm that development on the rest of the site would result on settlement character In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for development as it would fundamentally adversely impact the character of Needingworth.
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The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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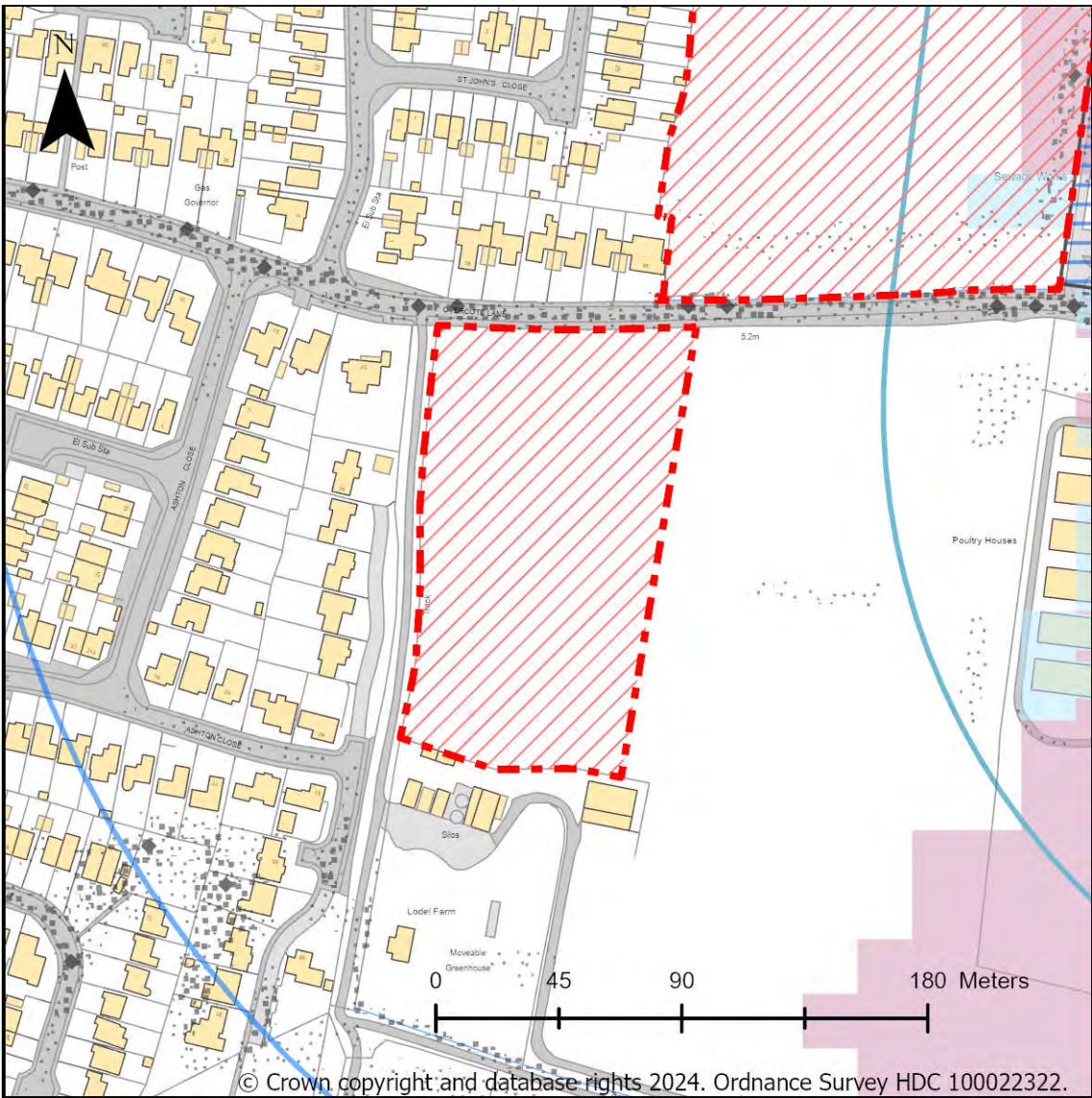
	Holywell-cum-Needingworth 5
	Lodel Farm, Overcote Road, Needingworth

Lodel Farm, Overcote Road, Needingworth	Holywell-cum-Needingworth	1.39

Residential: Market and/or affordable housing	35 homes (submission states these are to be affordable)	Available 2024 Build out over 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:243
Relevant planning history	Application number: 23/01002/OUT Proposed development: Proposed development of up to 35 dwellings (100% affordable housing) to include public open space, landscaping, access and associated works Outcome: Approved in June 2025
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Flood Risk Assessment & Surface Water Drainage Strategy (document reference: 3065 – FRA & DS -Rev D) (May 2023)

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter submitted an odour assessment so passes the fundamental constraints.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is almost wholly within flood zone 1 with less 0.1% of the site area being in flood zone 2. There is some minimal surface water flood risk. The site is wholly classified as grade 2 agricultural land. The site is greenfield and located on the eastern edge of the built form of Needingworth. The site is broadly level but does gently slope from its northern edge to southern edge by some 2m. There are existing trees along the site's western edge on Ashton Close and some looser vegetation on its southern edge and northern edge on Overcote Lane. Its eastern edge is completely open. There are residential properties to the north and west, farm to the south and within 200m east of is a chicken farm. The	~
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openness of its eastern edge will require mitigation to minimise landscape impact and also provide mitigation from the adverse impacts of being located in close proximity to the chicken farm. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity lines located along the site's frontage along Overcote Lane. There are no nature conservation designations or heritage designations on site, however it is wholly located within the Ouse Valley Green Infrastructure Priority Area. Access is potentially possible from Overcote Lane. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is wholly within 400m of the Needingworth Water Recycling Centre which in combination with the site's proximity to the chicken farm could give rise to a high risk of odour impacts which could adversely impact the amenity quality of the development. It is noted that 23/01002/OUT has now been approved.	
The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via a housebuilder. The promoter suggests the land is available now and take 2 years to complete.	+
The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, landscaping will be required on its eastern edge and appropriate mitigation to overcome the odour impacts arising from the water recycling centre and chicken farm. The suitability of the access from Overcote Lane will require further scoping.	~
There are no structures to clear on site, but the amenity impacts arising from the site's location in relation to existing infrastructure and land uses will require careful consideration. It is noted that 23/01002/OUT was permitted in June 2025. The site promoter intends to deliver the site via a housebuilder and states the site is available now. Considering these factors as such, the site is categorised as developable as this permission is in outline and is dependent on all constraints being adequately overcome.	~

	Yes as the site promoter has submitted an odour assessment.
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as being grade 2 agricultural land • Limited flooding constraints on site • In walking distance to village services and facilities and primary education and natural greenspace • Reasonable accessibility to public transport options and employment opportunities • Within the Great Ouse Valley Green Infrastructure Priority Area • Is located on the eastern edge of Needingworth with potentially to be successfully integrated with the existing place and community • Constrained by air quality and odour pollution In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for development as the site is located on the edge of the existing settlement but this is wholly dependent on satisfactorily overcoming the odour and amenity impacts present on site. • Will require landscaping on its eastern side to provide a soft edge to development.

Gross site area of 1.39 ha 75% net developable area allowed due to need for landscaping and mitigation of odour to address the site's edge of settlement location and proximity to the water recycling centre and chicken farm. 1.39 ha x standard proportion of 75% =	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 2.64 ha x 25 dph =	Available 2024 - 2028 Build out over 2 years

In response to the Autumn 2024 consultation, the site promoter submitted the following documents in support of their site: • Location Plan (drawing no.: 22/09/201/01, rev B) (February 2023) • Site Layout Plan (drawing no.: 22/09/201/02) (April 2023) • Parking Arrangement Plan (drawing no.: 22/09/201/03, rev A) (April 2023) • Public Open Space Plan (drawing no.: 22/09/201/04, rev A) (April 2023) • Letter with update to Odour Assessment (November 2023) • Odour Impact Assessment (May 2023) • Transport Statement (794-PLN-TRP-00024-01a) (November 2023) • Flood Risk Assessment and Surface Water Drainage Strategy (2161 – FRA & DS, rev E) (December 2023) • Flood Risk Assessment and Surface Water Drainage Strategy (2161 – FRA & DS, rev F) (March 2024) • Preliminary Ecological Assessment (ECO02630, rev C) (May 2023) • Preliminary Ecological Assessment (ECO20253, rev B) (November 2023) • Biodiversity Net Gain Assessment (ECO20253-R-02b) (November 2023) • Foul Sewerage and Utilities Assessment (May 2023) • Indicative Landscape Proposals (drawing no.: 04, rev A) (November 2023) • Arboricultral Statement - May 2023 • Arboricultural Statement - November 2023 • Affordable Housing and Design and Access Statement (May 2023) • Affordable Housing and Design and Access Statement Addendum (December 2023) Additionally, since the consultation 23/01002/OUT has since been approved. As an odour assessment has now been submitted, the site can progress to a detailed assessment.

	Holywell-cum-Needingworth 6
	Burgess & Walker, south of entrance to Needingworth Industrial Estate, St Ives (Needingworth)

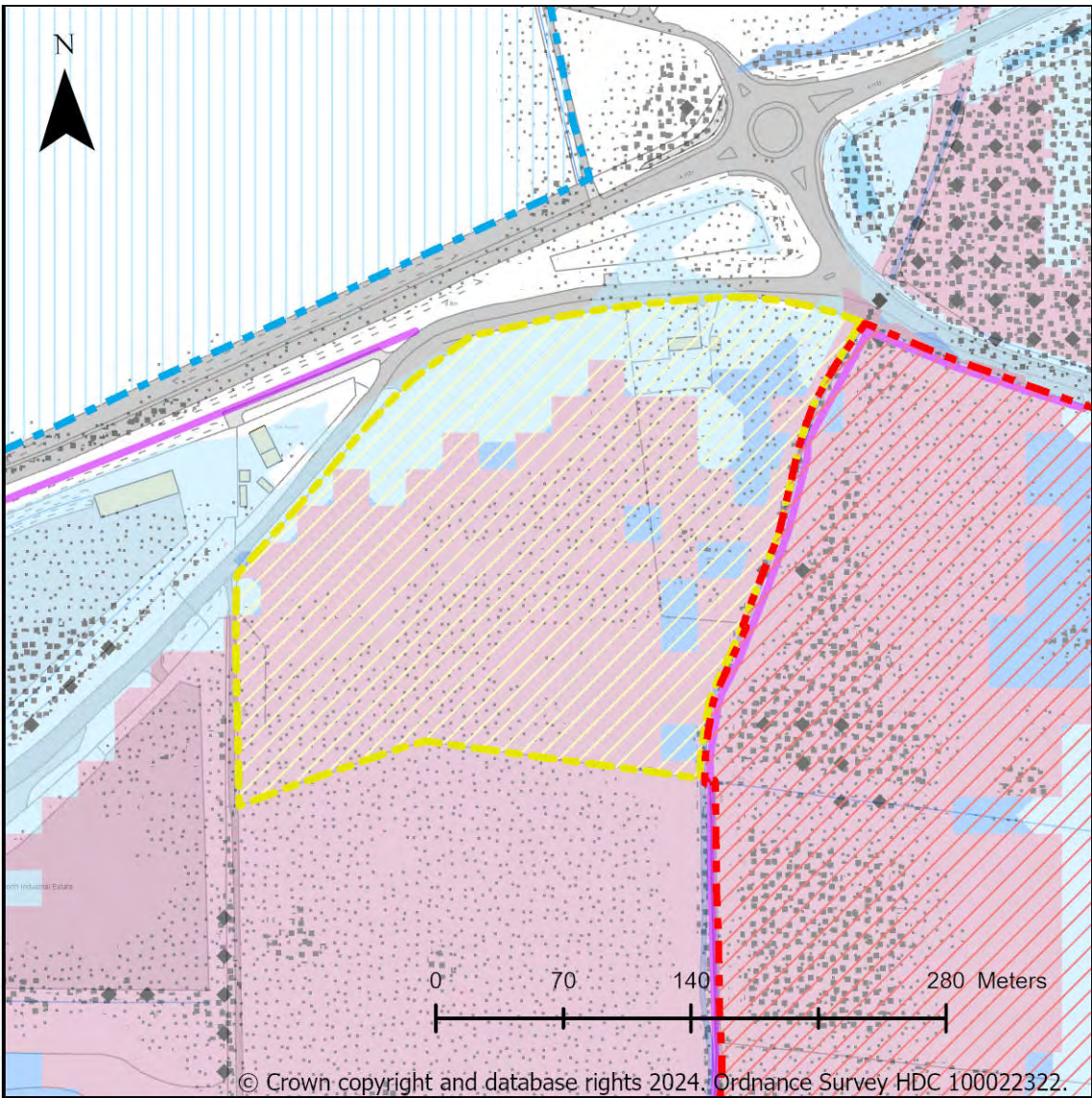
Burgess & Walker, south of entrance to Needingworth Industrial Estate, St Ives (Needingworth)	Holywell-cum-Needingworth	6.5

Infrastructure:	6.5ha	Available 2023
Transport and parking/lorry parking		Build out over 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:205
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass

Flood zone 3b	Approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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

Capacity calculation not undertaken as approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk	N/A	N/A

	No as approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.
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	Holywell-cum-Needlingworth 7
	Giffords Park, east of B1040, St Ives, (Needlingworth)

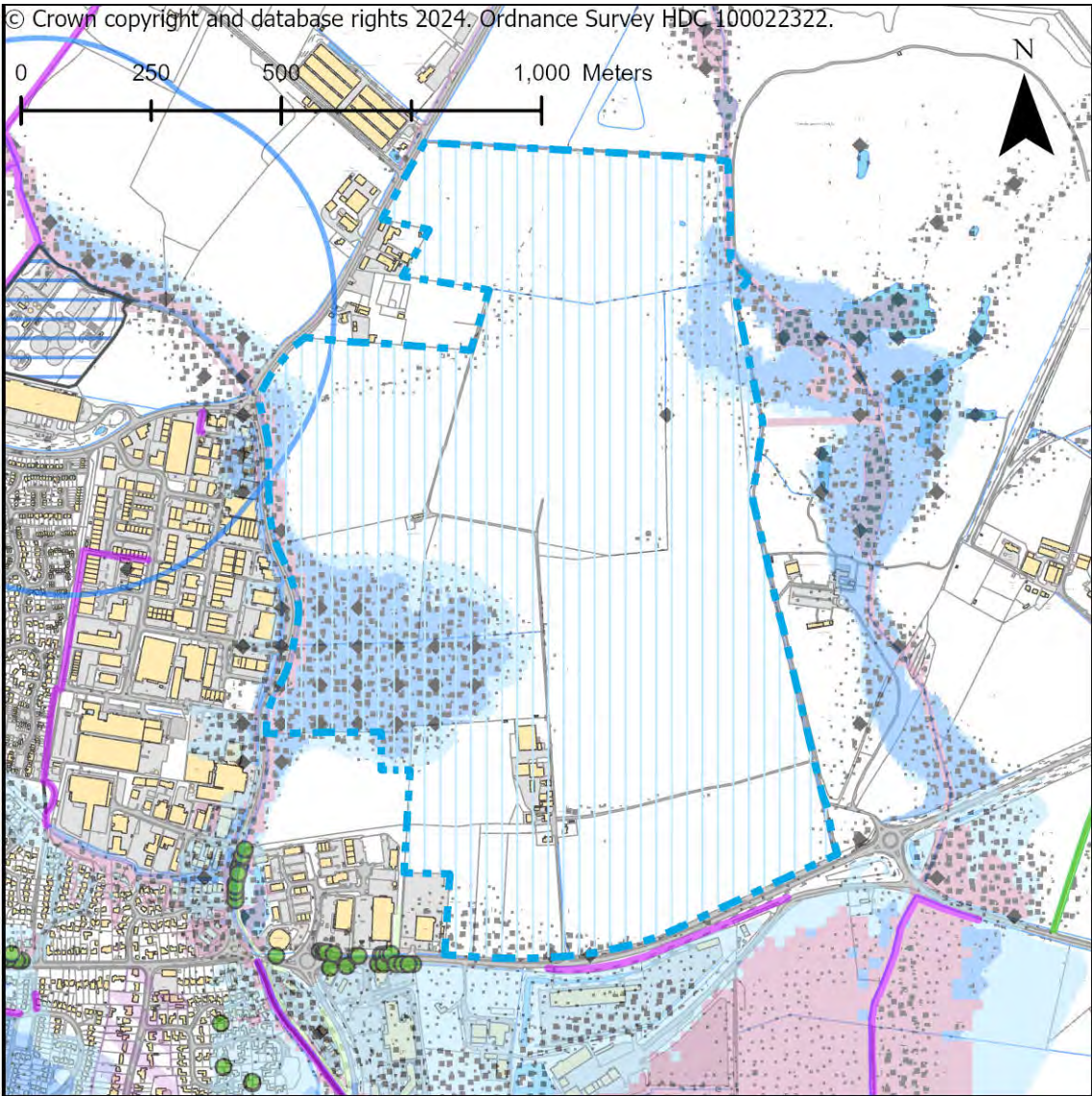
Giffords Park, east of B1040, St Ives, (Needlingworth)	Holywell-cum-Needlingworth	122

Residential: - Market and/or affordable housing - Nursing and care homes Commercial: - Employment - Retail Infrastructure: - Supporting infrastructure - Health uses - Renewable energy Open space uses: - Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding Other: - Land safeguarded for an A141-St Ives Bypass Corridor	45.6ha for housing, providing up to 1,750 dwellings including 700 affordable dwellings 0.5ha for a care home 4.2ha for mixed use local centre including retail/employment/health uses 3ha for a primary school 3.3ha for a solar farm Land included for central park, open space, sport and recreation, and allotments 10ha for biodiversity net gain Land safeguarded for flooding included within open space area	Available 2024 - 2028 Build out over 10 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:240
Relevant planning history	None relevant. The site was assessed in the HELAA 2017 (Giffords Park, the site area was slightly larger at 127ha) but was not taken forward as an allocation in the Local Plan to 2036.
Land type	Greenfield land (farm complex located within the site)
Current use of the site	Agricultural land
Supporting information	- Access and Movement Strategy (May 2023) - Arboriculture Summary Note (February 2016) - Archaeological Evaluation Report (July 2017) - Biodiversity Net Gain Technical Note (June 2023) - BNG Metric 4.0 Calculation Tool - Carbon Reduction Principles (May 2023) - Ecological Appraisal (June 2023) - Flood Risk and Drainage Appraisal (June 2023) - Heritage Desk Based Assessment (March 2016) - Landscape and Visual Technical Note (June 2023) - Phase 1 Ground Conditions (May 2023) - Soils and Agricultural Report (September 2016) - Supporting Statement - Utilities Constraints Plan (drawing number: 332210604-STN-VUT-ZZ-DR-H4001) (June 2023) - Vision Document (June 2023)

Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 2% of the site is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Within mineral development area or water recycling area	A small portion of the site is within 400m of a water recycling area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is located on the eastern edge of St Ives but in Holywell-cum-Needlingworth parish. The site is bordered by Somersham Road (B1040) to the west and Somersham Road Industrial Estate and Compass Business Park established employment areas; the A1123 to the south; St Ives Golf Club to the east; and agricultural land and the Golf Club towards the north. It adjoins St Ives but extends considerably into the countryside. The site currently primarily comprises of greenfield land for agricultural land use, and farm buildings associated with Giffords Farm. The Soils and Agricultural document identifies that 58% of the site comprises grade 3a agricultural land with 42% of the site being classified as grade 3b. Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site. The Vision document submitted alongside the call for sites submissions proposes that these areas at higher flood risk will consist of green infrastructure and Giffords Park with play spaces and open space uses. A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123. The site consists of 13 fields, the land is level to very gently sloping, with an average elevation of approximately 10m with the highest points of the site found on its eastern edge. There is a small area of woodland located to the north of Gifford's Farm and Bridge Close Yard is located in the centre of the site. Several drains and tracks are located across the overall site. A small pond feature was recorded in the north-east corner of the site. The flat landscape to the south east of the site does allow some distant views from short sections of the public footpath network. Views towards the site from residential properties on the western and northern edges of Needlingworth and Holywell are typically screened by intervening vegetation at a range of distances.

There is no known contamination or pollution on site, however this may require further investigation when considering the agricultural uses on site. The Ground Condition Assessment submitted concludes that there is potential for asbestos to exist within building materials on-site. The report also identified on-site potential sources of contamination from the dismantled railway line that historically existed in the south-east corner of the site and burning areas and ground fuel storage tanks associated with Giffords Farm and Bridge Close Yard. The report concludes that the overall risk of contamination on-site is very low to moderate/low. There are no gas or oil pipelines running through the site. There are however overhead power lines across the site as shown in the submitted Utilities Constraints Plan. There are no nature conservation designations on site but there is the potential for ecology in the various hedgerows, mature trees, woodlands, watercourses and areas of standing water, found across the site. There are no heritage designations on site but the submitted Heritage Desk-Based Assessment concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner. This is a large cropmark complex and is considered to be of regional significance. The rest of the site is considered to have moderate potential for Prehistoric and Roman remains. The site is considered to have low potential for remains of all other archaeological periods. As such, engagement with Cambridgeshire County Council on the potential of archaeology will be required. The site can be accessed off the A1123 via an existing hardstanding access road linking to the existing farm buildings. There are also opportunities to access the site off the B1040. The scale of the proposed development will require engagement with Cambridgeshire County

Council to ascertain if there is capacity in the current and future road network considering anticipated future changes to strategic road network arising from the A141 and St Ives Improvements schemes. The site is greenfield with agricultural structures associated with Gifford's Farm, so its development will not contribute to reuse of previously developed land or regeneration. The majority of the site is located outside of a mineral safeguarding area, however, the southern most edge and eastern edge of the site fall within the sand and gravel mineral safeguarding area; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. A small portion of the western edge of the site is within 400m of a water recycling area, but the majority of it is beyond 400m from a water recycling site.	
The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site is currently optioned with a developer involved in delivering the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10 years to complete.	+
The site promoter has identified that all services and access are accessible from the site boundary apart from electricity supply which is located within the site. The site is broadly level but gently rises to the east. There are substantial areas of the site at risk from flood risk (both fluvial and surface water), landscape impact of development, and access and road capacity for the scale and proposed mix of uses. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for this site. As at autumn 2023, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of redevelopment of Giffords Park.	~
There are considerable constraints to overcome particularly arising from flood risk, access and road capacity. The outcomes of the Cambridgeshire and Peterborough Combined Authority's substantial upgrade scheme for the transport network within St Ives will likely impact proposals on site. The site is currently optioned with Hallam Land Management the developer involved in delivering the site. The site promoter states it is their intention to	~

acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10 years to complete, as such the site is therefore categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as grade 3 agricultural land • Is mostly within flood zone 1 but there are areas within flood zone 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site • A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123 • In walking distance to services and facilities within St Ives as well as primary education and natural greenspace • Of a scale to provide a mix of housing types, sizes and tenures • Excellent accessibility to public transport options via the Guided Busway and also to several employment sites • Within the Great Ouse Valley Green Infrastructure Priority Area • Located on the eastern edge of St Ives and could be integrated into the existing place and community as a strategic expansion of the town In combination the outcomes of the LAA and SA indicate that the site: • Is potentially suitable for development but access capacity on the road network is a key consideration. Engagement with the County Council will be required • Has potential to provide built development of a scale that could be integrated into the existing place and community • Is located in a sustainable location utilising sustainable modes of transport • Detailed masterplanning will be required to mitigate landscape impacts and to ensure successful integration with the existing settlement and community • Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it
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The gross site area of 122ha 41.2% net developable area allowed following the exclusion of land as proposed in the submitted masterplan for: 3ha for primary school 3.3ha for a solar farm 65.48ha for green infrastructure, sustainable drainage and accommodation of flood zones. 122ha x 41.2% =	The net developable area is 50.3ha. and (this includes retail/employment/health uses), this leaves 45.6ha. representing 10% of the outstanding site area. for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments. 3% of land at very high density 145dph. 1.23ha x 145dph = 178 homes 7% of land at high density 85dph. 2.87ha x 85dph = 244 homes 25% of land at moderate density 50dph. 10.26ha x 50dph = 513 homes 55% of land at low density 35dph. 22.57ha x 35dph = 790 homes 10% of land at very low density 25dph. 4.1ha x 25dph = 103 homes	Available post 2028 subject to allocation Build out over 10 years

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	Holywell-cum-Needingworth 8
	Orchard Paddock, West of Mill Way, Needingworth

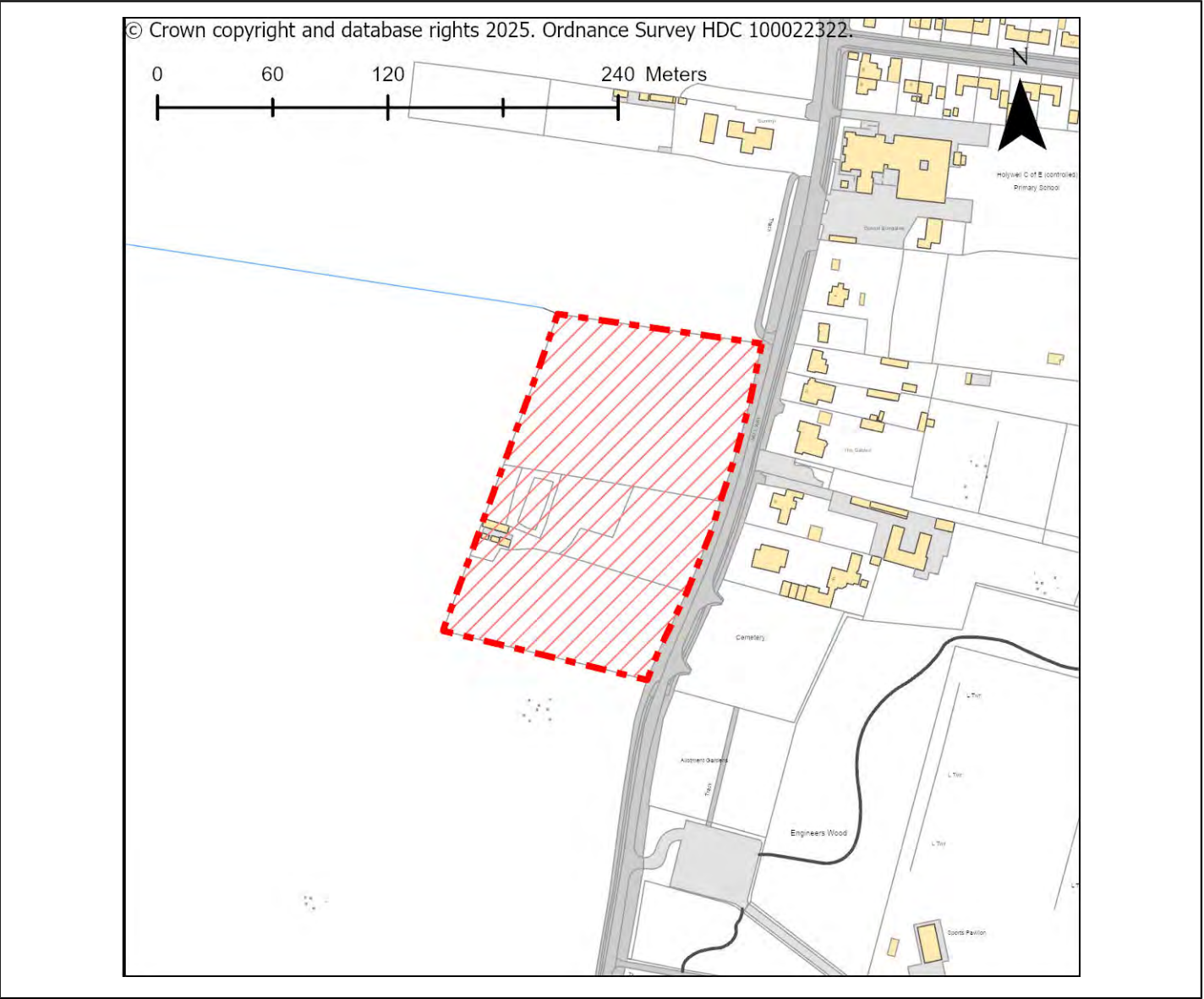
Orchard Paddock, West of Mill Way, Needingworth	Holywell-cum-Needingworth	2

Residential: Specialist housing	6 homes	Available 2024 - 2028 Build out over 2 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2486
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Paddock land
Supporting information	None submitted

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

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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The site is wholly within flood zone 1 with no recorded risk from surface water flooding. It is wholly classified as grade 2 agricultural land. The site is greenfield and located to the south of the main built form of Needingworth. It adjoins on its northern and western edges another site promoted for residential uses (see Holywell-cum-Needingworth 4). The site is broadly level but does very gently slope by some 2m west to east. There are some structures on its south western edge which appear to be small agricultural buildings. Hedgerows and vegetation clearly define its boundaries and largely obscure the site from public view. To the south and west are agricultural fields and open countryside. An agricultural field provides a large land gap between the site and the nearest property on the western side of Mill Way. To the east are residential properties, cemetery and allotment grounds. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity lines located along the site's frontage along Mill Way. The site promoter has identified that EE electric cables run under the field and that EE have access to the field. There are no nature conservation designations on site, it is located within the Great Ouse Valley Green Infrastructure Priority Area. There are no heritage designations on site. There is an existing access from Mill Way into the site, some vegetation may need to be removed to improve the access into the site. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is unknown at this stage how the site will be delivered. The promoter suggests the land will be available between 2024 and 2028 and take up to 2 years to complete.	+
The site promoter has identified that all services and access are accessible from the site boundary apart from mains water supply which is available within the site. There are some minor structures on site to clear, there are no major topographical challenges to overcome and it already benefits from some existing landscaping which could be enhanced and utilised within proposals. Access could be achieved from Mill Way, this may result in the loss of some vegetation along its frontage. Further understanding on the impact of EE cables that run under the site is required.	~
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There are minimal structures to clear on site. The site is somewhat detached from the main built form of the village and on the western side of Mill Way which is typically undeveloped. The site could have some landscape impact but this is somewhat mitigated by the existing vegetation enclosing the site. The site promoter states it is unknown how the site will be delivered but could be developed for specialist housing. It is unclear what this type of housing may be at this stage. As a result, even though the site promoter states the site will be available between 2024 and 2028, the site is therefore categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land classified as being grade 2 agricultural land - Not constrained by flood risk, heritage designations or by nature conservation designations - In walking distance to village services and facilities and primary education and natural greenspace - Reasonable accessibility to public transport options and employment opportunities - Within the Great Ouse Valley Green Infrastructure Priority Area - Is located to the south of Needingworth along Mill Way adjacent to other residential and community development. Its location on the western side of Mill Way is typically less developed but the presence of existing trees and vegetation provides already established landscaping to enclose development from wider landscape impact In combination the outcomes of the LAA and SA indicate that the site: - Is potentially appropriate for development as it could be integrated into the existing place and community and provide modest residential development that would be well connected to village services and facilities. - Access onto Mill Way and the EE cables located within the site will require further investigation.
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Gross site area of 2 ha	Residential - market and/or affordable housing and/or specialist housing	Available post 2028 subject to successful allocation status
80% net developable area allowed for landscaping.		Build out over 2 years

2 ha x 80% =	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 1.6 x 25 =	

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	Holywell-cum-Needlingworth
	Five Acres, South of Station Needlingworth

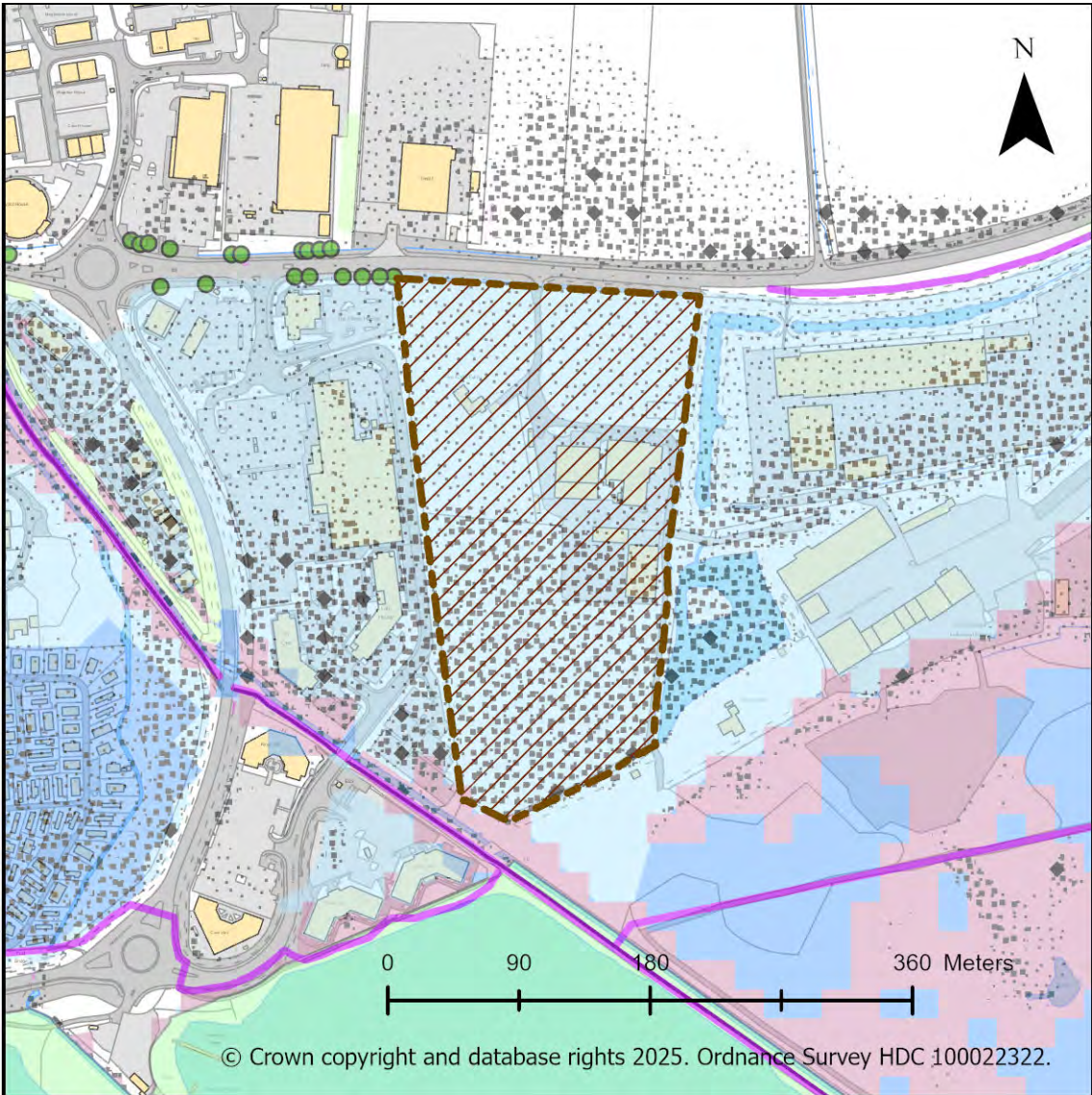
Five Acres Farm, Needlingworth Road, St Ives, Huntingdon, Cambridgeshire, England, PE27 4NB	Holywell-cum-Needlingworth	5.71

Commercial: • Employment • Retail • Commercial leisure uses • Logistics, distribution	To be determined	Available between 2024-2028 Build out over 2 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24307
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

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



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The site is made up of greenfield and previously developed land. It is classified as grade 3 agricultural land, the remaining area is not classified. The site is wholly in flood zone 2 with medium risk of surface water flooding. The site is located to the east of St Ives, adjoining a large commercial plot to the west, an industrial site to the east, Needingworth to the north and St Ives Lakes Fishery and Hunts Sailing Club to the south consisting of multiple lakes. The land within and surrounding the site is mostly flat. There are built structures on site for residential use in the north west of the site and agricultural farm buildings which are situated centrally which form a significant proportion of the site. The site is enclosed by developed land to the north (A1123), east and west and the boundaries of the site comprise a mixture of mature trees and hedgerow. This vegetation is particularly dense to the south screening the site from the lakes. These factors considered, there will likely be minimal landscape impact ensuring appropriate landscape buffering is reinforced and enhanced. Given the surrounding uses, the proposal would be suitable for commercial uses. A landfill site is located to the south east of the site. The site is outside a oil or gas pipeline buffer zone. There is an electricity line which runs south west from the north of the site then along the western boundary. There are no designated heritage or nature assets within the site. A County Wildlife Site is located directly south of the site. There are no TPO trees within the site but there are cluster of them along A1123 situated immediately north west of the site. The site could be accessed using an existing junction which joins to the A1123. Consultation with Cambridgeshire County Council will be required to determine safe and appropriate access to the site. A significant proportion of the site (approximately a third) is previously developed with significant built structures offering opportunities for the reuse of materials and regeneration. The site is wholly within a mineral safeguarding area for sand and gravel and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is outside a water recycling area buffer zone.	
The site is owned by a single individual/ company who support the proposal. There are no legal issues to overcome prior to development. The landowner intends to sell the land to a third party once allocation status has been acquired. The promoter has stated the land is available now and will take 10 years to build out.	
The site promoter has stated gas, water and electricity supply and digital infrastructure is available within the site and digital infrastructure is available from the site boundary. The site could be accessed from the A1123. There are no topographical constraints to overcome. The promoter has stated the existing farm will be relocated but clarification on what the intention is for the existing residential property will be required which could impact the layout and capacity of the site. The electricity line which traverses the northern part of the	

site may need to be relocated to ensure the development is achievable. Consultation with Cambridgeshire County Council will help determine if the mineral safeguarding area in which the site is located will constrain development. The proposed commercial uses would be compatible given the commercial uses which adjoin the site to the east and west. There are significant agricultural structures which will need to be removed. The TPO trees and County Wildlife site immediately outside the site will need to be protected.	
There are large agricultural structures to clear prior to development. It is intended the proposal will take 10 years to build out. As a result the site is considered to be developable.	

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Within flood zone 2 with medium risk of surface water flooding • Partly previously developed, partly greenfield, which is classified as grade 3 agricultural land. • In close proximity to a regular bus service and active travel infrastructure. • Within the Ouse Valley Green Infrastructure Priority Area. • Could be integrated into the existing place and community. • Close relationship with built form and other employment uses. • Adjoins a County Wildlife to the south but is sufficiently remote from the other designated nature assets. • Sufficiently remote from designated heritage assets. In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for employment use due to being well integrated with surrounding employment uses and having a close relationship with St Ives subject to passing the sequential test for flooding. • Sustainable drainage system/ flood mitigation measures will need to be implemented due to being in flood zone 2 and at medium risk of surface water flooding. • Further investigation will be required to assess transport infrastructure requirement. • Clarification on the intended employment use and intention for the existing residential property will be required.
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Gross site area of 5.71 ha 80% net developable area to ensure effective landscape and flood mitigation measures. 5.71 ha x 80% = 4.57	Clarification of the intended uses will be required. A capacity for all of the options have been calculated. Logistics (4.57 ha x 0.4 plot ratio) x 10,000 sqm = 18, 280 sqm of logistics or Retail (4.57 ha x 0.35 plot ratio) x 10,000 sqm = 16,000 sqm of retail or Commercial leisure (4.57 ha x 0.25) x 10, 0000 sqm = 11,425 sqm of commercial leisure	Available between 2024-2028 Build out over 10 years

updates to the SFRA mapping indicate that the site is now 100% within flood zone 1 with nominal surface water flood risk, but there is risk of groundwater emergence to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

	Holywell-cum-Needingworth 10
	Land at Conger Lane, Holywell

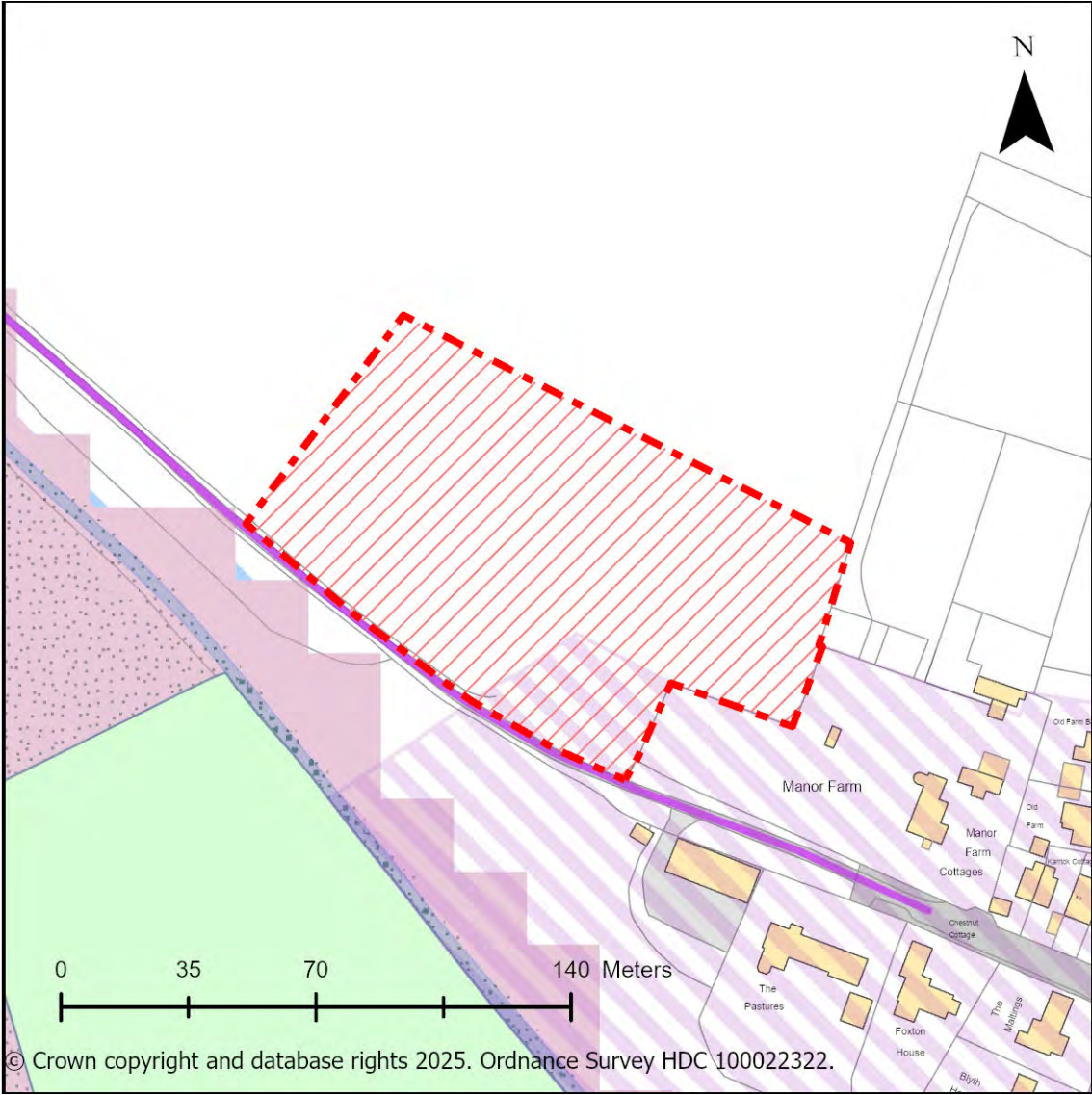
Land at Conger Lane, Holywell	Holywell-cum-Needingworth	1

Residential: Custom and self build housing	5 plots	Available 2024 - 2028 Build out over 4 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24307
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

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

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



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The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. It is wholly classified as being grade 3 agricultural land. The site forms part of a wider agricultural field, all of its boundaries apart from its southern edge are completely open. It is also broadly level. To the east are residential properties including Manor Farm, to the west and north is the open countryside and to the south is the Ouse Valley landscape. The site would continue development along Back Lane and extend Holywell further westwards. There is a public right of way that runs opposite the site from Back Lane which extends towards Meadow Lane Gravel Pits CWS. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site, it is located within the Great Ouse Valley Green Infrastructure Priority Area. The south eastern corner of the site falls within a conservation area. Access may be achievable along Conger, this is however a narrow track and further scoping would be required. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in single ownership, the landowner supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take up to 4 years to complete.	+
The site promoter has identified that all access and services are accessible from the site's boundary apart from gas supply which is not immediately accessible. Landscaping will be required to enclose the development and minimise its impact on the wider landscape, particularly to the north and west. Further scoping of potential access from Conger Lane will be required however it is noted that the promoter is intending to deliver some five homes on site, the traffic impact on this road may therefore not be too significant.	+
There are no structures to clear on site. The site could have some landscape impact but this could be overcome with an effective landscaping scheme. The site promoter states that the site will be delivered by the landowner for self and custom build housing. The site is likely to require an allocation status as it would not be supported under current policy, it is therefore categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as being grade 3 agricultural land • Not constrained by flood risk • In walking distance to village services and facilities and primary education and natural greenspace within Holywell although most services are within neighbouring Needingworth and St Ives • Reasonable accessibility to public transport options and employment opportunities • Within the Great Ouse Valley Green Infrastructure Priority Area • Partially within a conservation area • Within 200m of Holywell Front Pollard Willows and Meadow Lane Gravel Pits County Wildlife Sites • Is located on the western edge of Holywell accessed from a Conger Lane providing an opportunity for modest residential growth that could be integrated into the existing place and community In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for development as it could be integrated into the existing place and community and provide modest residential development. • Access from Conger Lane will require further scoping and additional landscaping would be required to soften the impact of built development on the settlement edge.
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Gross site area of 1 ha 40% net developable area allowed for landscaping and to reflect the wider character of Holywell. 1 ha x 50% =	Residential - self and custom build housing Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.4 x 25 =	Available post 2028 subject to successful allocation status Build out over 4 years in line with site promoter's expectations

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

	Holywell-cum-Needingworth 11
	Land North West of Needingworth, South of the A1123

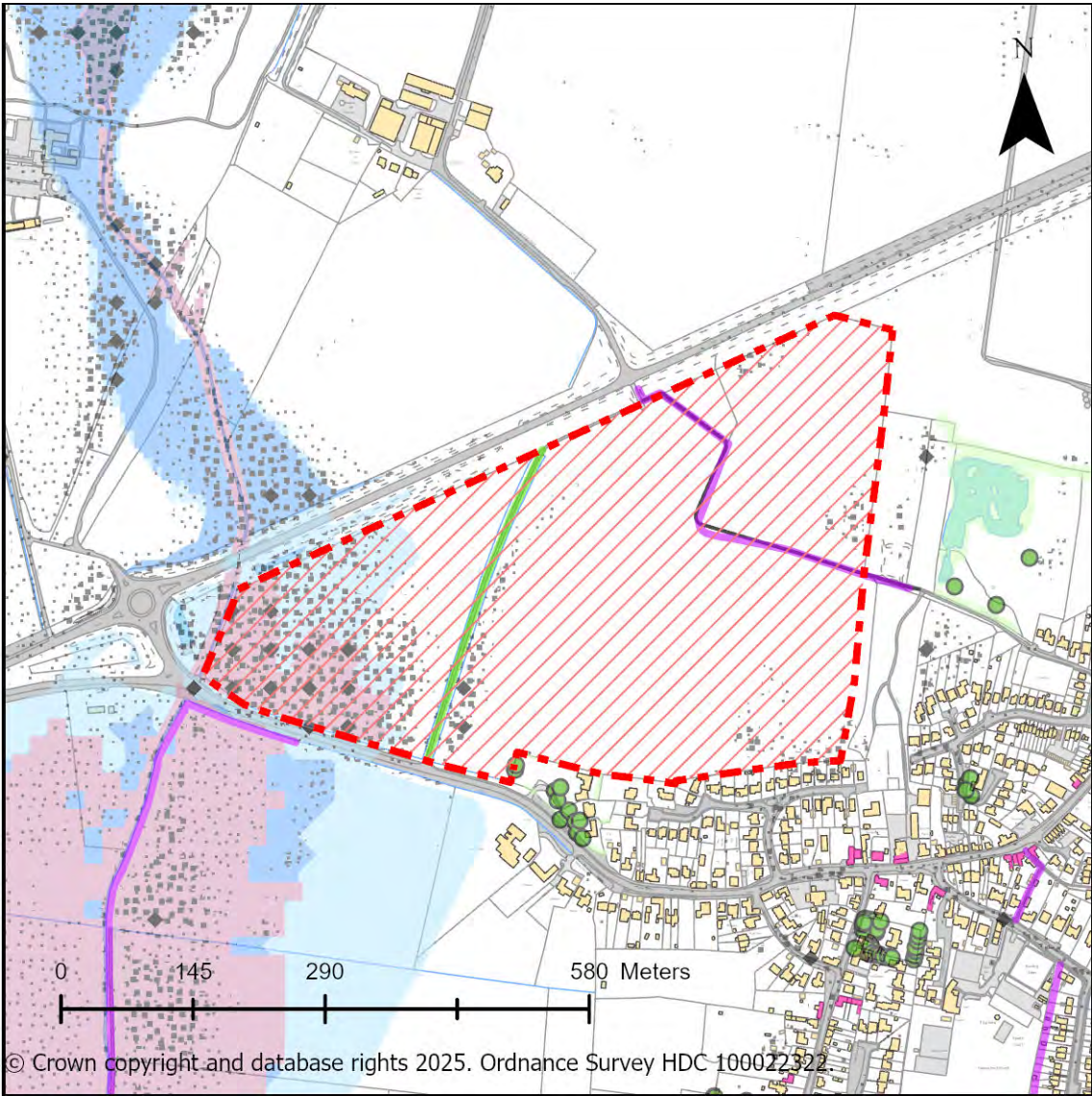
Land North West of Needingworth, South of the A1123	Holywell-cum-Needingworth	24.4

Residential: Market and/or affordable housing	180 homes	Available 2024 - 2028 Build out over 5 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24309
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass

Flood zone 3b	Approximately 4ha of the site (17%) of the site is within flood zone 3b, this is less than 50% of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site consists of three distinct agricultural fields and is located to the north west of Needingworth. It is largely within flood zone 1, some of the western most field is constrained by fluvial flooding, approximately 4ha is within flood zone 3b with a further 1.5ha in flood zone 2. Built development on this part of the site would be unsuitable. There are pockets of surface water flood risk within the site, the most risk is located where fluvial flood risk is also high. The eastern third of the site is classified as being grade 2 agricultural land with the remaining two thirds of the site being grade 3. The site is broadly level but gently rises towards it eastern edge by some 5m. A public right of way (Lowndes Drove) separates the western field form the larger central field. Another public right of way (Meetings	~
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Lane) also crosses the site from Ravenscourt on the eastern edge of the site through to Lowndes Road. It is bounded by the A1123 along its northern edge, established vegetation along this road largely obscures the site from view. Half of the site's southern boundary is bounded by High Street, there are some trees and a low hedgerow along this road but these do not obscure the site form public view. Landscape impact and impact on settlement character is likely to be most severe from High Street as a result. The remaining rest of its southern edge adjoins residential development on the edge of Needingworth. On its eastern edge are parcels of undeveloped land that have extensive tree and vegetation cover. Adjoining the site on its north eastern corner is another site submission (see Holywell-cum-Needingworth 1). There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site, however the southern edge of the site is located within the Great Ouse Valley Green Infrastructure Priority Area. Also there several trees protected by an area TPO along its southern edge. There are no heritage designations on site. Access to the site will require further investigation and engagement with Cambridgeshire County Council but it may be achievable from High Street or via the A1123. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in single ownership and is supported by the landowner. There are no known legal restrictions on the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter states that the site will be available between 2024 and 2028 and could take 5 years to complete.	+
The site promoter has identified that all access and services are accessible from the site's boundary. Fluvial and surface water flood risk are key constraints to overcome, however this is largely contained to the western parcel of the site meaning that built development could be accommodation land within flood zone 1. Masterplanning will be required to explore this further and ensure effective integration with Needingworth particularly as it only adjoins built development on half of its southern edge. Landscape impact is likely to be greater when viewed from the south due to the more open nature of the site and also from a public right of way down Lowndes Drove. This public right of ways within the site will also need to be effectively masterplanned or diverted within any site proposals. Access is another key constraint to overcome which requires engagement with Cambridgeshire County Council.	~

There are no structures on site to clear. There are constraints to overcome which require detailed masterplanning and engagement. It does not appear that an allocation status is sought for the site and even though it has been stated the site will be available between 2024 and 2028, considering the constraints to overcome and that no planning application has yet been submitted, the site is categorised as being developable.	~
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land, mostly classified as grade 3 agricultural land with a third being grade 2 • Is largely within flood zone 1 but about 4ha of the site is within flood zone 3b and a further 1.5ha in flood zone 2 • Proximity to the A1123 may give rise to additional levels of pollution • In walking distance to village services and facilities and primary education • Reasonable accessibility to public transport options and employment opportunities • Remote from natural green space • Located on the northern edge of the village and could be integrated into the existing place and community although access and landscaping and the public rights of way will be key aspects within the masterplanning process • Of a scale that could provide a range of housing types, sizes and tenure In combination the outcomes of the LAA and SA indicate that the site: • Is potentially suitable but access and traffic flows will be a key consideration • Has potential to provide built development of a scale that could be integrated into the existing place and community, could form part of a wider allocation with adjoining site submissions such as Holywell-cum-Needlingworth 1 • Should provide landscaping to provide noise mitigation along its northern edge and also enhanced landscaping on its southern edge where it is more open • No built development within land categorised as being flood zones 2 and 3b.

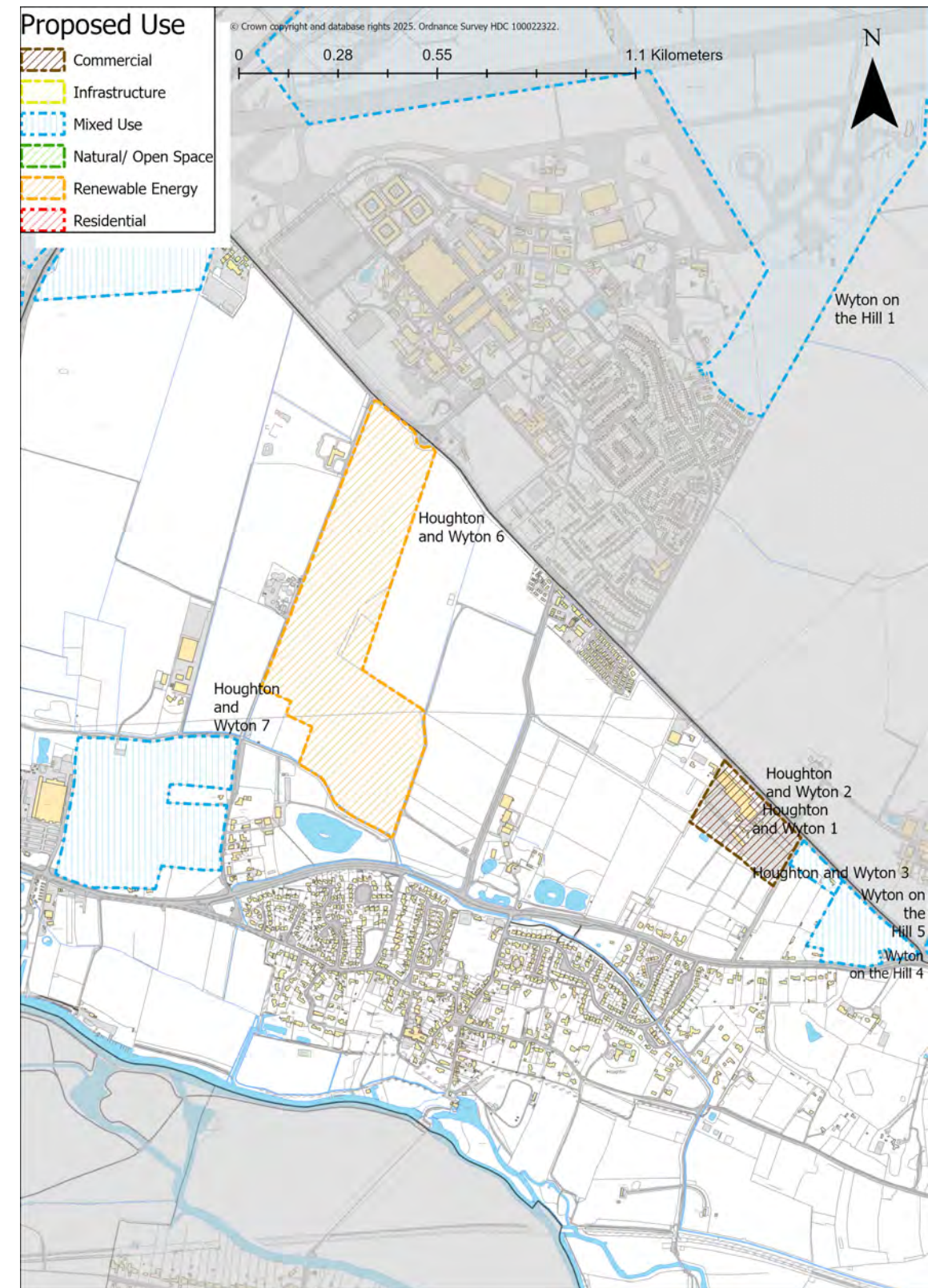
Gross site area of 24.4ha Minus 5.5ha of land that are at higher risk of flooding, this leaves 18.9ha 40% net developable area to incorporate additional landscaping for noise mitigation, sustainable drainage and inclusion of active travel routes that utilise the existing public rights of way. 18.9 ha x standard proportion of 40% =	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 7.56 ha x 25 dph =	Available 2028 subject to allocation Build out over 5 years
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In the Preferred Options draft Local Plan, this site is combined with Holywell-cum-Needlingworth 1 to form a larger draft site allocation. This has a combined capacity of 290 homes and community retail facilities.

- A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Houghton and Wyton 1: tir na Nog, Sawtry Way, Houghton
 - Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton
 - Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Sawtry
 - Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
 - Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead.

A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.

- Houghton and Wyton 6: Ruddles Lane, Wyton
- Houghton and Wyton 7: Land between Garden Centre and Splash Lane, Wyton



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



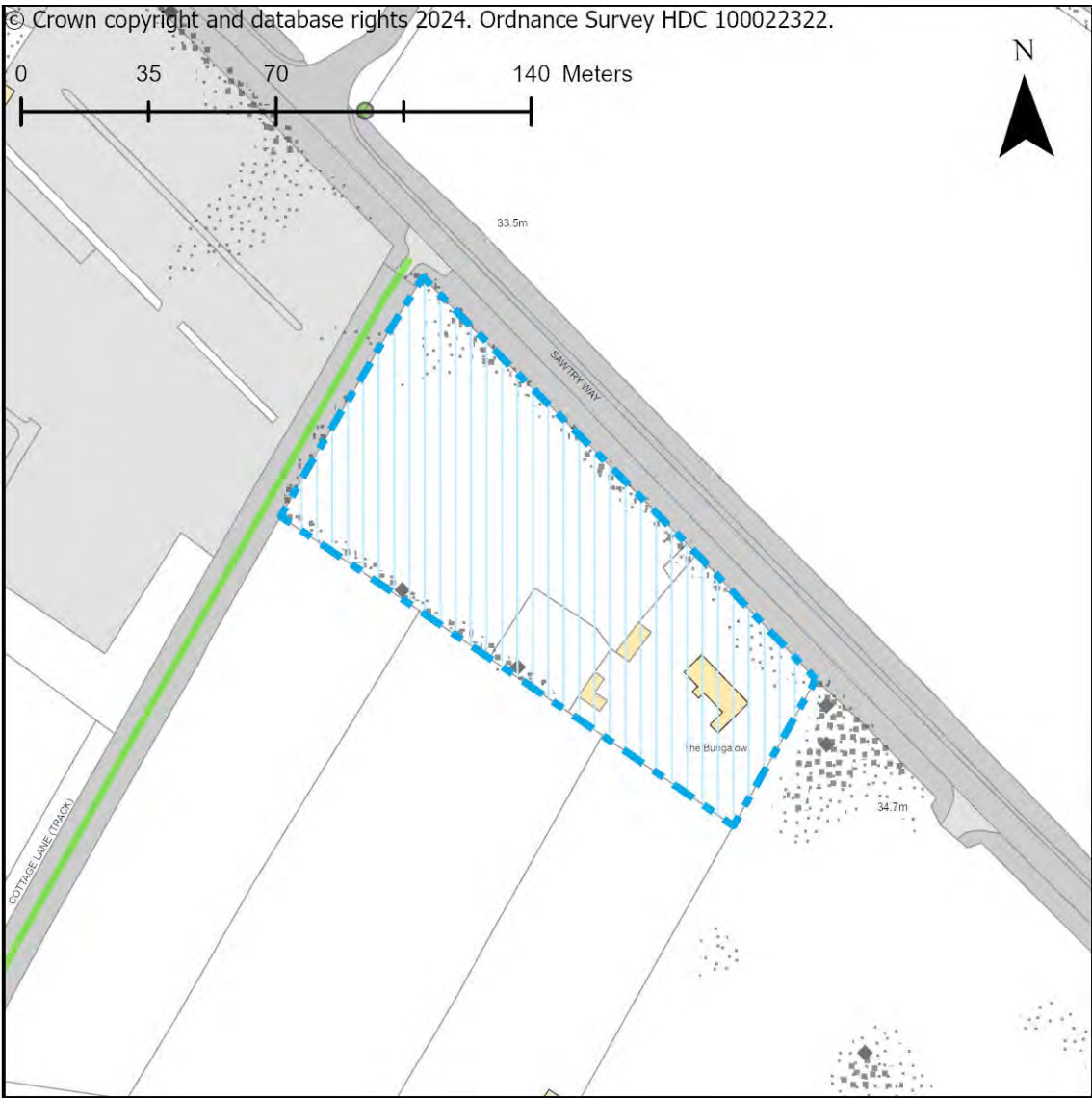
	Houghton and Wyton 1
	Tir na Nog, Sawtry Way, Houghton

Tir na Nog, Sawtry Way, Houghton	Houghton and Wyton	0.92

Multiple options including: Residential: - Specialist housing Commercial: - Employment - Logistics, distribution Infrastructure: - Transport and parking - Renewable energy	Approximately 30 static home pitches Employment floorspace TBC Logistics and distribution floorspace TBC 0.92ha for transport and parking Solar panels	Available 2024 - 2028 Complete over 1 - 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:90
Relevant planning history	Application number: 19/00195/PIP Proposed development: Permission in principle application for three houses Outcome: Refused
Land type	Partly greenfield and partly previously developed
Current use of the site	Partly residential and partly commercial
Supporting information	Planning Statement (May 2023)

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



The site is wholly located within flood zone 1, there is a patch of the northern most corner of the site at risk of surface water flooding. The site is wholly classified as grade 2 agricultural land. The topography of the site is broadly level and is consists of elevated ground which falls away to the west which could result in greater landscape impacts in this direction. The site is located within the open countryside. It is fairly well enclosed with a hedgerow running along the frontage of the site along Sawtry Way, an established vegetation belt along its opposite edge and slightly loose vegetation along its eastern and western edges. A bridleway runs along the site's north-western edge.	~
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There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead power cables located along the site's frontage along Sawtry Way and also within the site. There are no nature conservation designations or heritage designations on site. The site contains an existing residential dwelling served by an existing vehicular access off Sawtry Way. The site promoter states that it is considered that the residential property could be demolished to facilitate development, or that it might be retained as offices or on-site residential accommodation for either of the suggested future development uses. The residential property is no longer required by the owners/applicants. The site is partially previously developed and partially greenfield, so its development will partially contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
The site is in ownership of a single family who supports its development. There are known legal restrictions impacting the site relating to overhead power cables. It is intended to deliver the site via the landowner, the site promoter states that the residential property is no longer required by the owners. The supporting statement states that an allocation status is sought for specialist static home pitches, commercial, employment, logistics and renewables development. The promoter suggests the land will be available between 2024 and 2028 and will take 1 to 2 years to complete.	~
The site promoter has identified that all services and access are accessible from within the site apart from gas supply which is not immediately accessible. There are potentially structures on site to clear, there are overhead power cables located along the site's frontage and within the site, the site promoter states that these can be relocated underground. Consultation with utility providers will need to be undertaken to assess if these is feasible, practical and viable. The site can be accessed from Sawtry Way.	~
There are potentially structures to clear on site, the site promoter states that these could be retained and reused within the redevelopment of the site. The presence of overhead power cables is a constraint. The site is located within the open countryside and while it is broadly level, it is located on elevated ground resulting in potentially great longer range landscape impacts particularly where land levels drop to the west. The site promoter intends to deliver the site via the landowners and an allocation status is sought. The site promoter states the site will be available between 2024 and 2028, as such, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is partially greenfield land and partly previously developed land, classified as grade 2 agricultural land - Is within flood zone 1 but surface water flood risk in the norther most corner of the site - Somewhat remote from services and facilities and primary education - Good accessibility to public transport options and employment opportunities - Remote from natural green space - Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area - Is located within the countryside along Sawtry Way - Promoter is seeing a mix of employment and commercial uses as well as some renewable energy generation and retirement park homes - it is unclear how well these uses can be integrated with each other especially considering the site is less than 1ha in size, nor has evidence on the need for additional park homes in the vicinity has been provided In combination the outcomes of the LAA and SA indicate that the site: - Is potentially suitable for additional employment and commercial uses (not logistics and distribution) as well as some renewable energy generation - Is not considered suitable for retirement park homes due to its remoteness from key village serves and facilities. - The site is within the countryside so will need to provide landscaping to minimise the visual impact of development on the countryside to the south

Gross site area is 0.92ha For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment	Commercial - employment The 0.35 plot ratio is most appropriate to use to calculate an indicative capacity for the site.	Available 2028, subject to allocation Build out over 1- 2 years

uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping. The site has an existing property on site which could be demolished or retained and converted to offices. As such two capacities will be undertaken, one to reflect the site being cleared and the other where the property is converted.	In the scenario where the site is cleared: 0.35 plot ratio x 0.92 ha =0.322 ha of land for employment uses equating to In the scenario where the property is retained and converted: The property and its curtilage make up approximately 0.26ha of the site. The building is approximately 150sqm 0.35 plot ratio x 0.66ha (remainder of the site) = 0.23ha of land for employment uses equating to 2,300 sqm. Together this could provide of commercial floorspace.	

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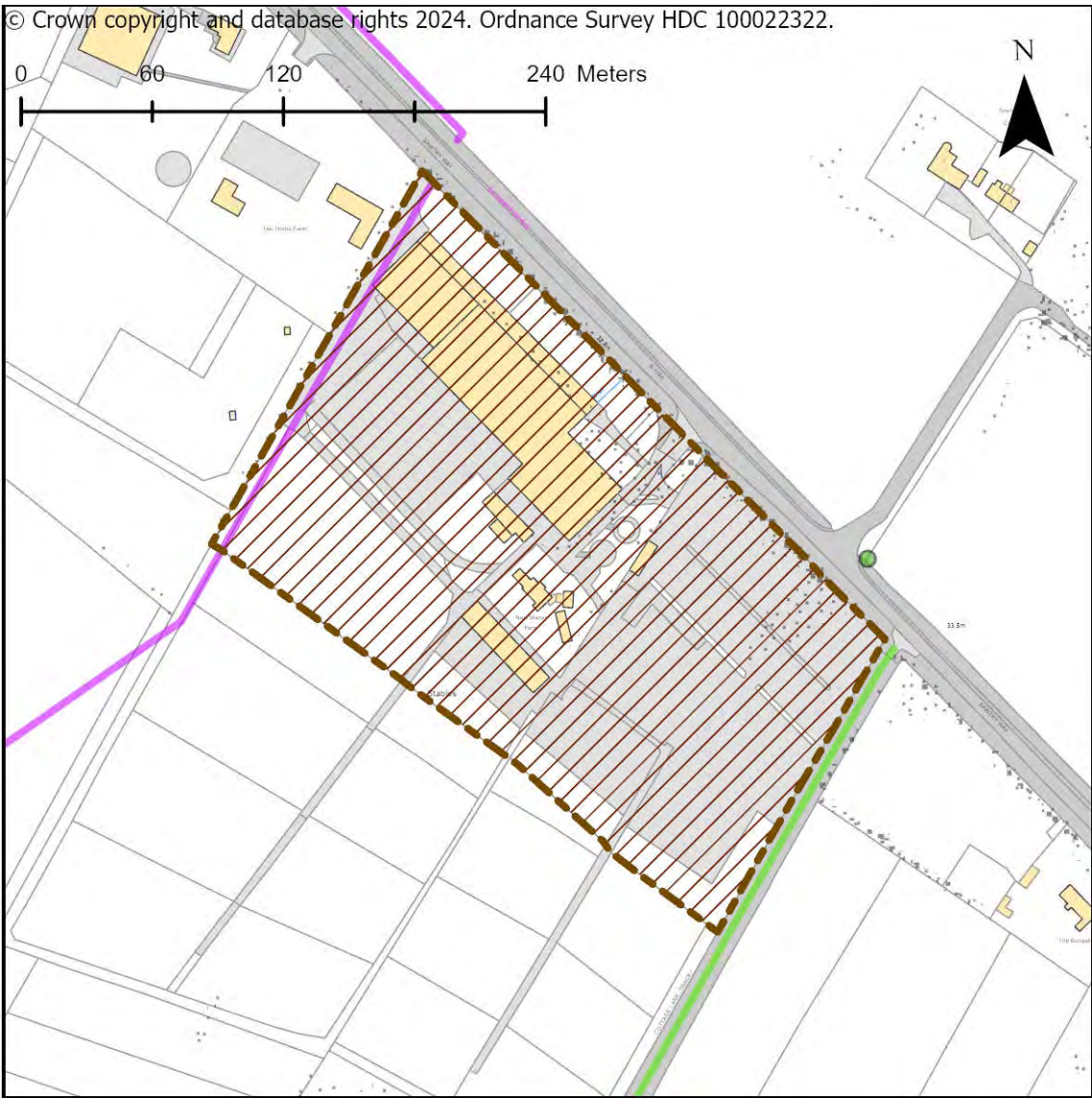
	Houghton and Wyton 2
	Land at New Manor Farm, Sawtry Way, Wyton

Land at New Manor Farm, Sawtry Way, Wyton	Houghton and Wyton	3.3

Commercial: Employment	6,415sqm	Available 2023 Build out over 2 - 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:196
Relevant planning history	There is an extensive planning history on the site relating to its commercial uses. HELAA (December 2017): New Manor Farm Equestrian Centre, Sawtry Way, Houghton and Wyton (108)
Land type	Partly greenfield and partly previously developed
Current use of the site	Commercial, residential and industrial
Supporting information	- Indicative Framework Site Plan (drawings number: P23-0902_DE_01__02) - Supporting Statement (June 2023)

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



The site is wholly located within flood zone 1, although there are areas at risk from surface water flood risk in the centre of the site. The site is wholly classified as grade 2 agricultural land. The site's location in the open countryside means that impact on the surrounding landscape is a development constraint. The topography of the site is broadly flat but the site is elevated with landscape dropping to the west, there is therefore greater risk of landscape impact of development to the west and south west towards the Great Ouse Valley. The site is screened to the north by trees on the boundary, but there is limited screening to the south, where there are long views across the Great Ouse Valley.	~
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The site has had an extensive planning history with recent development on site and committed development yet to be delivered which is altering the landscaping of the wider site. There is a public right way running along the site's northwestern boundary. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead power cables located along the site's frontage along Sawtry Way. There are no nature conservation designations or heritage designations on site. The site currently accommodates a mix of commercial uses on the frontage with an agricultural building and storage uses permitted to the rear. The frontage buildings are principally large span buildings that were originally erected for equestrian use. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use. The site can be accessed from an existing access along Sawtry Way. The Indicative Framework Plan submitted alongside the call for site submissions shows the potential location of new buildings on site as well as change of uses of existing buildings. The submitted supporting statement also sets out in greater detail the proposed uses intended on site including a potential farm shop/ cafe. The site is partially previously developed and partially greenfield, so its development will partially contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
The site is in ownership of a single individual who supports its development. There is a development company involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via the landowner. The promoter suggests the land is available now and will take 2 to 3 years to complete.	+
The site promoter has identified that main water supply and electricity supply are accessible within the site, that the public highway and digital and telecommunications infrastructure being accessible from the site's boundary, and finally gas supply being unknown. The site is already in a mixed residential and commercial use. The site can be accessed from Sawtry Way.	+
The site promoter seeks to expand the current commercial uses on site by constructing additional buildings on site as well as changing the use of several existing structures. The site is broadly level but located on elevated ground resulting in potentially great longer range landscape impacts particularly where land levels drop to the west and south west	~

towards the Great Ouse Valley. The site promoter intends to deliver the site via the landowners, it doesn't appear that an allocation status is sought. The site is located in the countryside and seeks to expand and diversify an existing commercial site. The site promoter states the site is available now but as there is not an active planning application for the proposed uses at present, and therefore the site is categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is partially greenfield land and partly previously developed land, classified as grade 2 agricultural land - Is within flood zone 1 but surface water flood risk in the norther most corner of the site - Somewhat remote from services and facilities and primary education - Good accessibility to public transport options and employment opportunities - Remote from natural green space - Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area - Is located within the countryside along Sawtry Way - Seeking to intensify the consented employment and commercial uses on site with additional commercial buildings as well as a potential farm shop/ café In combination the outcomes of the LAA and SA indicate that the site: - Is potentially suitable for additional employment and commercial uses. Planning approval has already been granted to provide additional commercial floorspace in the north western part of the site - The site is within the countryside so will need to provide landscaping to minimise the visual impact of development on the countryside to the south and west
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Gross site area is 3.3ha	Commercial - employment	Available 2024 Build out over 2 - 3 years

Normally, for solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in such schemes. However, as the site promoter is seeking some greenspace and enhanced landscaping to mitigate potential landscape impact, a net developable area will be used for this site. Taking this into account, a 80% net developable area will be used to calculate an indicative capacity for the site. 3.3 ha x 80% =	A 0.35 plot ratio will be used reflecting the proposed land uses and location of the site: 0.35 plot ratio x 2.64 ha = 0.924 ha of land for employment uses equating to (this includes a potential farm shop/ café and the existing dwelling on site which could be converted to office space. The site promoter has only stated the potential capacity for three additional large commercial units on site, hence the difference in potential capacities).	

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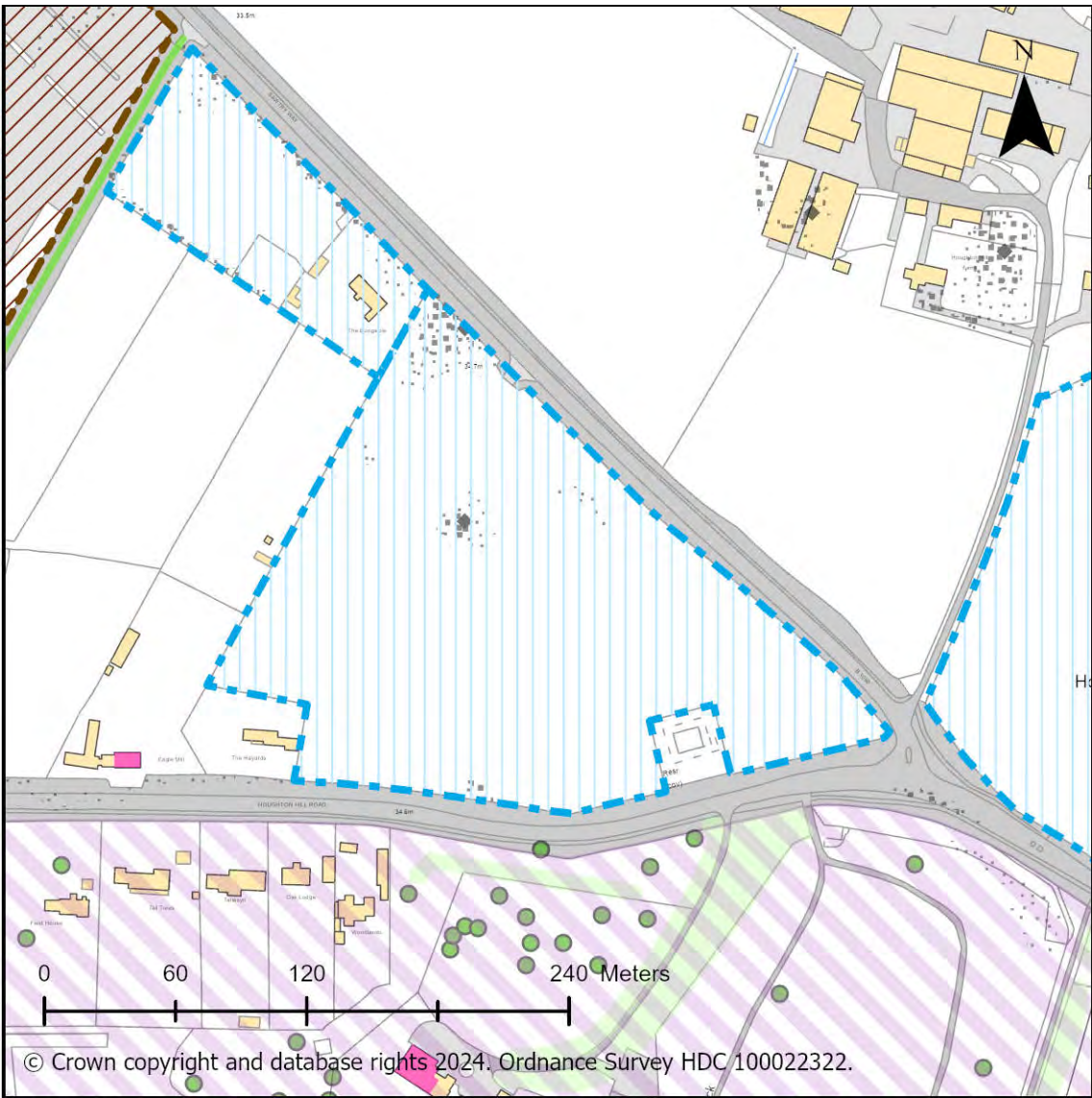
	Houghton and Wyton 3
	Land between Houghton Hill Road and Sawtry Way, Wyton

Land between Houghton Hill Road and Sawtry Way, Wyton	Houghton and Wyton	3.7

Residential:	Up to 9 homes	Available 2023
Market and/or affordable housing	3ha for a semi-natural, woodland burial site	Built out over 2 years
Open space uses:		
Natural, green or open spaces		

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:200
Relevant planning history	0802235FUL for the construction of an access on the northern site boundary with Sawtry Way. Permission was granted in September 2008, with the access implemented in full shortly thereafter. - The site was assessed in the HELAA 2017 (Between Houghton Hill Road and Sawtry Way, Houghton & Wyton, site reference 117) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting Statement (June 2023)

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



The site is wholly located within flood zone 1 but there are pockets of surface water flood risk concentrated within the northern half of the site. The majority of the site is classified as grade 3 agricultural land with only the northern tip of the site, situated adjacent to 'The Bungalow' along Sawtry Way being classified as grade 2. The site is greenfield land located to the north of Houghton Hill Road and to the north of Houghton village. The site features substantial hedging along the western and southern boundaries. The site is broadly level but is located on slightly elevated land which may increase adverse landscape impacts arising from development. Along parts of the southern boundary and to the opposite side of Houghton Hill Road is residential development. Abutting each of the other site boundaries	~
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is open countryside with a pocket of industrial development at Houghton Hill Farm opposite the eastern boundary. The supporting statement accompanying the call for site's submission includes an indicative framework plan showing that the proposed dwellings would be located along Sawtry Way with the majority of the site being used for a semi-natural burial site. The site promoter states that the dwellings are proposed to secure financial viability of the project in the short-term whilst the woodland burial plots become established. This area will include extensive tree planting and vegetation, open space and pockets of woodland which would screen the impact of built development. Consultation will be required with the Environment Agency on the impact of a burial site here on groundwater.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead electricity and telegraph lines located along the site's frontage along Houghton Hill Road, along the site's eastern edge along Sawtry Way and also within the site. There are no nature conservation designations or heritage designations on site. The site is however adjacent to the Houghton and Wyton Conservation area and Eagle Mill (grade II listed) is nearby to the south west. Access is possible via Sawtry Way where permission was granted and subsequently implemented for the construction of an access point into the site. The supporting statement shows that this is the only intended point of access into the site.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

The site is in single ownership with the owner supporting its development. A development company is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via the landowner, who is also a housebuilder. The promoter suggests the land is available now and will take 2 years to complete.

The site promoter has identified that all services and access are accessible from the site boundary apart from gas supply which is unknown. There are no structures on site to clear, there are several overhead electricity and telegraph lines located along the site's boundaries and within the site, also the site is located on elevated land which may increase adverse landscape impacts. The site can be accessed from Sawtry Way. Consultation will be required with the Environment Agency on the impact of a burial site here on groundwater.

There are minimal structures to clear on site, but the presence of electricity poles, proximity to heritage assets and landscape impacts are constraints to development. The site promoter intends to deliver the site via the landowners who is also a housebuilder., it doesn't appear that an allocation status is sought. The site is located in the countryside and as it does not appear to be the intention of the landowner to bring this site forward as a rural exceptions scheme, it is likely that the success development of the site will require an allocation status. The site promoter states the site is available now but no planning application has yet been made. As such, the site is categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land mostly grade 3 agricultural quality • Is within flood zone 1 but there is some surface water flood risk within the site • Somewhat remote from services and facilities and primary education • Good accessibility to public transport options and employment opportunities • Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area • Is located within the countryside along Sawtry Way so integration with the existing place and community is more challenging • Seeking to provide up to 9 homes along Sawtry Way and the remainder of the site to be used as a natural burial ground with extensive trees and vegetation planted to create a mini woodland which would impact the character of the area • Potential impact on the setting of designated heritage assets In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for built development as homes on the site could not be effectively integrated into a existing place or community and are not sustainably located to access day to day services. • The potential burial ground could be accommodated into the landscape and reinforce the perception of separation of Houghton from St Ives
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The site is considered inappropriate for residential development so no capacity calculation has been undertaken for that use The whole site could form the net developable area for a woodland burial ground including appropriate parking provision.	Woodland burial ground including associated car parking	Post 2028 Delivery over an extended period after initial planting and landscaping

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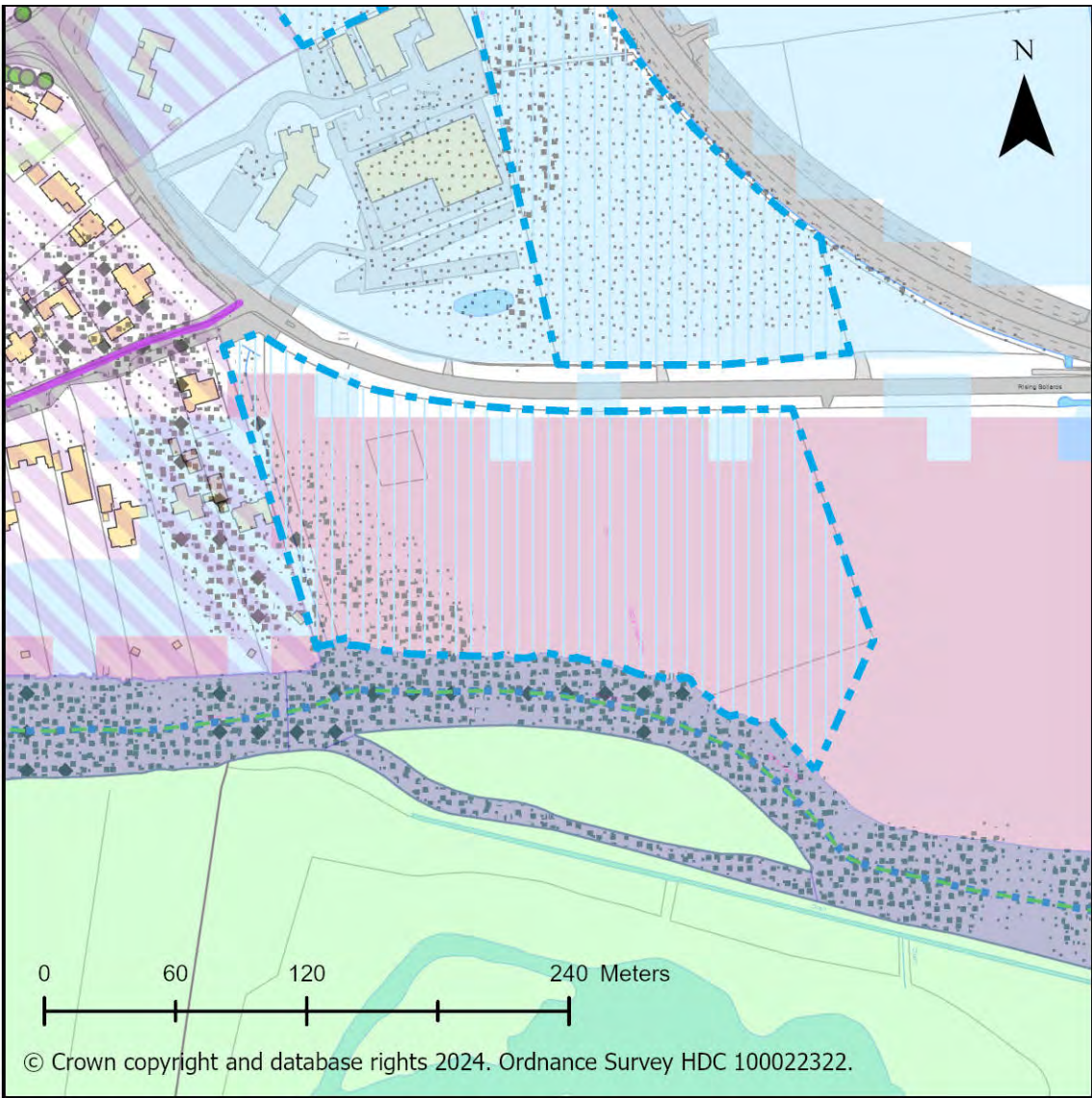
	Houghton and Wyton 4
	Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)	Houghton and Wyton and Huntingdon	3

Residential: - Specialist housing - Custom and self build housing - Moorings Commercial: - Commercial leisure uses Open space uses: - Land to safeguard against flooding	Quantity for specialist housing not provided 6 custom and self build plots 20 - 40 berths 500sqm for commercial leisure uses 0.5ha for land to safeguard against flooding	Available 2024 - 2028 Complete over 2 - 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:183
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Almost all of the site is within flood zone 3b. Some of the proposed land uses are water compatible development.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is almost completely constrained by fluvial flood risk, approximately 90% of the site is within flood zone 3b with a further 5% within flood zones 2 and 3a. There is about 5% within flood zone 1. This makes the site unsuitable for built development such as specialist housing, self and custom build housing and commercial development. Residential uses are classified as being a more vulnerable use and commercial development as a less vulnerable use as per the NPPF and development in such locations is strongly discouraged. However, the site could potentially be used for moorings and flood mitigation. The western edge of the site is also at risk from surface water flooding. The western half of the site is classified as urban and the eastern half of the site is non-agricultural. The site is broadly

flat and is bounded by the River Great Ouse along its southern boundary. Trees and vegetation border the extent of the site's boundaries screening it somewhat from public view and adding to the rural character of the Great Ouse Valley. To the west is residential development, to the north is the former West Anglia Training Centre and to the south and east is open countryside defined by the Great Ouse Valley.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site either but the site adjoins a conservation area on its western edge. Access to the site could be achieved from Old Houghton Road.

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

The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take 2 to 3 years to complete.

The site promoter has identified that the public highway is accessible from the site's boundary but that all other services are unknown. There are no buildings on site to clear. The site is however very significantly constrained by fluvial flooding which makes built development unsuitable. The delivery of land to mitigate against flooding and moorings are potentially suitable. The site also adjoins a conservation area and the site is in a prominent location in terms of its relationship with the Great Ouse Valley. Access is possible via Old Houghton Road. The potential achievability of the development would depend upon it not overloading the environmental, navigational or flood conveyance capacity of the river. Assessment will require engagement with the relevant water bodies and organisations to determine this.

There are no structures on site to clear. There are constraints on site that would need to be overcome such as flood risk, landscape impact and heritage impacts. The site promoter states that it is intended to deliver development on site directly by the landowner and that the site will be available between 2024 and 2028. The site has however been promoted for a mixed use scheme consisting of residential development (specialist housing and custom and self build housing), moorings, commercial leisure uses and land to mitigate against

flood risk. Due to the fluvial flood risk built development is unsuitable on site but land for moorings and flood mitigation may be potentially suitable. It is unclear if the landowner intends to develop a scheme with reduced land uses.	
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	Yes but appraised for providing flood mitigation and moorings land uses as built development is unsuitable due to the level of flood risk across the site.
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Very high fluvial flood risk eliminating the potential for built development • Good accessibility to natural greenspace • Provision of additional moorings could reflect the local character of the river uses • Good accessibility to shopping and local services including public houses • Good accessibility to bus services facilitating travel to surrounding tourism and leisure destinations • Limited scope for impact on adjoining conservation area In combination the outcomes of the LAA and SA indicate that the site: • Is not suitable for built development due to flood risk other than minimal water compatible structures • Is suitable for provision of moorings along the river frontage and flood mitigation works • Access connections to Old Hartford Road would need to be located by the eastern boundary of the site to minimise the landscape impact
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The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of any moorings.	Moorings (leisure or residential) Flood mitigation	Post 2028 Build out over 1-2 years

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	Houghton and Wyton 5
	Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)	Houghton and Wyton	3.2

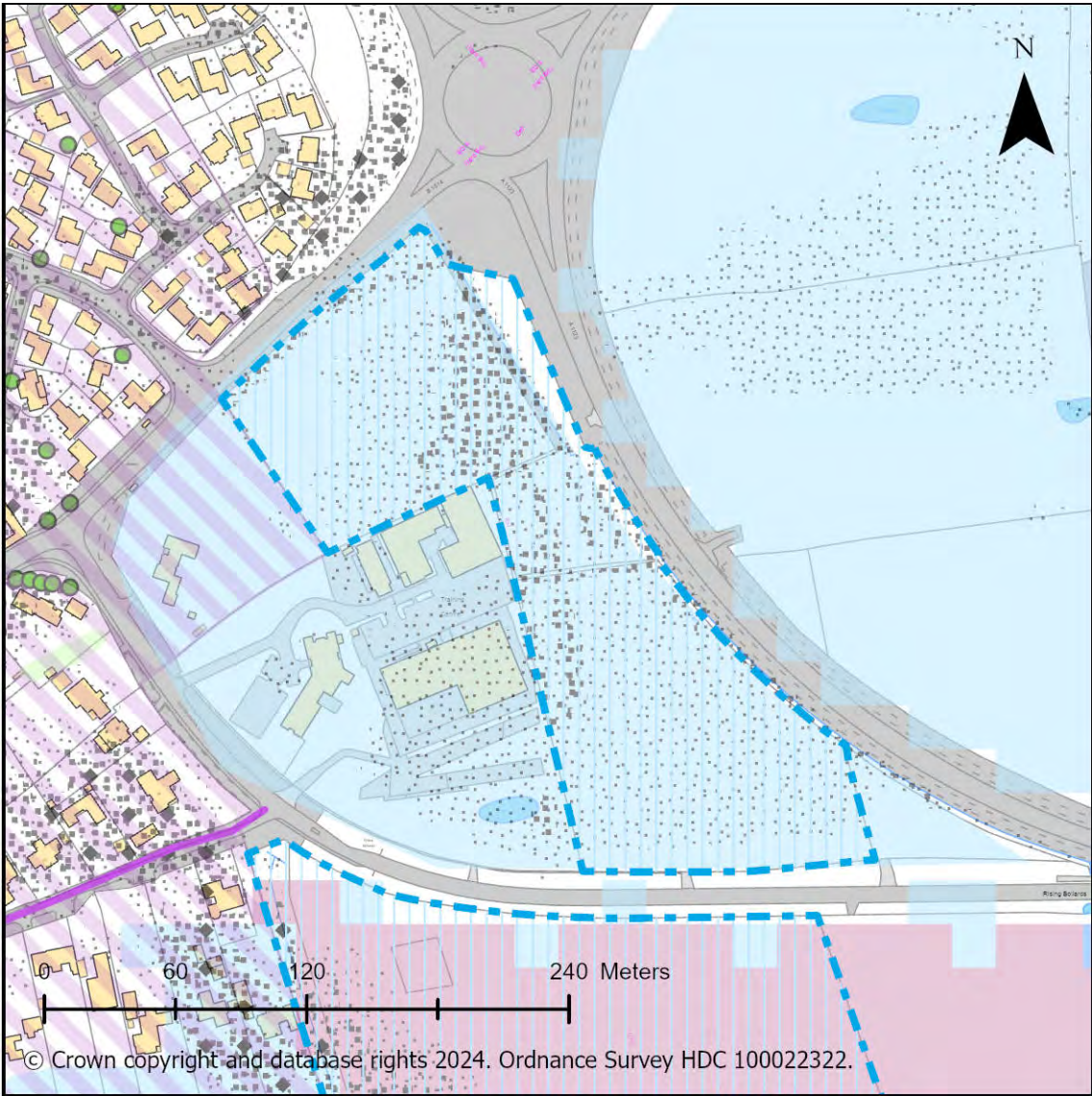
Residential: - Market and/or affordable housing Commercial: - Retail Open space uses: - Biodiversity net gain opportunities - Land to safeguard against flooding	40 homes (24 market and 16 affordable homes) 1,400sqm of retail floorspace 1ha for surface water storage and biodiversity net gain	Available 2024 - 2028 Build out over 1 - 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:315
Relevant planning history	Northern parcel of the site Application number: 22/01460/OUT Proposed development: Outline with all matters (except access) reserved for the erection of 25 - 30 dwellings. Outcome: Pending consideration Application number: 22/01134/FUL

	Proposed development: Engineering works to improve drainage and ground conditions. Outcome: Approved Northern parcel of the site Application number: 18/02239/OUT Proposed development: Residential development with new access, open space and infrastructure (27 dwellings) Outcome: Withdrawn Northern parcel of the site HELAA (December 2017): Main Street. Explored as a proposed allocation in the draft Huntingdonshire Local Plan to 2036 but not progressed to allocation.
Land type	Wholly greenfield land
Current use of the site	Grassed paddock horse grazing land
Supporting information	- Ecological Impact Assessment (May 2022) - Flood Risk Assessment (May 2022) - Tree Survey and Constraints Plan (drawing number: 9299-D-CP revision A) (April 2022) - Tree Survey and Constraints Report (May 2022)

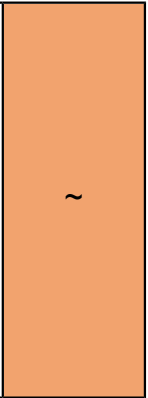
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is an irregular shape consisting of two parcels, the northern parcel is located within Huntingdon parish and the southern parcel within Houghton and Wyton parish.

The site is almost completely constrained by fluvial flood risk, approximately 90% of the site is within flood zone 2 with the remaining 10% being within flood zone 1. Residential uses are classified as being a more vulnerable use and commercial development as a less vulnerable use as per the NPPF. The site is also almost completely at risk from surface water flooding. Further assessment will be required on flood risk following the approval



of 22/01134/FUL for engineering works to improve drainage and ground conditions and it is noted that the site promoter states that the flood risk is not from the River Great Ouse but arises from poor drainage within the site. In terms of agricultural land class classification, the site is broadly split into thirds, the northern third of the site is classified as grade 2, the middle third as urban and the southern third as grade 3. The site is broadly flat and is bounded by the River Great Ouse along its southern boundary. The site is on the edge of Huntingdon and is currently screened from longer views across open countryside by mature trees and hedges on the site boundaries. This vegetation also adds to the rural character of the Great Ouse Valley. To the north is residential development, to the west is residential development and the former East of West Anglia Training Centre, to the south is open countryside defined by the Great Ouse Valley and to the east the site is defined by the A1123. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. The site is however adjacent to the A1123 and the roundabout between the A1123, A141 and B1514. This could give rise to increased levels air, noise and light pollution. There are no nature conservation designations on site. There are no heritage designations on site either but the site partially adjoins a conservation area on its north western edge. Access to the site could be achieved from Main Street. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take 1 to 2 years to complete.	+
The site promoter has identified that all access and services are accessible from the site's boundary. There are no buildings on site to clear and there are no major topographical challenges to overcome. The site is however very significantly constrained by fluvial and surface water flooding which makes built development potentially unsuitable. The delivery of land to mitigate against flooding and for biodiversity net gain are potentially suitable. The site also adjoins a conservation area and the site is in a prominent location in terms of its relationship with the Great Ouse Valley. Access is possible via Main Street. The	~

potential achievability of the development will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this.	
There are no structures on site to clear. There are constraints on site that will need to be overcome such as flood risk, landscape impact and heritage impacts. The site promoter states that it is intended to deliver development on site directly by the landowner and that the site will be available between 2024 and 2028. The site has however been promoted for a mixed use scheme consisting of residential development, retail uses, biodiversity net gain and land to mitigate against flood risk. Due to the fluvial flood risk built development is potentially unsuitable on site but planning permission has been granted for engineering works to help address flood risk on site. Land for biodiversity net gain and for flood mitigation may be potentially suitable. It is unclear if the landowner would wish to develop a scheme with reduced land uses.	

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Risk of fluvial flooding across almost the entire site (flood zone 2) • Risk of surface water flooding across almost the entire site • It is noted permission exists for works to address some flood risk • Reasonable access to natural greenspace • Has established landscaping and is well contained particularly on the eastern edge with the A1123 by mature trees • Good accessibility to town centre shops and services, employment and public transport • Located in good proximity to existing development In combination the outcomes of the LAA and SA indicate that the site: • Heavily constrained by flood risk, therefore not suitable for built development. Flood mitigation and open space may be appropriate.
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The gross site area is 3.2 ha	Open space uses and flood mitigation 3.2ha of land for such uses	Available 2024 - 2028

The LAA has been updated to correct the assessment which originally identified moorings on site, this error has been corrected. The site is not considered to be suitable for built development due to the significant flood risk but could be suitable for flood mitigation and open space.

	Houghton and Wyton 6
	Ruddles Lane, Wyton

Ruddles Lane, Wyton	Houghton and Wyton	28.03

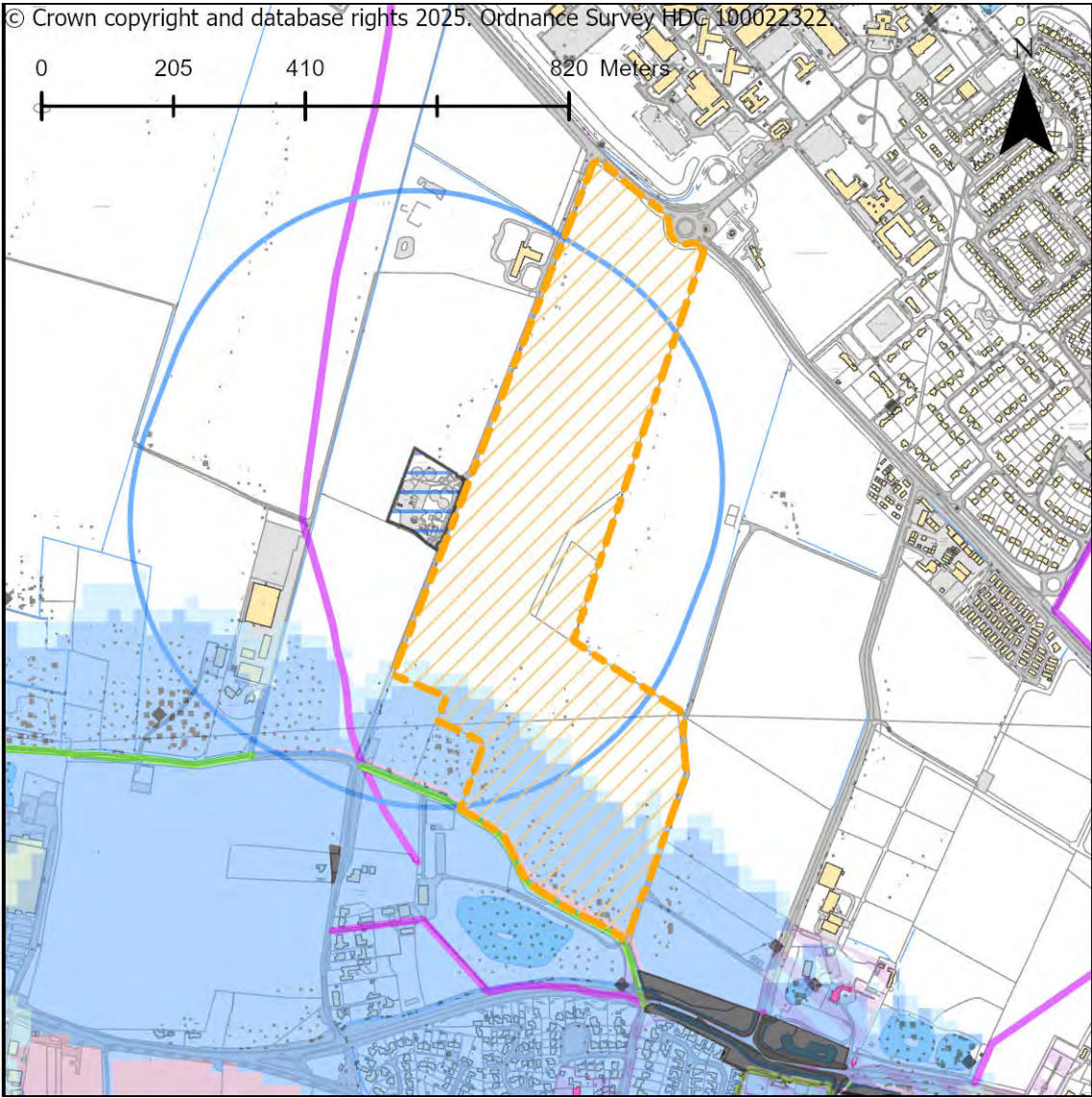
Infrastructure: Renewable energy	28.03ha solar farm	Available 2024 - 2028 Build out over 9 - 12 months

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24291
Relevant planning history	None relevant
Land type	Wholly agricultural land

Current use of the site	Greenfield land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The majority of the site is within 400m of a WRA, however considering the proposed use as a solar farm the impact of this constraint is reduced.	Pass

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The majority of the site is located within flood zone 1, the southern third of the site is however in flood zones 2 and 3a. Approximately half of the site is classified as grade 2 agricultural land and the other half being grade 3. It is broadly 'L' shaped located between Wyton on the Hill and Houghton and Wyton. The site does not immediately adjoin any build	~
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development but is located in close proximity to residential and community development in both of these settlements. Its northern edge fronts onto the B1090 (Sawtry Way). There is a trackway running along its western edge which provides an access to the adjacent sewage treatment works, vegetation provides some screening from this. Its southern edge benefits from more substantial trees and hedgerows whereas its eastern boundary is much more open. The lowest part of the site is its southern edge which is some 25m lower than its northern edge which provides enhanced opportunities for solar panels, it also increases the potential landscape and visual impact of them particularly viewing the site from the south. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located to the north of the Great Ouse Valley. The site could have some landscape impact due to its location set within agricultural land between two settlements. There are no heritage designations on site or within its immediate vicinity. The site could potentially be accessed from the trackway to that runs along the site's western edge or from the B10190 to the north of the site. There are no structures on site meaning its development will not contribute to the reuse of previously used or regeneration. The southern half of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is within 400m from a water recycling site, the impact of solar panels in this location on the WRA will also require engagement with the County Council.	
The site is controlled by a single individual/company who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. Exclusivity agreed and Option to lease in progress between landowner and developer. It is intended to acquire planning permission and then sell to a third party for development. The site promoter suggests the land is available now and could take between 9 and 12 months to complete. They anticipate that the site would be delivered between 2026-2032 to align with the Clean Power 2030 Action Plan which sets out the Government's view of the pathway to achieve clean power by 2030 and the steps needed to get there.	+
The site promoter identifies that mains water supply, electricity supply and the public highway are accessible from the site boundary whereas gas supply and digital and telecommunications infrastructure are unknown. The Council's Climate Change evidence document E Renewable Energy Assessment suggests that part of the site has technical suitability for renewable energy.	~

The potential impact on the Ouse Valley landscape needs further scoping to ensure that panels can be effectively integrated without causing substantial harm to the character of the landscape. There is also some significant flood risk on the southern portion of the site, solar panels can be located on land within flood zone 1 but the landscape of impacting of locating them solely there were land levels rise will need further scoping. The site promoter has stated that there is the potential for biodiversity and habitat enhancements to be integrated into proposals.	
There are no structures on site to clear. The potential impact of solar panels on the landscape setting of the Ouse Valley and also the flood risk present are constraints particularly considering the slope of the site and will require assessment. The impact of development on the WRA will also require assessment, however considering the proposed uses this is likely to be less impactful. It is intended to acquire planning permission on site and then sell it to a third party for development. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, the site is considered to be developable.	~

- Solar farm will assist in the generation of renewable energy
- Solar panels should be located within parts of the site that are within flood zone 1
- The Council's Climate Change evidence document E Renewable Energy Assessment suggests that part of the site has technical suitability for renewable energy.

Gross site area of 28.03 ha. 60% net developable area to allow for appropriate landscaping and to place development within flood zone 1. 28.03 ha x standard proportion of 60% =	Infrastructure - renewable energy - solar of ground mounted solar panels	Available 2024 - 2028 Build out over 12 months in line with site promoter's expectations

	Yes
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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 Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land with half of the site being grade 2 and the other half being grade 3 agricultural land • Some of the southern part of the site is constrained by fluvial flood risk • Solar farm will assist in the generation of renewable energy • There may be some impact on the setting of surrounding settlements and landscape including the Great Ouse Valley landscape but this is likely to be minimal considering that development will be ground mounted solar panels but this will require scoping further taking into account the sloping nature of the site. In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for a solar farm development incorporating appropriate levels of landscaping and incorporation of biodiversity and habitat enhancements to mitigate landscape impact. Future applications should be accompanied by a landscape and visual impact appraisal and also appropriate ecological surveys.
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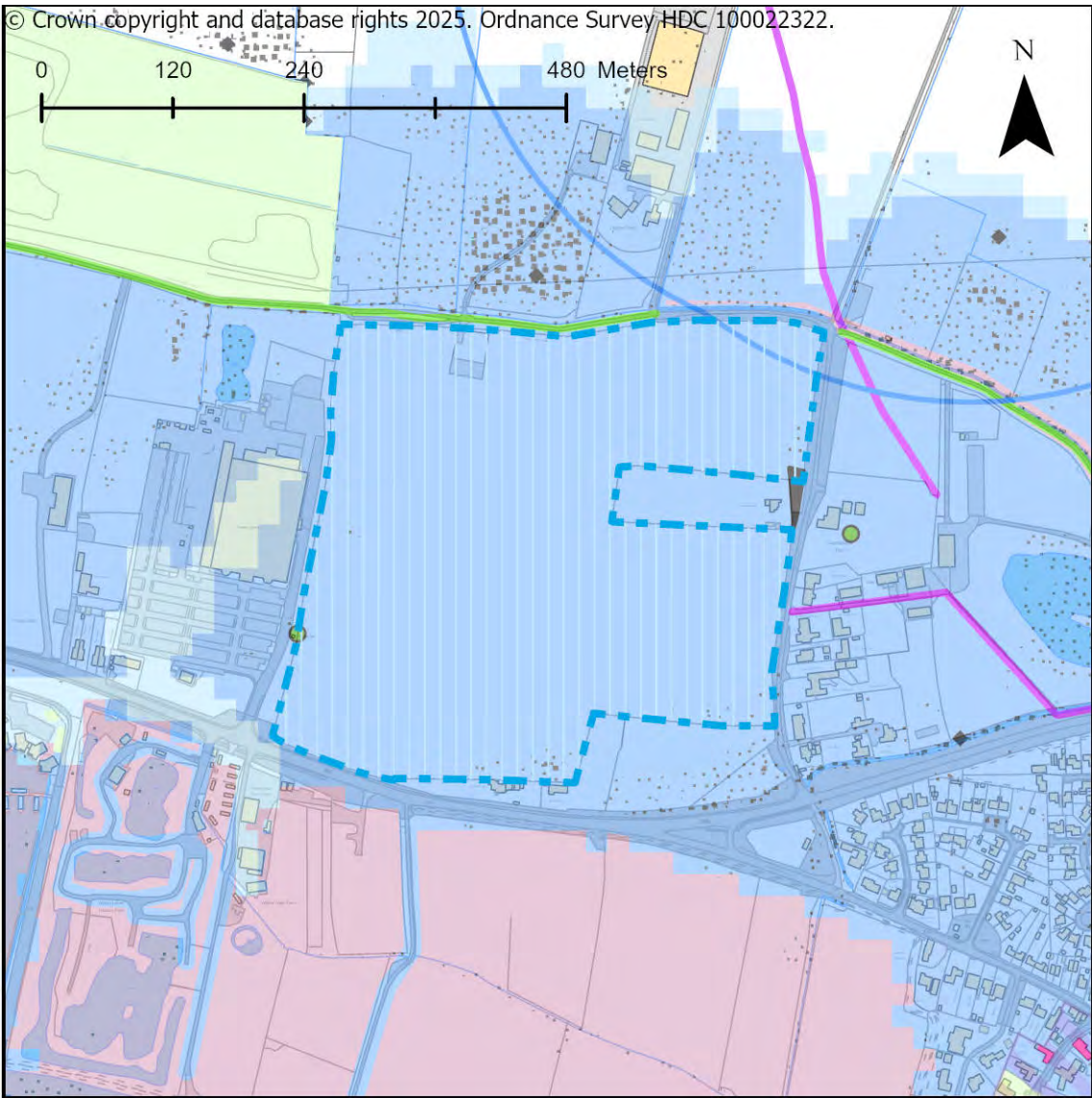
	Houghton and Wyton 7
	Land between Garden Centre and Splash Lane, Wyton

Land between Garden Centre and Splash Lane, Wyton	Houghton and Wyton	16.38

Residential: - Market and/or affordable housing - Specialist housing - Custom and self build housing Commercial: - Employment Infrastructure: - Supporting infrastructure	Up to 450 homes Employment floorspace TBC - potentially 1ha of land for start-up and incubator business space and/or a community facility Supporting infrastructure TBC	Available 2024 - 2028 Build out over 5 years

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24264
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	WRA Buffer zone map

Agricultural land grade 1	None	Pass
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A very small part of the site's north eastern corner falls within the buffer zone around a WRA.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly located within flood zone 3a. The site promoter has put the site forward for a residential led mixed use development which is classed as being more vulnerable in the NPPF. The majority of the site is classified as being grade 2 agricultural land with its northern edge being grade 3. The site is broadly level with hedgrows and trees running along all of its boundaries enclosing the site from the wider landscape apart from its southern edge which bounds Huntingdon Road which is very open providing views into the site. To the west of the site is Dobbies garden centre, to the south is Huntingdon Road (A1123), to the east is residential development and to the north is a mixture of agricultural fields and	-
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farm complexes. Development of this large site would have an urbanising impact on the landscape and approach to Houghton and Wyton and would further erode the sense of separation between it and nearby settlements. There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site. There are no nature conservation designations on site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site could have some landscape impact due to its location set within agricultural land between two settlements. There are no heritage designations on site or within its immediate vicinity. The site could potentially be accessed from Huntingdon Road (A1123). There are no structures on site meaning it its development will not contribute to the reuse of previously used land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. Its north eastern corner is within 400m from a water recycling site, engagement with the County Council will be required but development could be placed away form the area within the buffer zone. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
The site is controlled by a single family who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. It is intended to acquire planning permission and then sell to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and could take up to five years to build out.	+
The site promoter states that the public highway is accessible form the site boundary and electricity supply is available within the site. Gas supply, mains water supply and digital and telecommunications infrastructure access is unknown. There are buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site could be accessed from Huntingdon Road (A1123). Its development would led to considerable landscape impact and have a further urbanising impact on the landscape reducing the sense of separation between Houghton and Wyton and nearby settlements.	-
	-

There are some existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to to acquire planning permission and then sell to a third party for development. They state that the site is will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.	
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- St Ives 2: Land East of Harrison Way, St Ives (larger site)
- St Ives 3: Land South of Meadow Lane, St Ives
- St Ives 4: Land North of Meadow Lane, St Ives
- St Ives 5: Land at Marley Road, St Ives
- St Ives 6: Westwood Farm, North of Marley Road, St Ives
- St Ives 7: Old Ramsey Road, St Ives
- St Ives 8: Land at 34 The Broadway, St Ives

	No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use. The urbanising impact it would have on the Great Ouse valley and risk of coalescence between settlements are also considered to be a major constraints making the site unsuitable.
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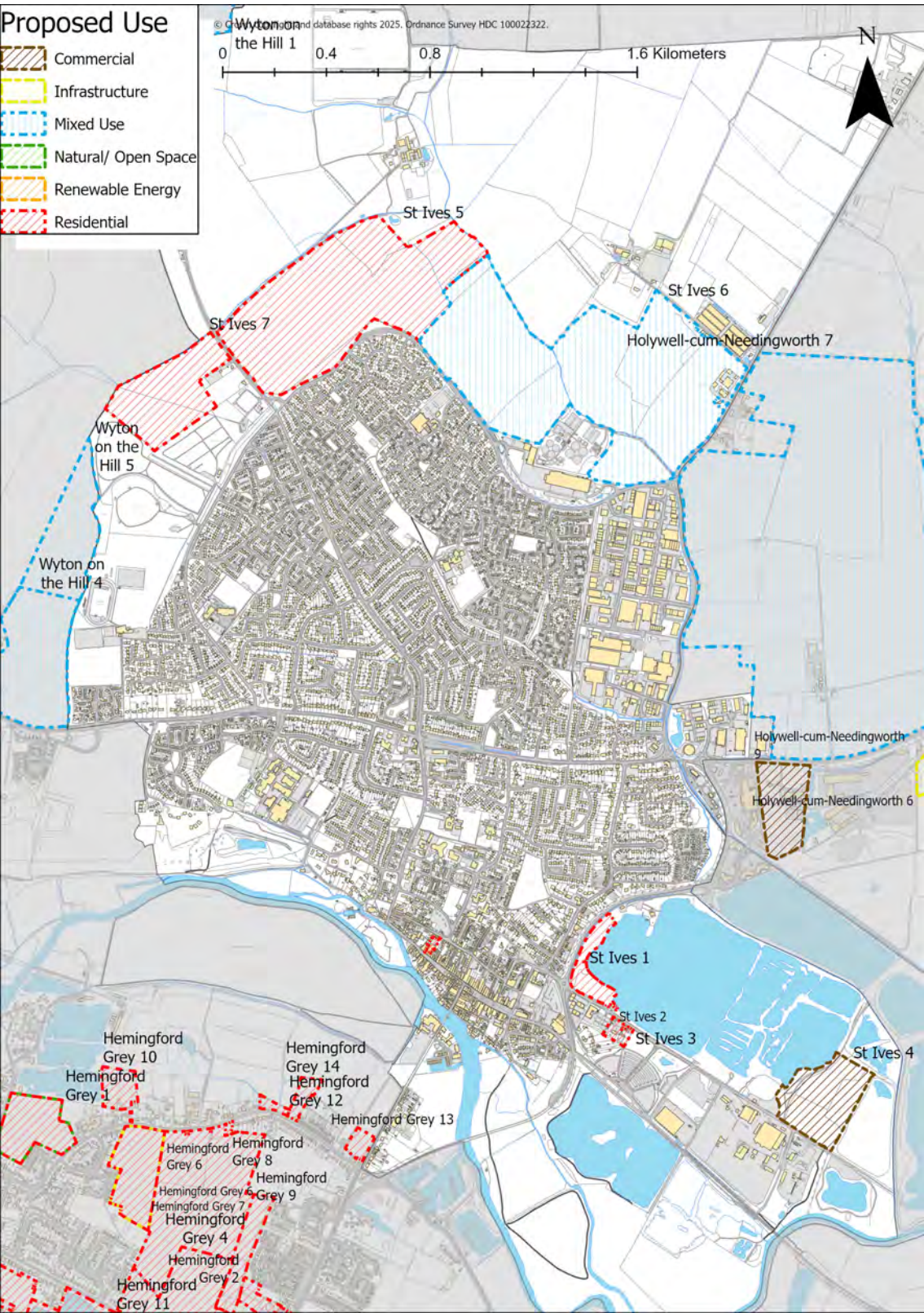
Not applicable as the site does not progress to the Sustainability Appraisal stage.

No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

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

- St Ives 1: Land East of Harrison Way, St Ives (smaller site)



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



	St Ives 1
	Land East of Harrison Way, St Ives (smaller site)

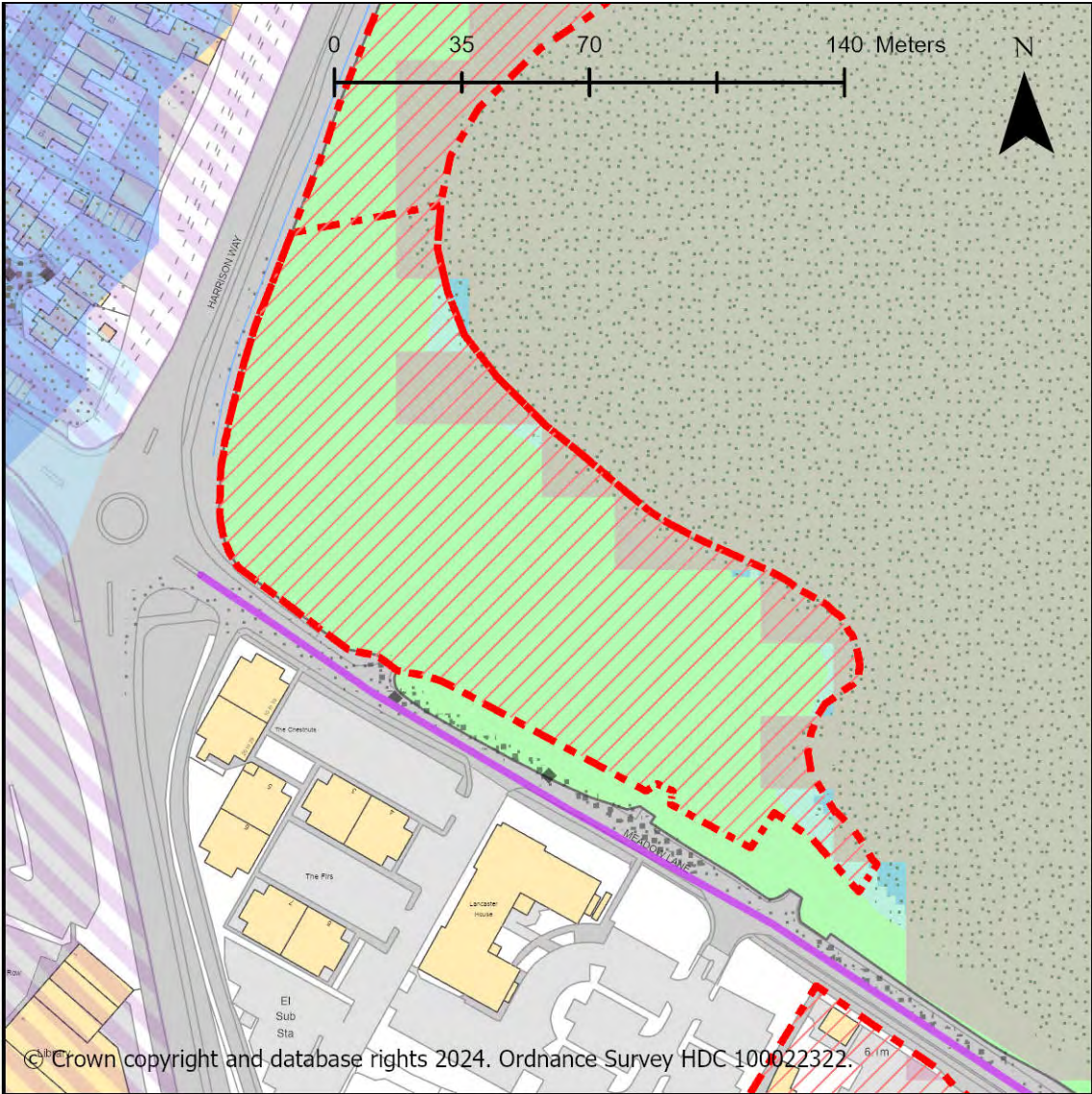
Land off Meadow Lane, St Ives	St Ives	1.5

Residential: Specialist housing	100 homes	Available 2024 - 2028 Build out over 1.5 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:100
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Naturally vegetated land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 1, some of the site's edges fall within flood zones 3a and 3b but this is less than 50% of the site area.	Pass
Designated local green space	None	Pass

Nature conservation designation	The site is completely within the Meadow Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



This site has also been submitted within a larger site area under CfS:386 (St Ives 2). The site is located on the western edge of a lake and consists of a previous industrial quarry site. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site is wholly classified as urban. The site is broadly level but does very gently slope downwards on its northern and eastern edges where it adjoins the lake. Across the whole of the site are established trees and vegetation. Its eastern and northern edges are defined by the lake and its western edge by the A1096 (Harrison Way), which beyond that is residential development. To the south is the Meadow Lane Business Park and to the north is further greenspace and Hunts Sailing Club. There is no known contamination on site but this may require further investigation as some of the site is a former industrial quarry site. There are no oil pipelines running through the site. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it. There are two existing points of access into the site located along Meadow Lane. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the south eastern most corner of the site is situated in an extensive mineral safeguarding area for sand and gravel, the rest of the site is outside; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
The site is controlled by a single owner who supports its development. A developer company is involved with the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission before selling the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take approximately a year and a half to complete.	+
The site promoter has identified that all access and services are accessible from the site's boundary. There are no structures to clear but there is extensive trees and vegetation across the site, some of which will need to be cleared. The site is within flood zone 2 with	~

some of its eastern edge falling within flood zones 3a and 3b. The parts of the site at highest flood risk could potentially be mitigated through landscaping and sustainable drainage but further engagement with the Environment Agency would be required considering that the site is being proposed for residential uses. Also, impact on the County Wildlife Site will need to be assessed. There will need to be adequate mitigation against air, noise and visual pollution arising from its proximity to the A1096 on future residents.

The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present on site. The site's location in relation to the A1096 is also a constraint in terms of the potential for higher level of pollution impacting the amenity of future residents. The site promoter states that the site will be available between 2024 and 2028 and that a developer company is involved with the site. It does not appear that an allocation status is sought for the site. Considering this and the constraints on site, the site is categorised as developable.

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

- Is wholly greenfield land
- The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b
- In walking distance to town centre services and facilities, primary education and employment opportunities although crossing the A1123 to access these is challenging as a result of minimal appropriate crossing points
- Good accessibility to public transport options
- Remote from natural green space
- The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site, built development is likely to adversely impact this and the landscape character of the area
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Potential for increased levels of pollution arising from its proximity to the A1123
- Located on the eastern edge of St Ives separated by the A1123 (Harrison Way), there is potential that it could be integrated with the existing place and community but this is more challenging

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

- Is inappropriate for development as successfully integrating the site with the existing place and community would be challenging and development would likely adversely impact the character of the County Wildlife Site.

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

In response to the Autumn 2024 consultation, the site promoter made representations referencing a series of supporting documents that were submitted in support of the planning application 24/02275/FUL. This was submitted in December 2024 for the development of Use Class C2 Residential Accommodation with Care comprising of apartments for people aged 65 and over, communal facilities, associated landscaping, car parking, services and access from Meadow Lane. It was refused in April 2025 based on a number of reasons including its lack of accessibility to services and facilities, its urbanising impact, insufficient information to assess the impact on residents from nearby recreational activities and noise levels, and its impact on the Great Ouse Valley Priority Area and potential to support habitats. As such the site is still considered to be inappropriate for development.

	St Ives 2
	Land East of Harrison Way, St Ives (larger site)

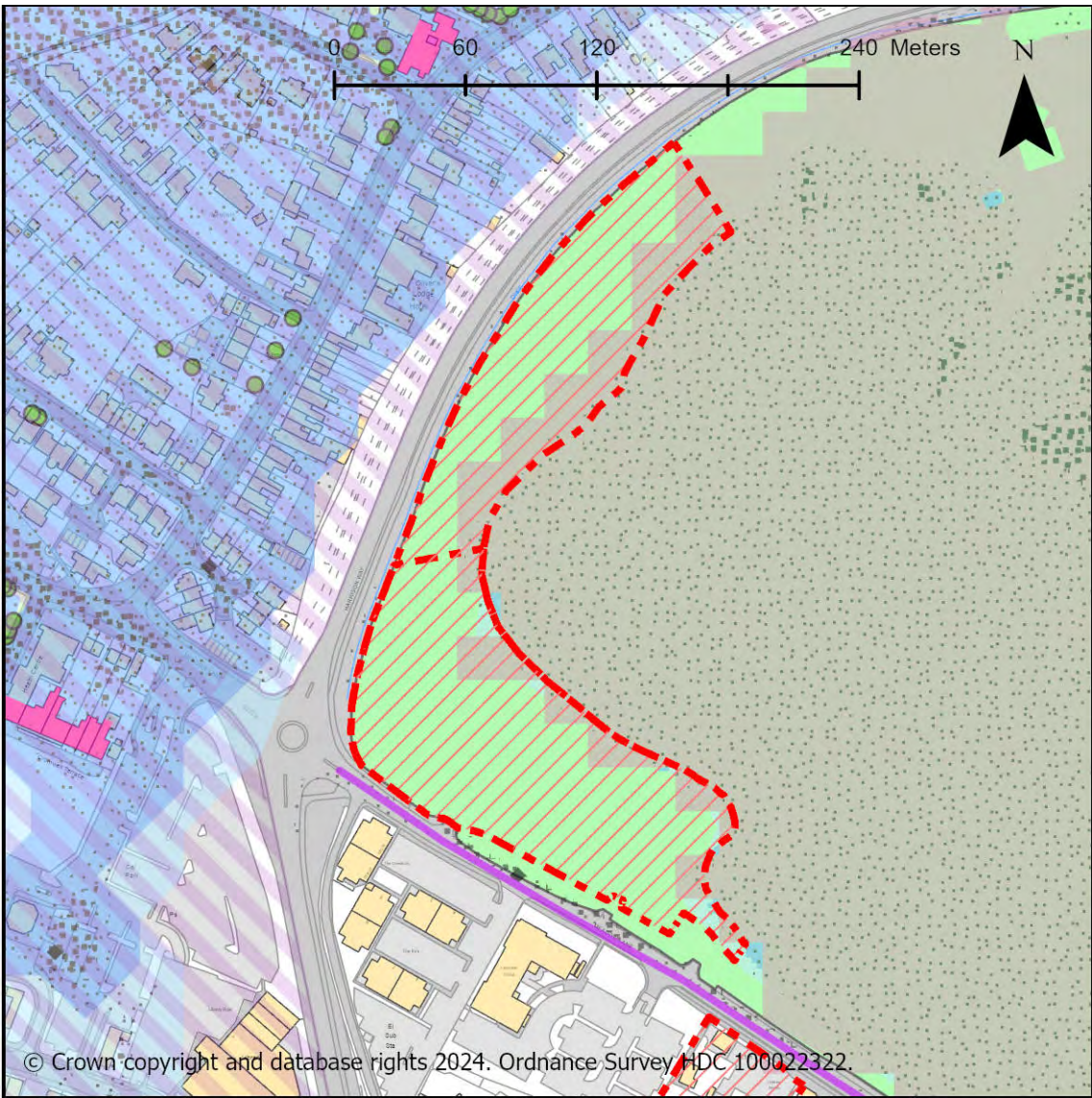
Land East of Harrison Way, St Ives (larger site)	St Ives	2.55

Residential: Specialist housing	75 - 110 units	Available 2023 Build out over 1 year

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:386
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Naturally vegetated land
Supporting information	Statement to support submission

Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 1, some of the site's edges fall within	Pass

	flood zones 3a and 3b but this is less than 50% of the site area.	
Designated local green space	None	Pass
Nature conservation designation	The site is completely within the Meadow Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is located on the western edge of a lake and consists of a previous industrial quarry site. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site is wholly classified as urban. The site is broadly level but does very gently slope downwards on its eastern edge where it adjoins the lake. Across the whole of the site are established trees and vegetation forming a green wedge between the lake and the urbanised town environment to the west.

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Its eastern edge is defined by the lake and its western edge defined by the A1096 (Harrison Way), which beyond that is residential development. To the south is the Meadow Lane Business Park and to the north is further greenspace and Hunts Sailing Club.

There is no known contamination on site but this may require further investigation as some of the site considering that it is a former industrial quarry site. There are no oil pipelines running through the site. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it. The site promoter identifies that vehicle access to the site is expected to retain the site's two existing vehicular access points, located approximately 60m and 120m to the southeast of the existing A1096/Meadow Lane roundabout. The site promoter's supporting statement identifies that built development will be focused on the southern most part of the site facing onto Meadow Lane utilising the existing access points (this southern part of the site has also been submitted under CfS:100 - St Ives 1, this submission excludes the land north that loops around the lake towards the sailing club). The remaining northern part of the site that loops around the lake will be used for open space. The site promoter also states that there is an informal track parallel to Harrison Way, and that this provides an opportunity to make a loop to provide amenity value. They also state that existing planting will remain in order to screen and provide a barrier to vehicle noise.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the south eastern most corner of the site is situated in an extensive mineral safeguarding area for sand and gravel, the rest of the site is outside; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

The site is controlled by a single owner who supports its development. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to acquire planning permission before selling the site to a third party for development. The promoter suggests the land is available now and take less than one year to complete.

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The site promoter has identified that all access and services are accessible from the site's boundary. There are no structures to clear but there is extensive trees and vegetation across the site, some of which will need to be cleared. The site is within flood zone 2 with some of its eastern edge falling within flood zones 3a and 3b. The parts of the site at highest flood risk could potentially be mitigated through landscaping and sustainable drainage but further engagement with the Environment Agency would be required considering that the

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site is being proposed for specialist housing. Also, impact on the County Wildlife Site will need to be assessed. There will need to be adequate mitigation against air, noise and visual pollution arising from its proximity to the A1096 on future residents.	
The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present on site. The site's location in relation to the A1096 is also a constraint in terms of the potential for higher level of pollution impacting the amenity of future residents. The site promoter states that the site is available now and does not appear to seek an allocation status for the site. Also, while the site promoter identifies that the site has been optioned, no information has been provided as to whether a house builder or specialists housing provider is currently involved with the site. However, information provided under CfS:100 (St Ives 1) identifies that a specialist housing/ retirement accommodation provider is involved. Considering this and the constraints on site, the site is categorised as developable.	~

- 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.

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land - Is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. - In walking distance to town centre services and facilities, primary education and employment opportunities although crossing the A1123 to access these is challenging as a result of minimal appropriate crossing points - Good accessibility to public transport options - Remote from natural green space - The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site, built development is likely to adversely impact this and the landscape character of the area - Within the Great Ouse Valley Green Infrastructure Priority Area - Potential for increased levels of pollution arising from its proximity to the A1123 - Located on the eastern edge of St Ives separated by the A1123 (Harrison Way), there is potential that it could be integrated with the existing place and community but this is more challenging In combination the outcomes of the LAA and SA indicate that the site:

	St Ives 3
	Land South of Meadow Lane, St Ives

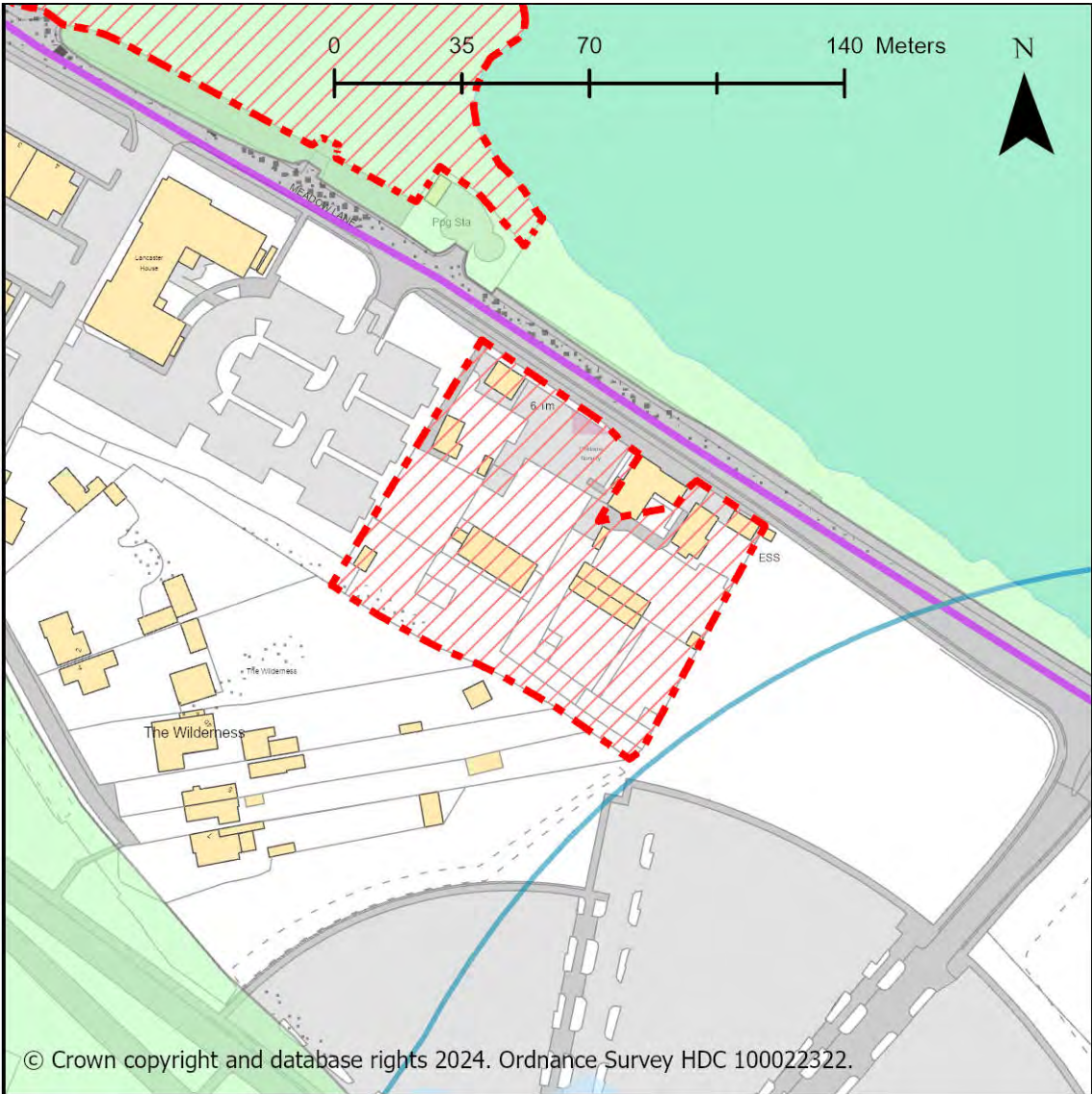
Land South of Meadow Lane, St Ives	St Ives	0.65

Residential: Market and/or affordable housing	Circa 40 homes	Available 2029 - 2034 Build out over 2 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:109
Relevant planning history	Previous planning history on site relating to commercial uses currently on site
Land type	Previously developed
Current use of the site	Commercial
Supporting information	None submitted

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

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



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The site consists of a children's nursery and café. The site is within flood zone 1. The majority of the site is classified as urban apart from the north eastern corner of the site which is classified as non-agricultural. The site is broadly level with more established vegetation along its western and southern edges where the site adjoins the Meadow Lane Business Park and residential curtilages respectively. The site's boundaries are more open to the east and north. To the north is Meadow Lane and to the east is open grassland. There is no known contamination on site but this may require further investigation considering the site is previously developed. There are no oil pipelines running through the site. There are telegraph poles located along the site's eastern boundary. Additionally, the site's proximity to the A1096 may result in increased levels of air, noise and visual forms of pollution. There are no nature conservation or heritage designations on site. There is an existing access into the site from Meadow Lane. The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site, however, the site promoter states that a key constraint to development is to work with the existing tenants to find alternative locations for their businesses. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2029 and 2034 and take two years to complete.	+
The site promoter has identified that gas supply, the public highway and digital and telecommunications infrastructure are accessible from the site boundary, with mains water supply and electricity supply available within the site. There are several existing buildings and structures to clear, some of which are substantial and permanent in structure. The site is fairly level with very few topographical constraints to overcome, however it is heavily constrained by fluvial flood risk. The site has an existing access from Meadow Lane which serves the children's nursery on site. The site promoter states that they will work with existing tenants to relocate, however it is unclear at this stage how feasible that is and if an appropriate site is available.	~
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There are several existing structures to clear in order to redevelop this previously developed site. There are also existing businesses on site that will need to relocate before development can commence. The site promoter states that they anticipate that the site will be available between 2029 and 2034, as such the site is categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is previously developed land • The site is within flood zone 1 • In walking distance to town centre services and facilities, primary education and employment opportunities • Good accessibility to public transport options • Remote from natural green space • Within the Great Ouse Valley Green Infrastructure Priority Area and within 200m of the Meadow Lane Gravel Pits CWS • Potential for increased levels of pollution arising from its proximity to the A1123 • Located on the eastern edge of St Ives separated by the A1123 (Harrison Way) and adjoins an established employment area making integration of residential uses more challenging In combination the outcomes of the LAA and SA indicate that the site: • The site could be potentially suitable for residential development utilising previously developed land on the edge of St Ives. Integration is more challenging by virtue of its edge of town location. Appropriate noise mitigation will be required to mitigate the impact of the A1123 and nearby employment uses. • Support residential development on sites of less than 1ha • This is also dependent on the successful relocation of the existing occupiers of the site.

Gross site area of 0.65ha 90% net developable area allowed to incorporate landscaping an noise mitigation form the A1123 and nearby employment uses. 0.65ha x standard proportion of 90% =	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of town location. Low density of 35 dph = 0.585ha x 35 dph =	Available post 2028 subject to allocation Build out over 1 year

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	St Ives 4
	Land North of Meadow Lane, St Ives

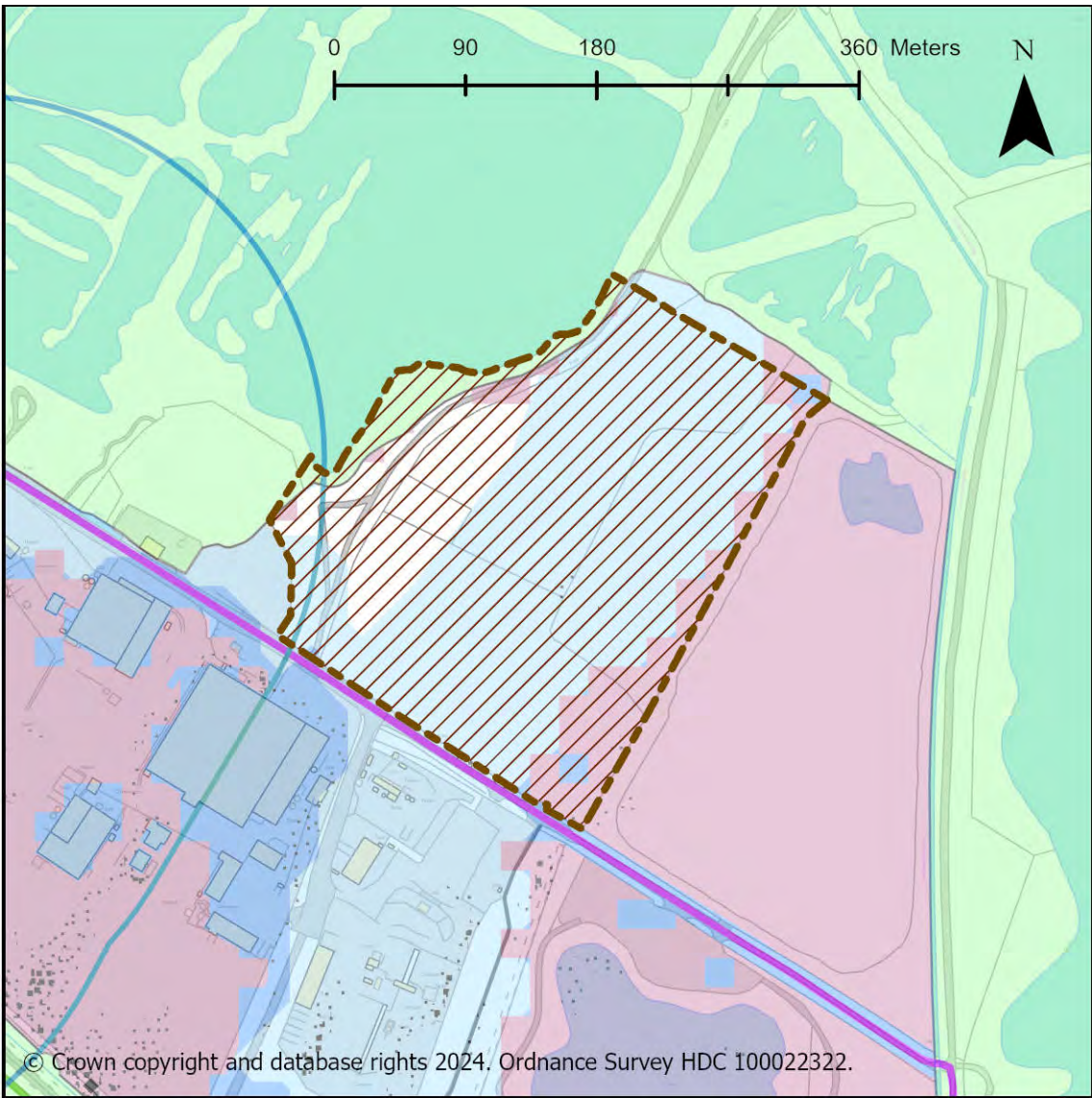
Land North of Meadow Lane, St Ives	St Ives	7.95

Commercial: Employment	Circa 28,000 sqm	Available 2024 - 2028 Build out over 3 - 4 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:110
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Grazing land
Supporting information	None submitted

Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 2, some of the site's edges fall within flood zones 3a and 3b but this is less than 50% of the site area.	Pass

Designated local green space	None	Pass
Nature conservation designation	The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge.	Pass
Within mineral development area or water recycling area	The south western corner of the site falls within 400m of a waste management area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b. There is some minimal risk from surface water flooding. Employment uses are classified as being a less vulnerable use as per the NPPF. The site is wholly classified as non-agricultural. The site is broadly level but does rise gently towards its eastern edge. The boundaries of the site are clearly defined by hedgerows and trees. It is most open along Meadow Lane. To the south of the site on the opposite side of Meadow Lane is commercial development, to the north, east and west is the open countryside consisting of the Meadow Lane Gravel Pits County Wildlife Site.

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There is no known contamination on site but this may require further investigation considering the site is previously developed. There are no oil pipelines running through the site. There are telegraph poles located along the site's frontage. The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge. There are no heritage designations on site. There is an existing access from Meadow Lane which links to a track that runs through the site. It is unclear at this stage what form of commercial development would be acceptable on site and the volume and type of vehicle movements it may generate. Engagement with Cambridgeshire County Council will be required to determine if the existing access and local road network can accommodate the development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south western corner of the site falls within 400m of a waste management area.

The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take between 3 and 4 years to complete.

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The site promoter has identified that all access and services are accessible from the site boundary. Fluvial flood risk is a key constraint to development, additionally, the County Wildlife Site is another constraint which built development could impact. The site has an existing access from Meadow Lane, the achievability of this access and the local road network being able to accommodate the proposed quantum of development will need to be assessed with the Highways Authority.

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There are no existing structures to clear but flooding and the impact of development on nature conservation sites and the wider countryside are key barriers to overcome which may impact the deliverability and developability of the site. The site promoter states that they anticipate the site will be available between 2024 and 2028, as such the site is categorised as developable.

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

- Is wholly greenfield land
- Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b
- Reasonable accessibility to town centre services and facilities
- Good accessibility to public transport options
- Remote from natural green space
- Within the Great Ouse Valley Green Infrastructure Priority Area and the Meadow Lane Gravel Pits CWS partially falls within the site
- Potential to provide new employment and job growth
- Located to the east of St Ives, located along Meadow Lane where there is a series of commercial development but located on the other side of the road. Development on this side is uncharacteristic of the immediate area and would significantly alter the character of the landscape

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

- Is inappropriate for built development due to its potentially significant adverse impacts on the landscape, nature conservation designations and on local ecology
- The site is also significantly constrained by fluvial flood risk

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	St Ives 5
	Land at Marley Road, St Ives

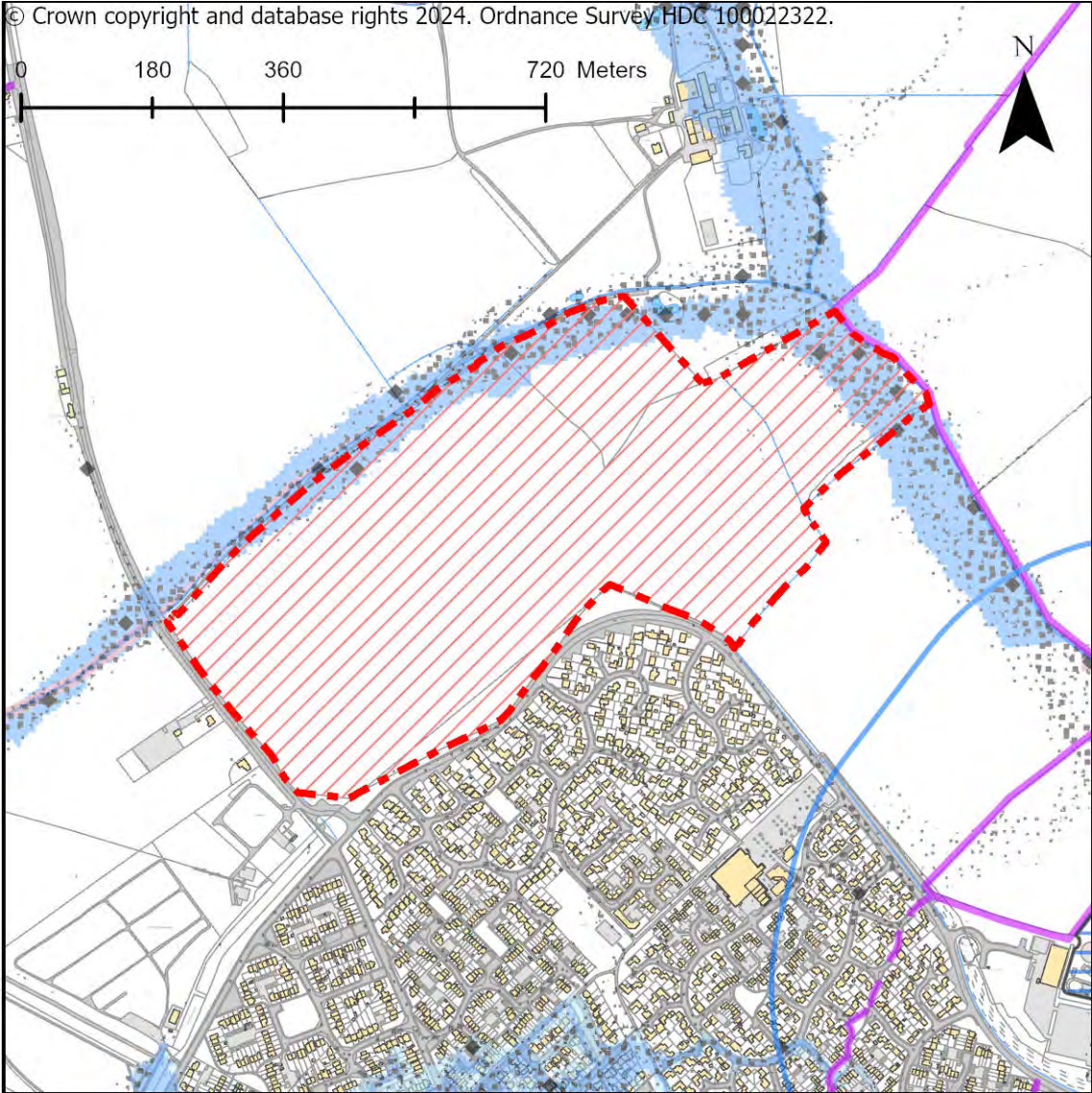
Land at Marley Road, St Ives	St Ives	36.12

Residential: Market and/or affordable homes	Up to 600 homes	Available 2024 - 2028 Build out over 10 - 15 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:292
Relevant planning history	None relevant HELAA (December 2017): East of Old Ramsey Road, St Ives (206) HELAA (December 2017): North of St Ives (130). The site included as part of a larger site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Agricultural land grade 1	None	Pass

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



Most of the land is classed as flood zone 1 but parts along the northern and eastern boundary are classed as flood zone 3a, with more limited areas along these boundaries being classed as flood zone 2. Along the southern boundary, an area of the site is classed as flood zone 3a, with a further area being classified as flood zone 2. Surface water flood risk is also a constraint in these parts of the site. The majority of the site is classified as grade 2 agricultural land, with approximately 25% of the site being classified as grade 3 in the eastern part of the site. The site is greenfield located on the northern edge of St Ives adjoining residential development along Marley Road at its southern boundary, to the north west and east is open countryside. Along its northern boundary is a private access road to Wiggin Hill Farm. The topography of the site is relatively flat in the western and central parts of the site but is more low lying towards the eastern end of the site. The site rises towards the western end of the site, and a ridge runs southwest to northeast along the centre of the western end of the site. The site is screened by hedgerows and trees. Development would be visible from Old Ramsey Road and footpaths to the north of the site. These in combination mean that development is likely to result in greater landscape impacts. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's northern edge along the private access road to Wiggin Hill Farm. There are no nature conservation designations or heritage designations on site. Access could be provided along Old Ramsey Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	~
The site is in the ownership of a single family who supports its development. There is a Planning Promotion Agreement in place between the landowners and a developer. The site promoter states that there are known legal restrictions impacting the site but details have not provided. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10-15 years to complete.	+
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The site promoter has identified that only the public highway is accessible from the site boundary, electricity supply is available within the site, with gas supply, mains water supply and digital and telecommunications infrastructure being unknown. There are no structures on site to clear, the site is largely flat but slopes downwards to the east, as such it is fairly prominent in landscape views and from public rights of way which will require additional landscaping to mitigate adverse impacts. The site is also heavily constrained by flood risk along the its northern, eastern and southern edges which to mitigate against will further minimise the potential net developable area. Access is possible via Old Ramsey Road but it needs to be assessed if the scale of development can be accommodated in transport terms.	
There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are very clear constraints to development as well as appropriate access to the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, as such, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land with approximately 75% of the site being classified as grade 2 agricultural land • Is mostly within flood zone 1 but there are parts within flood zone 2 and 3a • Has good accessibility to town services and facilities, primary education, public transport options and employment opportunities • Remote from natural green space • Is of a scale that could provide a mix of housing sizes, types and tenures • Adjoins the northern edge of St Ives extending into the countryside, the scale of the potential development would alter the townscape and landscape considerably • Integration with the existing place and community is challenging as there is no footpath along Old Ramsey Road along the site's frontage and connections may not be possible into existing adjoining residential areas In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging.

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	St Ives 6
	Westwood Farm, north of Marley Road, St Ives

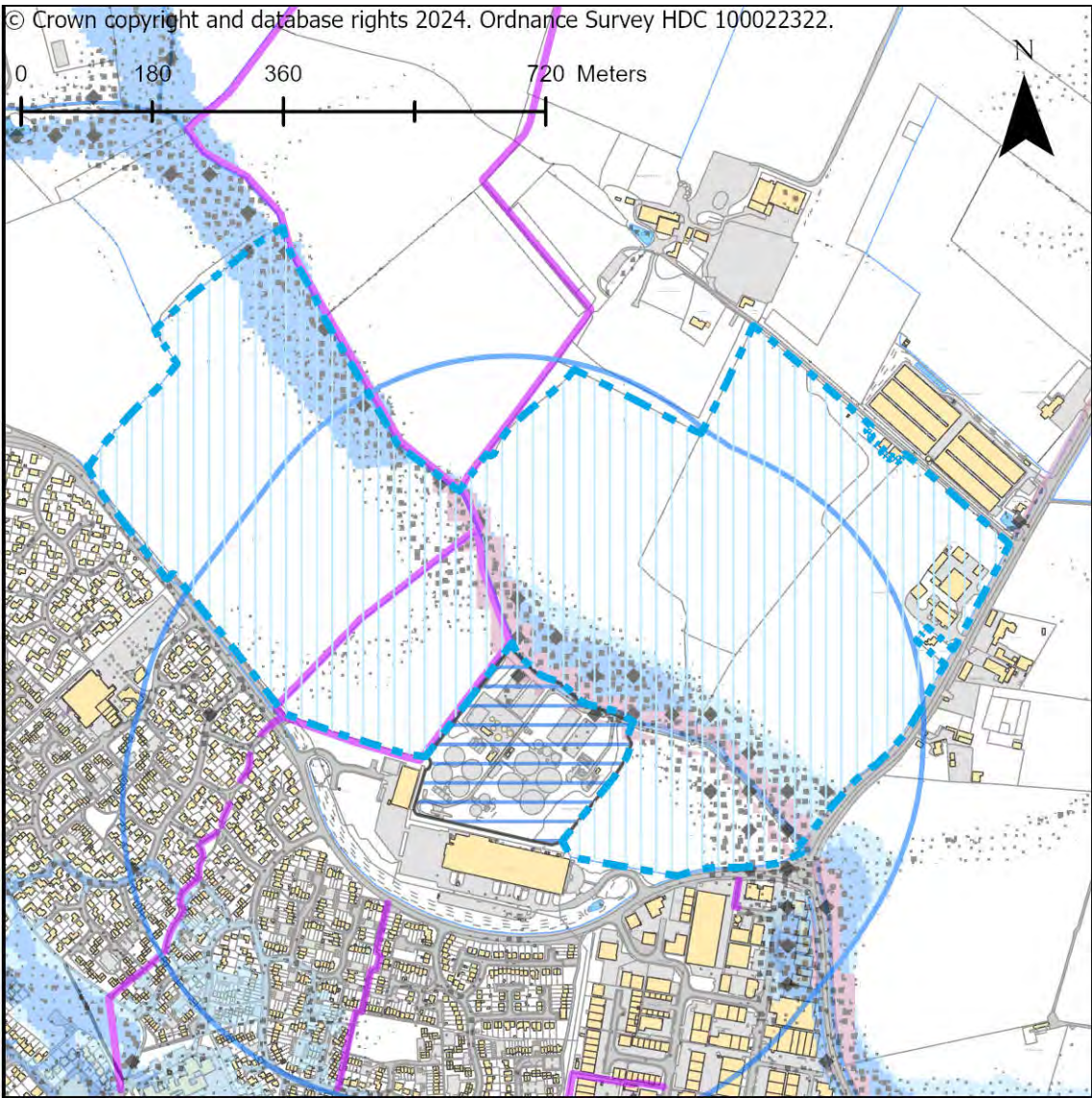
Westwood Farm, north of Marley Road, St Ives	St Ives	56.5

Residential: - Market and/or affordable housing - Custom and self build housing Commercial: - Employment Infrastructure: - Supporting infrastructure Open space uses: - Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding	600 homes (anticipated 35dph and barn conversions for 6 residential units) Custom and self built plots to be determined 12,000sqm of employment floorspace Associated infrastructure to support residential development 28.6ha for natural, green or open spaces (this includes 8ha for land to safeguard against flooding) 22.8ha for biodiversity net gain	Available 2024 - 2028 Build out over 10 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:246
Relevant planning history	None relevant

	HELAA (December 2017): North of St Ives (130). The western half of the site was assessed as part of an alternate site area.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision document (June 2023)

Agricultural land grade 1	None	Pass
Flood zone 3b	A small channel of land is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Approximately 75% of the site falls within a water recycling area as the site adjoins a sewage works. No odour assessment has been submitted as part of the call for sites submission. The land that does not fall within the water recycling area and is very detached from St Ives so its development would not relate well to the settlement being located in the open countryside.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Most of the land is classed as flood zone 1 but there is a channel of water running through the site and is at a higher risk of flood risk running centrally through the site with some of this being within flood zone 3b, 3a and 2. Surface water flood risk is also a constraint in these parts of the site. The majority of the site is classified as grade 3 agricultural land. There are several barns on site which are proposed to be converted to residential properties. The site is greenfield located on the northern edge of St Ives adjoining residential development along Marley Road at its southern boundary wrapping around the sewage works. To the north, west and east is open countryside with some agricultural buildings and farms nearby. The topography of the site rises to the north by some 10-15m meaning

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development on towards the northern half of the site would have a more prominent impact on the landscape. The site consists of several fields marked out by field boundaries and vegetation. There are several public rights of way within the site which in combination with the land levels will make development more visible and result in greater landscape impacts.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's eastern edge and through into the site. There are no nature conservation designations or heritage designations on site. Access could be provided along the B1040 and Marley Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. Approximately 75% of the site is situated within 400m from a water recycling site, this will require detailed assessment to overcome amenity and odour impacts on future residents and users of the site. The site promoter in their Vision Document identifies that residential development will wrap around the sewage works focused in the northern half of the site with a landscape belt around the works including sustainable drainage to mitigate this impact. Considering the rising land levels, this could have much more prominent landscape impact. They propose placing employment development in the south eastern corner immediately adjoining the sewage works, this will also require mitigation to ensure a high quality working environment.

The site is in the ownership of a single family who supports its development. The site promoter has identified that they are unsure if there are any legal restrictions impacting the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take about 10 years to complete.

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The site promoter has identified that the public highway, electricity supply, gas supply, mains water supply and digital and telecommunications infrastructure are all accessible from the site boundary. There are no structures on site to clear apart from the conversion of several barns on site. There is flood risk and surface water flood risk to overcome as well as the odour and amenity issues from the sewage works. The landscape impact of development will also require a comprehensive landscape strategy integrating sustainable drainage. The public rights of way will need to be incorporated into proposals. Access is potentially possible from the B1040 and Marley Road but it needs to be assessed if the

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scale of development can be accommodated in transport terms. The scale of the site and the proposed development could have a significant adverse impact on the landscape setting of St Ives.	
There are no structures to clear on site, but the sewage works, flood risk on site as well as potential landscape impact are very clear constraints to development as well as appropriate access to the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, as such, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land with most of it being grade 3 agricultural land • Is mostly within flood zone 1 but there are parts within flood zone 2 and 3a • Has good accessibility to town services and facilities, primary education, public transport options (via bus) and employment opportunities • Adjoins the Marley Road Industrial Area so could provide an extension to the employment area • Accessible to natural green space and of a scale where it could provide more • Is of a scale that could provide a mix of housing sizes, types and tenures • Adjoins the northern edge of St Ives extending into the countryside, the scale of the potential development would alter the townscape and landscape considerably • Integration with the existing place and community is challenging as there is no footpath along Marley Road or Somersham Road In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging due to the sewage works • The sewage works poses significant challenges in terms of overcoming not only amenity impacts but also developing a scheme that also can be effectively integrated in itself and also so that it feels apart of St Ives
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Capacity calculation not undertaken as it is considered to be inappropriate for development.	N/A	N/A

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.

	St Ives 7
	Old Ramsey Road, St Ives

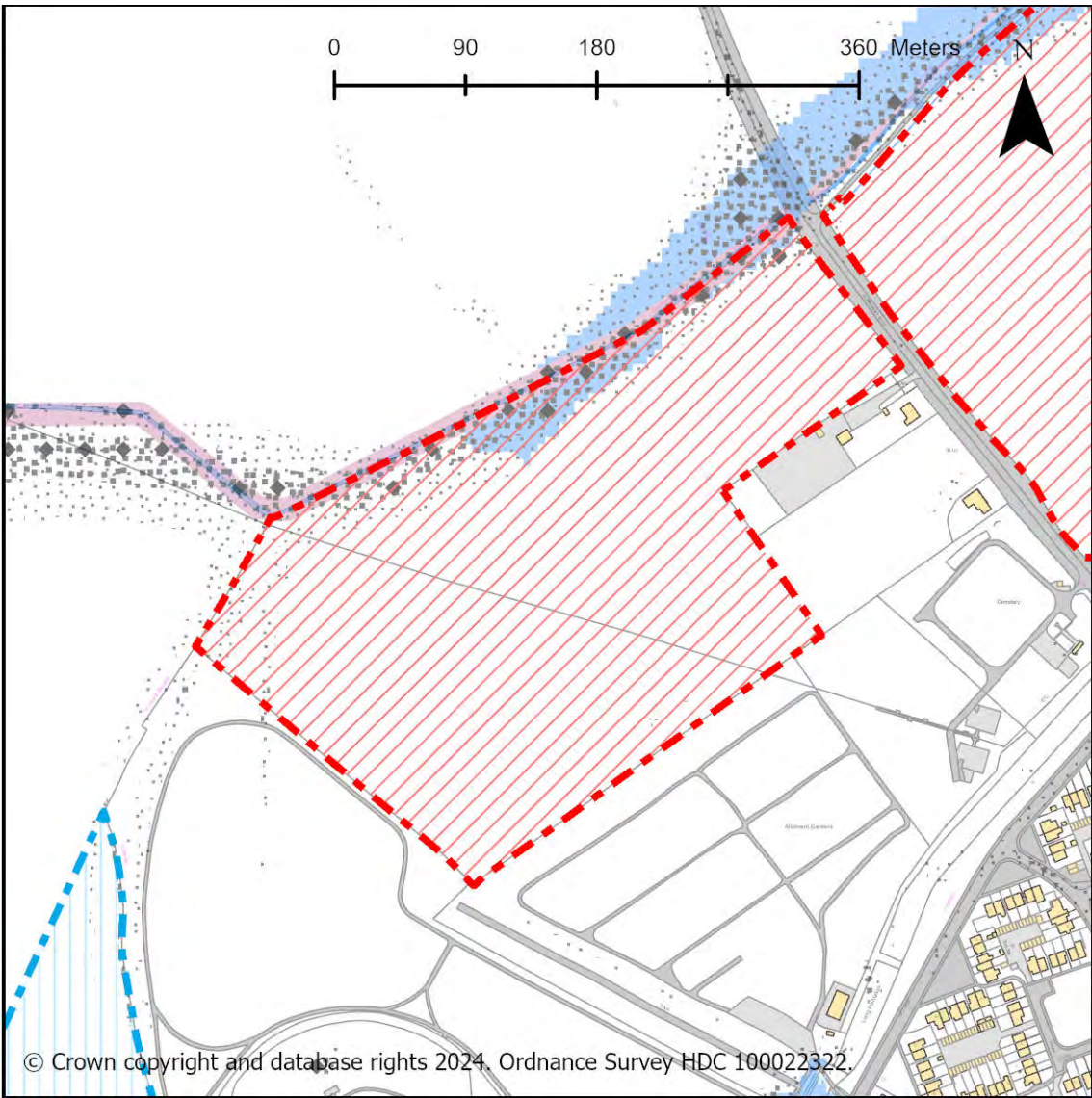
Old Ramsey Road, St Ives	St Ives	10.8

Residential: Market and/or affordable homes	131 homes	Available 2023 Build out over 3 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:229
Relevant planning history	Application number: 17/00931/OUT Proposed development: Rural exceptions residential development involving the erection of 131 dwellings, proposed access arrangements, and associated works at land to the west of Old Ramsey Road. Outcome: Refused Appeal outcome: Dismissed (February 2020) HELAA (December 2017): West of Old Ramsey Road, St Ives (211). HELAA (December 2017): North of St Ives (130). The site was assessed as part of a larger site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Flood Risk Assessment (April 2017)
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Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Most of the land is classed as flood zone 1 but limited areas along the northern boundary, abutting the drain, are classed as flood zone 2 and flood zone 3a. Flooding from surface water is also a risk along the site's northern edge. The site is wholly classified as grade 2 agricultural land. The site is greenfield located to the west of Old Ramsey Road to the north of St Ives. To the south of the site is allotments whilst immediately east of the site is a residential dwelling. To the north and west of the site is open countryside. The topography of the site gentle slopes downwards to its northern boundary. The site is clearly defined through vegetation and trees along its western, southern and eastern boundaries, however the site itself is relatively open in nature and there are long views into the site from Old	~
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Ramsey Road to the north and views out of the site to Wyton on the Hill. Development would be visible in such views. These in combination mean that development is likely to result in greater landscape impacts. There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's frontage along Old Ramsey Road. There are no nature conservation designations or heritage designations on site. Access can be provided along Old Ramsey Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available now and take 3 years to complete.	+
The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site gently slopes downwards to the north and is fairly prominent in landscape views which will require additional landscaping to mitigate adverse impacts. There is flood risk along the site's northern edge arising from its adjoining a drain which to mitigate against will further minimise the potential net developable area. Access is possible via Old Ramsey Road.	~
There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are clear constraints to development. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available now but there is not a live planning application on site, as such, the site is categorised as developable	~

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

- Is wholly greenfield land and is wholly classified as grade 2 agricultural land
- Is mostly within flood zone 1 but some of its northern boundary is within flood zone 2 and 3a where it abuts a drain
- Has good accessibility to town services and facilities, primary education, public transport options and employment opportunities
- Is accessible to natural green space
- Is of a scale that could provide a mix of housing sizes, types and tenures
- Is detached from the main settlement adjoining a allotments and a cemetery, it relates more closely to the countryside, as such integration with the existing place and community is challenging as there is no footpath along Old Ramsey Road along the site's frontage

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

- Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging.

The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

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	St Ives 8
	Land at 34 The Broadway, St Ives

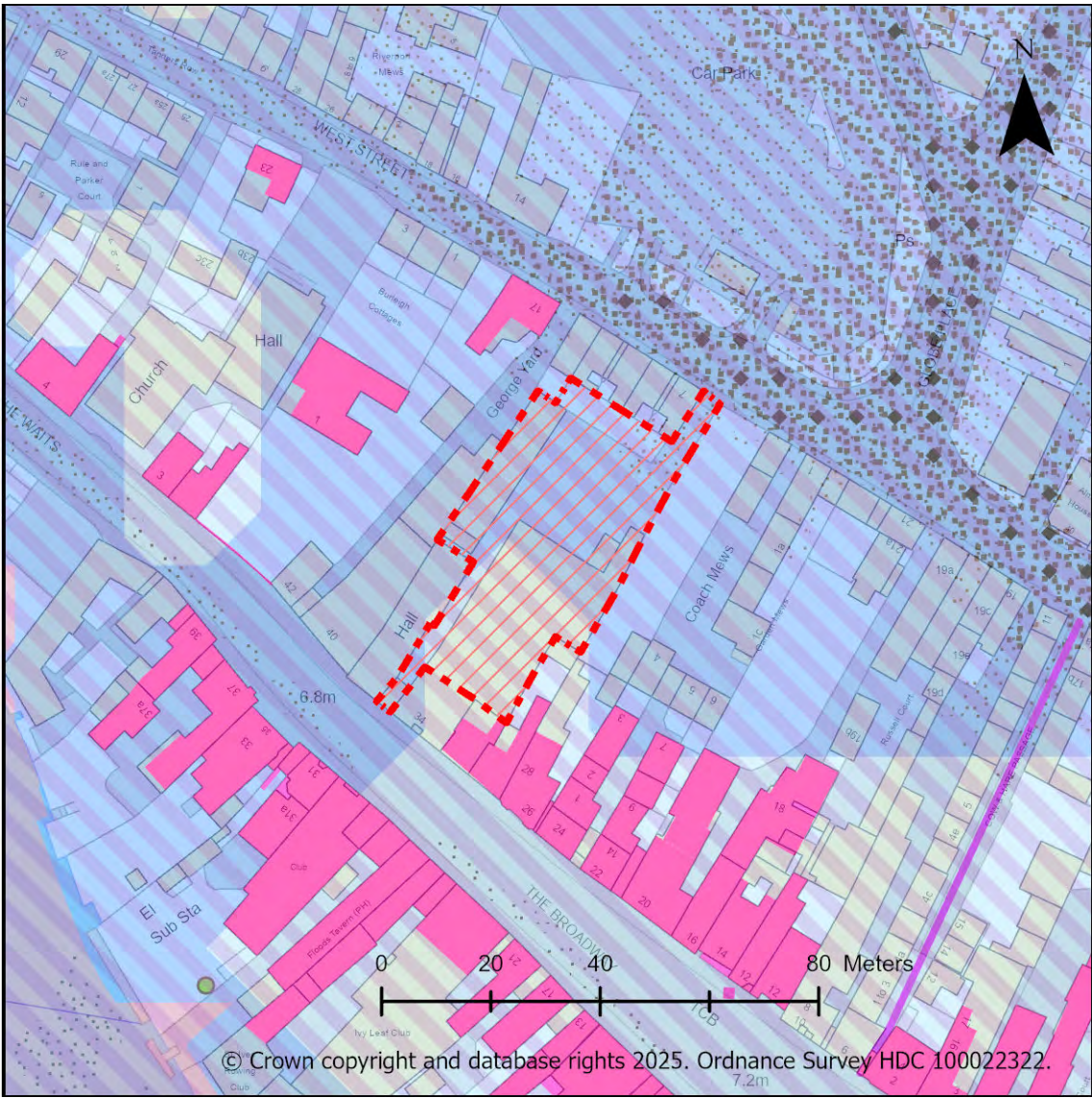
Land at 34 The Broadway, St Ives	St Ives	0.16

Residential: Market and/or affordable housing	9 homes	Available 2024 - 2028 Build out over 1 year

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24299
Relevant planning history	7700948FUL - Retail shop and Store - approved October 1977 7800753FUL - Convert Ground Floor to Retail Wine and Spirits and Storage - approved July 1978 94/01166/FUL - Erection of store - approved September 1994 96/00830/FUL - Erect an extension to storage building - approved July 1996
Land type	Wholly previously developed land
Current use of the site	Commercial
Supporting information	- Supporting Statement (December 2024) - Sketch Views as Proposed (drawing number: 24 025 SV0002 P1) (August 2024) - Heritage Note (December 2024)

Agricultural land grade 1	None	Pass
Flood zone 3b	None but approximately half of the site is within flood zone 3a and the other half in flood zone 2.	Pass
Designated local green space	None	Pass

Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes - the site is below 0.25ha but could provide more than 5 homes	Pass



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Approximately half of the site is located within flood zone 3a with the remaining half towards Broadway being within flood zone 2. There is some surface water flood risk towards the north eastern corner of the site. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is wholly classified as urban land. The site is broadly level and bounded by several buildings on all sides. It is located within St Ives town centre and is currently in commercial use although the buildings are currently vacant. The site would result in the loss of a commercial unit within the town centre as it is proposed to demolish the existing building and clear to provide residential units. There is no known contamination or pollution on site but this may require further investigation as the site is previously developed. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site. It is located wholly within a conservation area and is in close proximity to several listed buildings such as the grade II listed No.17 West Street, nos. 26-28, 30 and 32 The Broadway. The site can be accessed from The Broadway and West Street. The site is previously developed, so its redevelopment will contribute to reuse of previously developed land and regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel. It is beyond 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permissions and then sell to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
The site promoter has identified that all access and services are accessible from within the site boundary apart from the public highway which is accessible form the site boundary. There are buildings on site to clear and it is heavily constrained by fluvial flood risk as well as heritage assets including the conservation area and the setting of nearby listed buildings. The site can be accessed from The Broadway and West Street.	-
There are existing structures to clear which will require detailed consideration on heritage assets including the conservation area and setting of various heritage assets. Additionally, there is very significant risk from flooding on the site across the entirety of the site means	-

that development cannot be located in a part of the site at lower flood risk. A detailed flood risk assessment have not yet been prepared to assess to assess this further at this stage and the reuse of previously developed land has sustainability benefits. The site promoter seeks to acquire planning permissions and then sell to a third party for development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site as well as the heritage impacts of the scheme, the site is not considered to be deliverable or developable at this time.	
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	No because approximately half of the site is within flood zone 3a and the remaining site being flood zone 2 and residential uses are a more vulnerable use.
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Not applicable as the site did not progress to Sustainability Appraisal.
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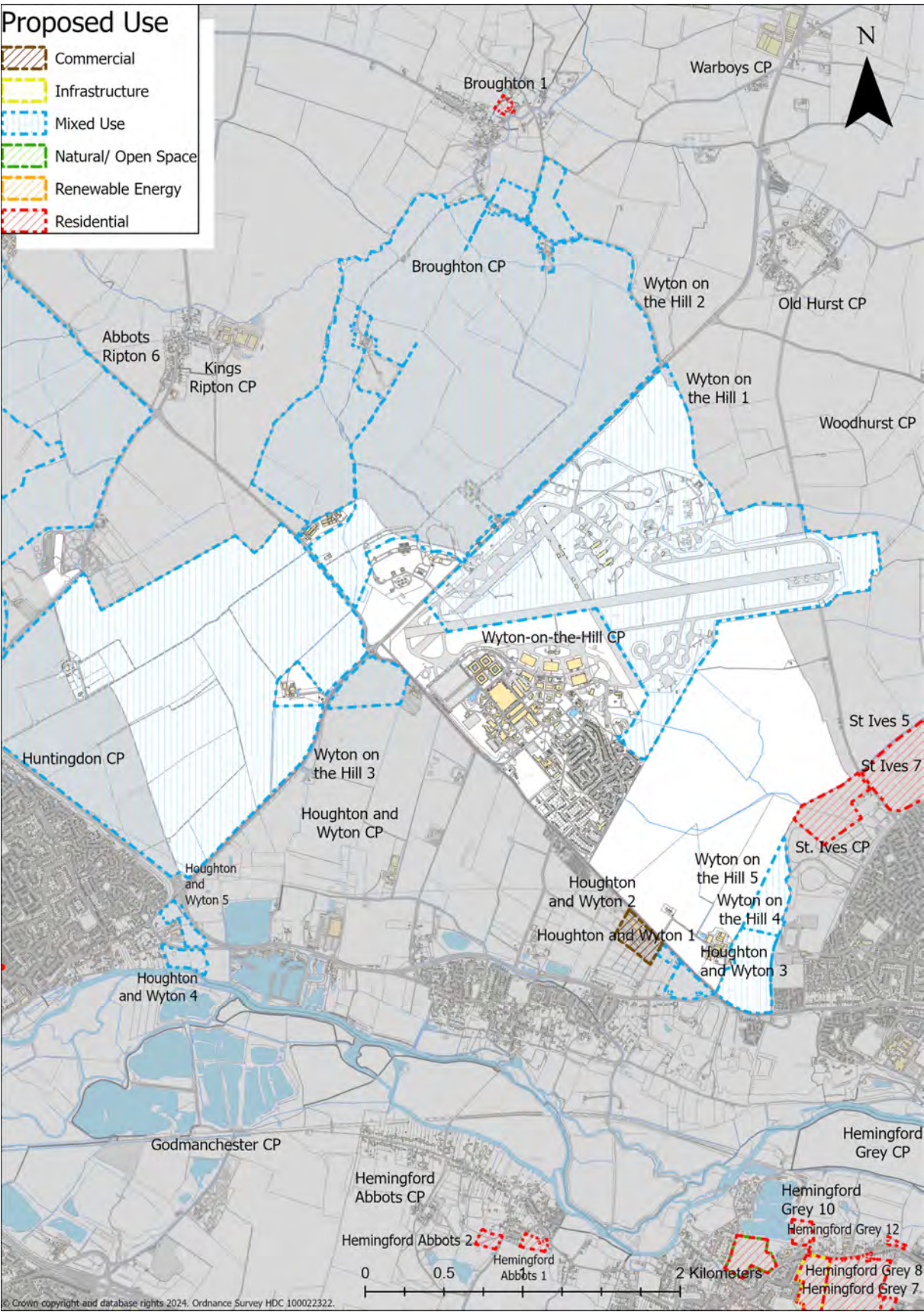
No capacity is calculated as the site is considered to be unsuitable for development.	N/A	N/A

In response to the Spring 2025 consultation on additional sites, the site promoter commented that the site should have passed the fundamental constraints as even though it is below the 0.25ha site size threshold they seek 9 homes on site which can be achieved in this location. Considering this, the site has been reassessed and more detailed assessment undertaken.

- Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill - this does largely fall within Broughton parish but has been assessed here due to its close relationship with Wyton on the Hill 1.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Wyton-on-the-Hill parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)
- Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)

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

- Wyton on the Hill 1: Wyton Airfield



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



	Wyton on the Hill 1
	Wyton Airfield

Wyton Airfield, Sawtry Way, Wyton on the Hill	Wyton on the Hill	253.89

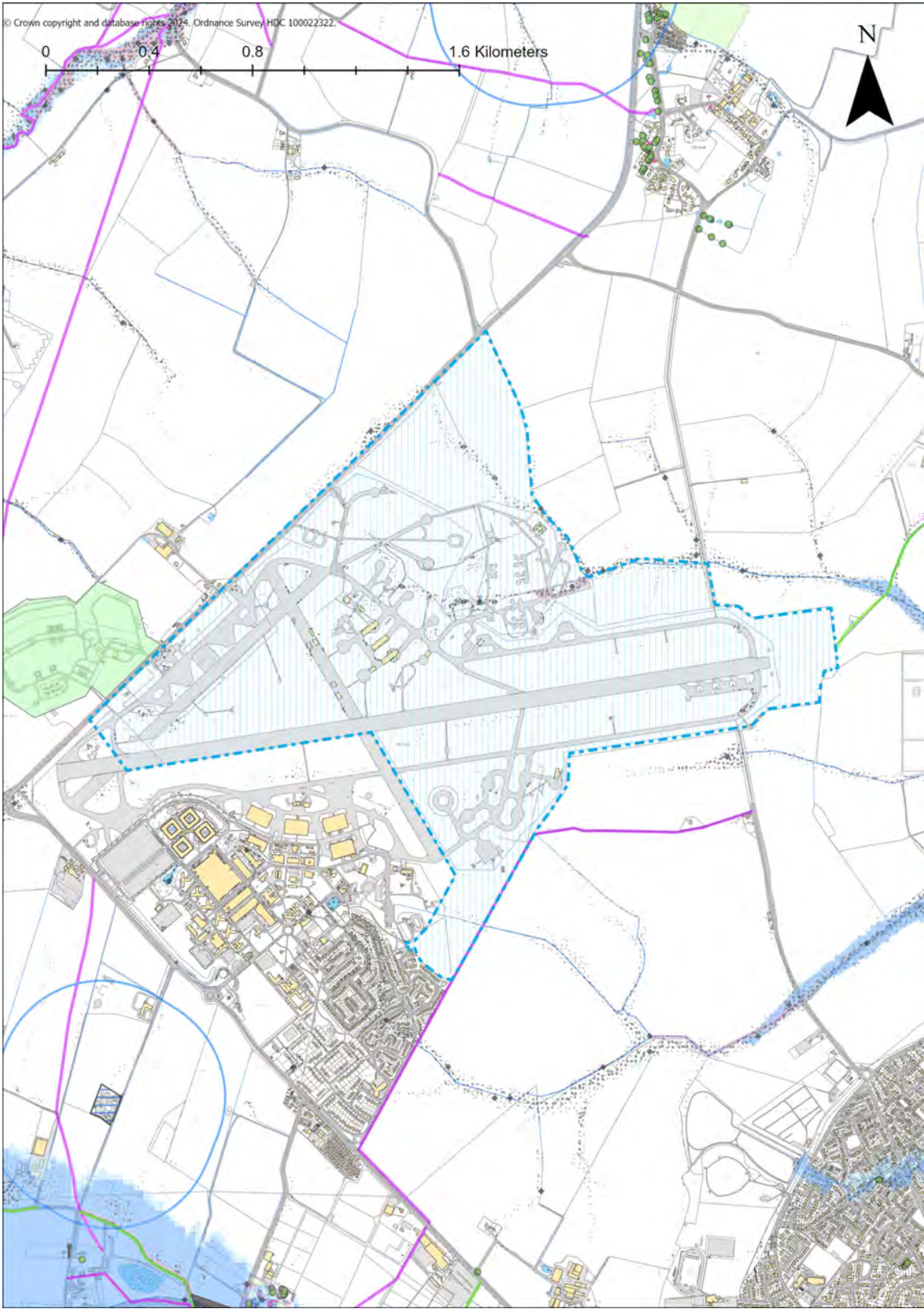
Residential: - Market and affordable housing - Nursing and care homes Commercial: - Employment - Retail - Commercial leisure Infrastructure: - Requirements unknown at this stage Open space: - Natural, green and open spaces - Biodiversity net gain	Approximately 4,500 homes Care home bedspaces to be established in response to need All other uses unknown at this stage	Available 2024 - 2028 Build out over in excess of 10 years

How was the site identified?	Call for Sites 2023 submission: site reference CfS:95
Relevant planning history	HELAA (December 2017): Wyton Airfield On part of the site Application number: 19/01836/FUL

	Proposed Development: 595 homes including 193 retirement dwellings, 1,668 sqm of employment floorspace, neighbourhood centre, community hub, open space and community uses with new access points onto the A141 plus outline permission sought for 105 homes, 150 extra care dwellings and 68 care home bedspaces, 3,954 sqm of employment, a public house, open space and associated infrastructure. Outcome: Withdrawn Application number: 16/70043/SCOP Proposal: Environmental impact assessment scoping for residential led scheme of approximately 4,500 homes, 55,000 sqm of employment floorspace, a foodstore, ancillary retail facilities, a care homes, 2-3 primary schools, a secondary school, community facilities and green infrastructure. Outcome: Withdrawn Various temporary open storage applications approved.
Land type	Part previously developed land and part greenfield land
Current use of the site	Former RAF airfield with some commercial uses on site, air ambulance base and agricultural land.
Supporting information	None

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

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly in flood zone 1 but does have areas of surface water flood risk with a number of channels which ultimately flow south east to feed into Marley Brook around the north of St Ives. The majority of the site is classified as non-agricultural land other than a relatively narrow strip paralleling the boundary with the A141. Reflecting its former use as an airfield, the land forms part of an elevated, open plateau with the land sloping gently to the east from a high point at the western end of the former runway. The south eastern section of the site adjoins the remaining RAF Wyton base which contains a range of substantial buildings and wraps round to the north eastern corner of housing at Wyton on the Hill. Other than this the majority of the site is contiguous with the surrounding countryside in terms of landform being part of a large area of open relatively flat open land predominantly in agricultural use. Much of the north western boundary of the site with the A141 contains a mixture of hedgerows and trees with occasional breaks where access points exist into the airfield. The hedgerows and trees provide some screening of the site from the A141 and there are only limited glimpses into it from longer distances views from settlements to the west or routes such as the B1090 as they are on slightly lower ground. Very few buildings sit along the opposite side of the A141 other than Hungary Hall Farm and derelict Ministry of Defence properties. The north eastern boundary is more open with intermittent low and medium height hedgerows and occasional trees. The densest tree cover on this edge is around the north eastern end of the runway close to the Old St Ives Road which was cut off by the runway and remains as dead-end tracks approaching the north and south sides of the eastern end of the runway. Long distance views can be obtained into the airfield site and to the RAF station beyond from Old Hurst Road connecting the villages of Old Hurst and Woodhurst. To the south eastern edge of the runway there is again low and medium height hedgerow along the boundary providing only limited screening from the public right of way that runs parallel to the site boundary and from Old Ramsey Road as the runway area is on slightly higher ground than much of the surroundings and so is visible in longer distance views. To the south east of the proposed site there are limited views across to existing buildings from Old Ramsey Road due to localised undulations in the landform which is used for arable farming. However, the southern edge of the site is clearly visible forming the horizon from Sawtry Way to the south around Houghton Hill Farm. The south western edge of the site adjoins the village of Wyton on the Hill (formerly the RAF married quarters housing) and the remaining RAF Wyton base which includes four hangars, a large two storey office complex, an extensive area of surface level parking and a section of the former runway close to the site boundary. There is limited screening on this edge between existing uses and the proposed site which is to be expected given that the site is part of the larger RAF base. The offices and parking area have some tree and hedge screening along the northern edge but the remainder is predominantly open.	
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Long distance views into the site can be obtained from public rights of way to the north east near Woodhurst and forming the skyline from routes south of Broughton. As the site sits primarily on a plateau it can be seen forming the skyline in long distance views from many locations although it is frequently screened by localised trees and hedgerows. Closer to the site most boundaries have tree or hedge screening with the primary exception being the remaining RAF base. This would be separated from the site by fencing for security purposes and substantial landscaping would be required along this boundary. The relative elevation of the site and its long distance visibility result in a level of landscape impact that would need to be minimised through careful landscaping and design to limit the height of any potential development. Much of the adjoining land is agricultural but development would need to be compatible with existing uses at Wyton on the Hill and RAF Wyton. Given the scale of the site the traffic implications of the potential level of development and its potential impact on local roads and nearby villages and towns will require careful assessment and implementation of necessary highway and active travel upgrades. Contamination risks exist due to the former use of the site as a military airfield; a contamination assessment will be required and all identified remediation works will need to be completed to appropriate standards for the proposed uses. There are no known gas or oil pipelines or buffer zones affecting the site. No buildings within the site are listed as being of special architectural or historic interest; the nearest are in nearby villages particularly Houghton and Wyton and Old Hurst. However, due to the extensive military history of the site a heritage assessment would be required. A programme of archaeological investigation may be also required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording. There are no designated nature conservation areas within the site, However, the former RAF Wyton bomb dump is now designated as a county wildlife site and is located immediately across the A141 from the western tip of the site. The site benefits from a long frontage onto the A141 which provide opportunities for creation of access points, although there are only very limited existing access points. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained. The site comprises previously developed land with a variety of buildings, and large areas of hardstanding including the former runway and taxiways, with areas of grassland in between. The site has significant potential to contribute to regeneration through use of the former airfield site for mixed use redevelopment which could also enhance the sustainability of RAF Wyton and the community at Wyton on the Hill. The site is outside of any mineral safeguarding areas and outside any water recycling area buffer zone so neither of these form constraints.	
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The site is in single ownership and has been declared surplus to requirements by the Ministry of Defence. Its development is supported by the owner who has a promotion agreement with a housebuilder to masterplan any development scheme and be involved in bringing it forward. There are no known legal restrictions affecting the site. There are several short term uses on the site which may need to be relocated with the timings of this subject to the potential phasing of any development scheme.	+
The site is wholly in the ownership of the Defence Infrastructure Organisation which has a partnership with a housebuilder to bring the site forward through a management agreement. There are no known legal restrictions affecting the site. A variety of temporary uses occupy parts of the site; a phased delivery programme would be necessary to facilitate development alongside relocation of existing businesses. The site will be delivered by a house builder operating as a master developer. All main utility services are accessible from the site boundary and some supplies are already on site. The site is relatively level but its location on a raised plateau will impact on the height and scale of buildings that can be accommodated without causing significant landscape harm. The site is not constrained by any oil or gas pipelines or electricity lines. It adjoins the A141 which provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for this site. As of summer 2024, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of redevelopment of Wyton Airfield. Given the scale of the site other major infrastructure provision would be required in particular secondary education.	~
The site has few physical constraints to development but phasing would be required to facilitate relocation of existing businesses with temporary uses currently operating there. It would need careful masterplanning to enable it to be successfully integrated into the surrounding landscape. Significant infrastructure constraints will need to be overcome to enable it to be delivered but potential solutions are already being progressed. Therefore, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues in bringing forward the site: - It is wholly classified as previously developed land and development would contribute towards regeneration - It adjoins the existing community of Wyton-on-the-Hill and development would need to be effectively integrated with this and could boost the sustainability of the existing community through this - It is in close proximity to diverse employment opportunities in Huntingdon, St Ives and at RAF Wyton - It has potential to benefit from proposed upgrades to the A141 - It could benefit from high quality public transport by extension or diversion of existing Busway services - The Old Ramsey Road could be enhanced to facilitate active travel routes - Established boundary hedging and trees to help reduce the visual impact of development - Due to its raised plateau location development would impact on view from Woodhurst, Old Hurst and the wider countryside In combination the outcomes of the LAA and SA indicate that the site: - Has potential for redevelopment with a residential led scheme as it would make efficient use of previously developed land and is well located in relation to Huntingdon and St Ives for the provision of employment and services - Is highly dependent on transport infrastructure upgrades to the A141 and active travel infrastructure in the St Ives area promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site - Is available for development with a masterplanning team already involved - Has few physical constraints to development although phasing would be required to release parcels of land with temporary uses in operation
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The gross site area is 253.89 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 126.95 ha. Further specific exclusions are: 10ha for a secondary school and up to three primary schools. The net developable area for built development is (253.89 ha x 50%) = 126.95 - 10 =	(this includes retail/ leisure/ community/ health space uses) for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments: 3% of land at very high density 145dph. 3.0ha x 145dph = 435 homes 7% of land at high density 85dph. 7.0ha x 85dph = 595 homes 25% of land at moderate density 50dph. 25.3ha x 50dph = 1,265 homes	Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation. Build out over 20 years

	55% of land at low density 35dph. 55.6ha x 35dph = 1,946 homes 10% of land at very low density 25dph. 10.0ha x 25dph = 250 homes	

In response to the Autumn 2024 consultation, the site promoter submitted a Masterplan and Vision document in support of their proposal.

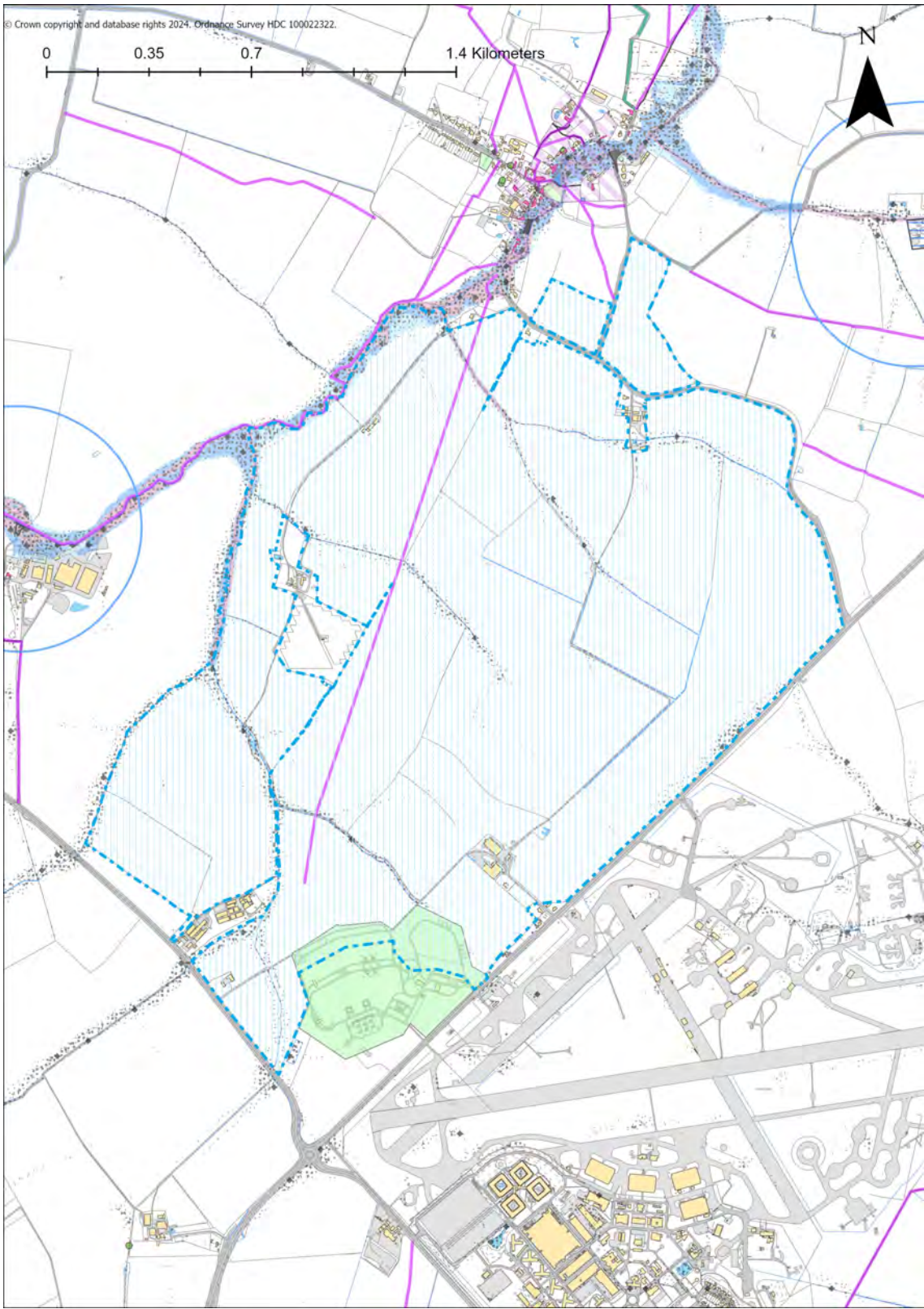
	Wyton on the Hill 2
	Hungary Hall, west of A141, Wyton on the Hill

Hungary Hall, Old Hurst Road (off A141), Wyton	Broughton; Wyton-on-the-Hill	383.36

Residential: Tenure mix to be confirmed Commercial: Employment, retail, commercial leisure and logistics and distribution Supporting infrastructure and open space uses	Around 5,000 homes Floorspace and land areas of all other uses to be confirmed	Available from 2023 Build out over 25 years or more

How was the site identified?	Call for sites submission 2023: Site reference - CfS:47
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

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



98.66% of the site is within flood zone 1 totaling some 378 ha of land. The remainder includes small parts in each of flood zones 2, 3a and 3b all of which form a constraint to development but total only 5.1ha Surface water flooding also affects a small proportion of the site with 3.2% being affected by medium risk including a 40% allowance for climate change. A level 2 SRFA demonstrates how the flood risk of the site could be managed. The majority of the site is classified as grade 2 agricultural land with a belt of grade 3 land in the north west. The land is primarily used for arable farming with limited field boundary hedging and trees dispersed throughout the site.

The highest part of the site broadly parallels the A141 with the land sloping gently down towards the north west with an overall fall of around 15m across the site. Land to the north of the site continues to fall away between Broughton and Old Hurst. to the west the land starts to rise again beyond the site between Kings Ripton and the western edge of Broughton. South of the site across the B1090 the land rises slightly providing some separation from Huntingdon. Across the A141 lies Wyton Airfield much of which is at a similar height as the site with south western parts lying slightly higher than this site, providing a level of visual containment in the landscape.

The site has complex boundaries with frontages onto Sawtry Way (the B1090), the A141 and Bridge Road to Broughton. Much of the farmland to the west is separated from the site by a brook with the visual separation reinforced by trees along the water's edge. Internally the site surrounds two parcels of land which are excluded from the promoted site. The largest of these is Lodge Farm Broughton including the solar farm immediately to the south east; while the farm buildings are mainly contained by mature trees and hedging the solar farm is only surrounded by low narrow hedging. The second parcel of excluded land is along Bridge Road including Mill Barn Farm and Ashley Lodge both of which are only screened by low hedging and limited tree cover.

The closest village to the site is Broughton which is directly to the north with linear development on the southern edge of the village being virtually contiguous with the site. Masterplanning of any potential development would be needed to ensure that a strong landscape buffer is provided to ensure separation from Broughton to allow retention of the integrity of the existing village and avoid coalescence. The south western edge of the site falls approximately 650 m from the closest properties in Kings Ripton. This would also require a strong landscape buffer to reinforce the existing landform around the brook which aids separation of the site from the adjoining landscape here. In contrast, RAF Wyton is situated directly across the A141 from the eastern boundary of the site. This contains a range of large scale buildings separated by extensive areas of hardstanding and grass. Masterplanning would again be required to ensure that any development could be successfully co-located adjacent to this.

A public right of way follows the north western boundary of the site and a second cuts directly through the site from the edge near Broughton towards the southern tip. Two parallel footpaths run close to the north eastern boundary. The site has visibility from all of these public vantage points with some screening from hedges in sections outside the site but the route through the site cuts directly across open fields. All the public rights of way would be impacted by development of the site; boundary screening and landscaping would be required to minimise the impact. The scale of the site and its proximity to Broughton and Kings Ripton would mean that development would have a significant impact on the landscape and sensitive masterplanning and boundary treatments would be essential to reduce this and ensure the avoidance of coalescence. Development could give rise to localised pressures on surrounding uses although the cessation of flying from RAF Wyton will reduce the impact of the adjoining military base. There are no recorded pollution or contamination impacts constraining the site and no oil or gas pipelines or buffer zones affecting it. No heritage assets are present within the site but both Broughton and Kings Ripton have conservation areas and multiple listed buildings. Development will be constrained by the need to not detrimentally impact on the setting of listed buildings; mitigation approaches would need to be set out in a site specific heritage assessment. A programme of archaeological investigation would be required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording. Part of the RAF Wyton bomb dump county wildlife site falls within the southern edge of the site. This will need to be adequately protected and appropriate biodiversity net gain measures put in place to reinforce the nature conservation assets on this site. The site benefits from frontages onto the A141 and B1090 which provide opportunities for creation of access points, although there are only very limited existing access points. Bridge Road connecting the A141 to Broughton adjoins the northern boundary of the site but is narrow. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained. The site comprises greenfield land so offers no benefits in terms of reuse of previously developed land or regeneration. The site is unconstrained by any mineral safeguarding or water recycling issues.		known legal restrictions affecting the site. There are no current uses requiring relocation. The landowner anticipates that the site would be delivered by a master developer and advocates co-operative working with the promoters of Wyton Airfield to bring the two sites forward together as a consolidated strategic site.	
The site is in single ownership of a registered charity with the landowner supporting the development proposal. Although there is no formal land control agreement with a developer the landowner has experience in large scale master planned development. There are no	+	All main utility services are accessible from the site boundary. The site will need very careful masterplanning and boundary treatments to ensure it would not cause significant landscape harm. The site is not constrained by any oil or gas pipelines or electricity lines. It adjoins the A141 which provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate, particularly if delivered in conjunction with Wyton Airfield as promoted by the landowner. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for the A141. As of summer 2024, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of this site. it also has a frontage to the B1090 offering linkages towards Sawtry and the A1(M). There are no built structures on the site but mitigation of impact on the parcels of land excluded from the site but surrounded by it would need very careful layout of development. The landowners are reasonably clear in their aspirations in as much as they are promoting the site for mixed use development to be brought forward as a large scale residential led scheme alongside Wyton Airfield as part of a consolidated strategic site. The landowner contends that joint allocation could substantially support upgrading works to the A141. The site is open agricultural land with few integral constraints to development although landscape impact and in particular the impact on Broughton village would need to be very sensitively addressed through careful masterplanning. Significant infrastructure constraints will need to be overcome to enable it to be delivered with A141 upgrade proposals already in progress through the Combined Authority. Liaison with the Defence Infrastructure Organisation and master developers of Wyton Airfield would be essential to facilitate integration of this site into a larger consolidated proposal for development. Therefore, the site is categorised as developable.	~

	Yes
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The Sustainability Appraisal has identified the following key issues in bringing forward the site: • Hungary Hall Farm is a wholly greenfield site comprising predominantly grade 2 agricultural land • Is relatively close to Huntingdon via the A141 which provides opportunities for access to a range of employment and services • Has limited sustainable travel opportunities currently with a bus service running along the A141 on the eastern side although this has potential for enhancement. The CPCA is promoting substantial upgrades to public and active travel in the wider A141 corridor which this site has potential to link into from its eastern side. • Would require substantial facilities as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents • Has an opportunity to be integrated development with Wyton Airfield which could provide opportunities for enhanced sustainability of this site although would not overcome the impacts it would have on high quality agricultural land • Has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure • Is promoted for mixed use although the amount of non-residential use remains to be determined • Proposal is unlikely to be close enough to give rise to detrimental impacts on green infrastructure asses but equally is not close enough to facilitate significant connectivity improvements other than to the Wyton bomb dump county wildlife site • Development of this site would significantly impact on the rural character of the local area, in particular it would significantly detrimentally impact on Broughton, the primary approach to it and its conservation area. The development of the site in isolation would give rise to a wholly detached area of development that would not relate well to the existing landscape character or settlement hierarchy of Huntingdonshire. However, if development were to occur in conjunction with Wyton Airfield it might support a more sustainable new settlement as whole. • Has a mixture of boundary landscaping at present with trees and hedgerows containing much but not all of the site. These would form the basis of a landscaping scheme to assist with integration of any development into the surrounding landscape but would need substantial reinforcement, particularly on the northern and western parts of the site. In combination the outcomes of the LAA and SA indicate that the site: • The site promoter advocates bringing the site forward in conjunction with redevelopment of Wyton Airfield which could boost the sustainability of the overall scheme, certainly to the benefit of Hungary Hall Farm. However, by the point of submission in 2023 there was no indication that any liaison had taken place to co-ordinate a single scheme or that the proposal was acceptable

to the promoter of Wyton Airfield. More recent discussions with both parties have indicated an in principle willingness to explore this option further. • Is well located in relation to Huntingdon for the provision of employment and services • Is highly dependent on transport infrastructure upgrades to the A141 and active travel infrastructure promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site • Would have a substantial impact on Broughton and its significant heritage assets; masterplanning should ensure that built development is concentrated in the southern part of the site only to minimise this which is likely to impact on the overall net developable area • Has few physical constraints to development within the site although it contains or encircles several parcels of land where existing uses are to be retained which would need careful masterplanning to ensure the design and layout did not detrimentally impact on them

The gross site area is 383.36 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 158.85 ha. However, given the sensitivity of the site's relationship with Broughton and the need to protect the extensive heritage assets of the village and to a lesser extent the relationship with King's Ripton conservation area the net developable area is reduced further to 30% of the total site to allow for concentration of development in the southern portion of the site only. Further specific exclusions are: 10ha for a secondary school and up to three primary schools. The net developable area for built development is (383.36 ha x 30%) = 115.01 - 10 =	(this includes retail/ leisure/ community/ co-working space uses) for a variety of market and affordable homes.	Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation. Build out over 20 years or longer in collaboration with Wyton Airfield.

	Mixed densities to reflect a range of densities reflective of large developments: • 3% of land at very high density 145dph. 2.7ha x 145dph = 392 homes • 7% of land at high density 85dph. 6.4ha x 85dph = 544 homes • 25% of land at moderate density 50dph. 22.8ha x 50dph = 1,140 homes • 55% of land at low density 35dph. 50.2ha x 35dph = 1,757 homes • 10% of land at very low density 25dph. 9.1ha x 25dph = 228 homes	

During the Autumn 2024 consultation, the site promoter submitted additional plans:

- Indicative Concept Plan
- Constraints Plan

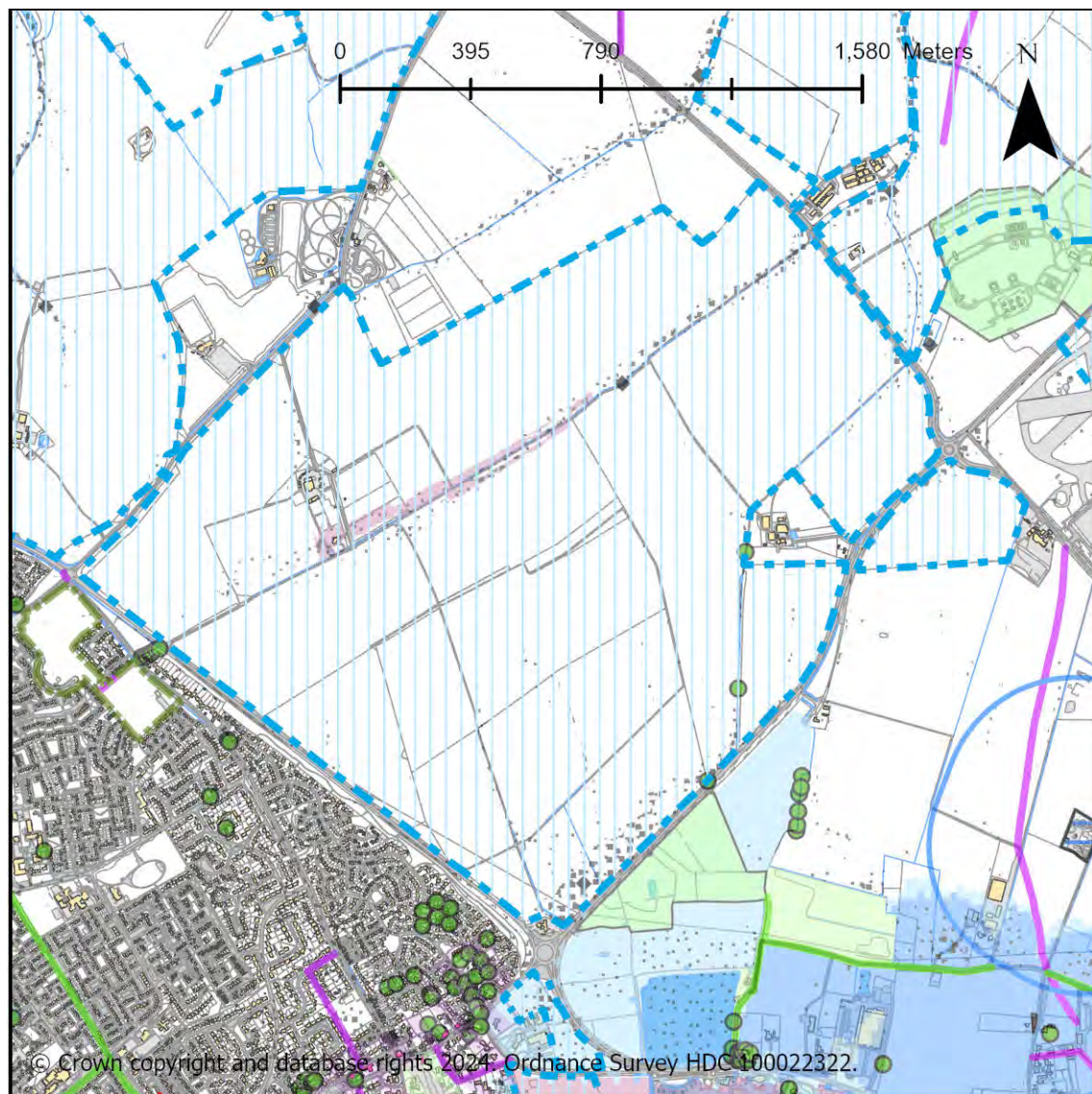
	Wyton on the Hill 3	
	Lodge Farm, north of A141, Huntingdon	
Lodge Farm, north of A141, Huntingdon	Wyton on the Hill Huntingdon	317.69

Residential: - Market and affordable housing - Custom and self build housing Commercial: - Employment - Retail - Infrastructure: - Schools - Skills Academy - Community centres - A141 re-routing Open space: - Sports and recreation grounds - Play areas - Structural landscaping - Biodiversity net gain	Up to 3,900 homes 22.74 ha reserved for the A141 bypass corridor Commercial uses to be confirmed 98.48 ha open space uses	Available from 2023 Build out over approximately 16 years

How was the site identified?	Call for sites submission: site reference - CfS:256
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Relevant planning history	Housing and Economic Land Availability Assessment (December 2017): Lodge Farm, Huntingdon
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	A series of supporting documents were submitted as part of the call for sites. These were: - Vision document 2023 - Illustrative framework plan - Landscape technical note - Access review technical note - Agricultural land classification - Arboricultural survey report - Ground conditions technical note - Heritage technical note - Heritage desk-based assessment - Indicative surface water drainage strategy - Preliminary ecological appraisal - Utilities technical note

Agricultural land grade 1	None	Pass
Flood zone 3b	1.16%	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Over 98% of the site is situated within flood zone 1 presenting the lowest level of risk from fluvial flooding. Around 14% of the site has some risk of surface water flooding, most of which is low risk although there is a slight increase in additional risk when climate change is accounted for. The constraints arising from this proportion of the site being subject to flooding risk could be mitigated through sustainable drainage and landscaping schemes.

HDC mapping indicates the whole site is classified as grade 2 agricultural land. The detailed site specific soil assessment submitted by the site promoter indicates approximately 40% of the site as grade 2, 40% as grade 3a and 20% as grade 3b with classification affected by soil wetness.

The topography of the site poses some challenges, particularly in the south eastern part where the land rises from around 10m in the far corner to around 35m further west. This comprises the edge of the Ouse Valley with similar topography continuing to curve around on land to the east of the site. Within the site with much of the site is at around 35m elevation. Land broadly paralleling the boundary with the B1090 drops slightly towards the road across around a 500m strip. The highest point of the site is near the Lodge Farm buildings which are excluded from the proposed site. The variations in topography and overall height of the land in relation to adjoining land, including existing properties within Huntingdon would need to be taken account of in the overall layout of development.

The south western boundary of the site with the A141 is contained by a mixture of medium height hedgerows interspersed with trees providing limited screening only. Across the A141 homes along the north eastern edge of Huntingdon are screened by a substantial tree belt reducing the potential for visual impact but also limiting the potential for integration of any new development into the existing residential community. The south eastern boundary to the former RAF Wyton bomb dump and the A141 is more open with low level hedgerows along much of its length and sporadic clusters of trees such as those near the entrance to Hungary Hall Farm itself. The site's boundary with Bridge Road leading to Broughton is largely open with some stretches of low level hedgerow. These two boundaries both allow extensive views into the site and out from it. Extensive views to the north west can be obtained from the north eastern part of the site. The northern part of the north western edge of the site adjoins open agricultural land which rises back up from the stream that edges the southern boundary of this field with views from the site across the open countryside. Halfway along the north western edge the site adjoins the Rally Karting Centre. South from this point the site has a frontage to Kings Ripton Road with the Jubilee Playing Fields and Huntingdon Crematorium and Cemetery immediately across the road. The playing fields and karting track will generate intermittent noise, particularly during weekends and evenings. The crematorium will generate significant intermittent traffic but is otherwise well landscaped to create a peaceful location. This cluster of uses are all noise sensitive either from the noise the generate or as a noise receptor. This will form a constraint on development within the site in this immediate vicinity that could be addressed through careful layout and introduction of structural landscaping.

There are no public rights of way crossing or adjoining the site. There is limited potential for long distance views from public rights of way leading south from Broughton and south from Sawtry Way to the north western end of Houghton and Wyton.

The scale of the site and rising nature of the landform along the southern section mean that it would have significant landscape impact. Sensitive masterplanning and boundary treatments would be essential to minimise the impact of any development on nearby uses. The site offers the potential to create a contiguous new neighbourhood with Huntingdon although substantial works would need to be undertaken to the A141 to facilitate integration.

The site is not affected by any oil or gas pipelines or their buffer zones. No known designated heritage assets are present within the site. At its closest point it is situated about 100m from the Hartford conservation area although the intervening housing and tree belt prevents views between the site and the conservation area. A desk based Heritage Assessment has been submitted with the proposal which has identified potential for a range of pre-historic and Romano-British activity on the site along with areas of medieval ridge and furrow earthworks. Long distance views can be obtained of listed church spires such as St Margaret's in Hemingford Abbots. The impact on the settings of nearby conservation areas is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. A programme of archaeological investigation would be required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording. No designated nature conservation assets are present within the site to form any constraints although there is a scattering of trees with preservation orders on that would need to be retained within any landscaping scheme. The site benefits from two frontages onto the A141 and a third onto the B1090. Proposals for upgrade works to the A141 are being prepared by the Cambridgeshire and Peterborough Combined Authority which will significantly influence the transport accessibility of this site as the A141 currently forms a substantial constraint to its development. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained. The site is wholly greenfield land and offers no potential to contribute towards regeneration. The southern corner falls within a Minerals Safeguarding area for sand and gravel and discussions will be needed with Cambridgeshire County Council regarding working or protecting these resources. It is located outside any water recycling area.	
The site is in multiple ownerships and fully optioned by a housebuilder/ developer. All landowners are supportive of the proposal. There are no known legal restrictions affecting the site. The site would be delivered by the housebuilder holding the options.	
Mins water, gas, digital and telecommunications infrastructure are all accessible from the site boundary. A 33KV overhead electricity line crosses the south west corner of the site and 11KV overhead line and underground cable cross the east of the site. The site promoter has submitted a utilities technical note providing additional details. This note that the constraint arising from the overhead wires could be overcome by diverting or undergrounding them to increase the developable area. They acknowledge challenges from the existing electricity network having insufficient capacity to service the proposed development	

necessitating off site reinforcements. This is to be expected given the scale and location of the site and expected increases in demand for electricity due to national ambitions regarding use of electric powered heating in new homes and installation of electric vehicle requirements. The topography of the site poses some challenges in the south eastern part where the land rises from around 10m in the far corner to around 35m further west within the site. This would need to be taken account of in the overall layout of development and the height of individual properties to ensure amenity levels were maintained. There are no oil or gas pipelines affecting the site. The A141 forms both the south western and south eastern boundaries of the site. This provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess capacity of the A141. As at autumn 2023, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of development along this corridor. Given the scale of the site other major infrastructure would be required in addition to resolving highway issues, in particular secondary education provision would be required.	
The site is open agricultural land with few integral constraints to development although landscape impact would need to be very sensitively addressed through careful masterplanning. Masterplanning would also be needed to either facilitate effective integration with the existing built form of Huntingdon or to create a new, distinctive free-standing development within its own identity. Significant infrastructure constraints will need to be overcome to enable it to be delivered with A141 upgrade proposals already in progress through the Combined Authority. Therefore, the site is categorised as developable.	

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

- Lodge Farm is a wholly greenfield site comprising a mixture of grade 2 and grade 3 agricultural land - It adjoins Huntingdon on the south western side with the A141 forming two of the site's boundaries - Is located such that it has opportunities to benefit from CPCA proposed upgrades to the A141 and active travel routes in its vicinity potentially enhancing potential occupiers' accessibility to sustainable forms of travel although there is currently no public transport or active travel infrastructure along the A141 where it adjoins Huntingdon and only a limited service on the stretch along the eastern edge of the site. - is situated on rising land where development would have a significant impact on existing major transport routes - Has limited opportunities exist to link to and enhance strategic green infrastructure areas - There are no designated nature conservation assets within the site but a network of green landscaping corridors runs through and around the site offering opportunities for enhancement. - Development would form a major extension to Huntingdon and push the town's boundary out beyond that established by the A141 since the 1980s which contain the existing late 20th century development of 'The Birds' estate. Opportunities for integration are limited and potential would need to be maximised to gain the sustainability benefits of the site's location adjoining an existing town and providing opportunities to access existing services and facilities rather than being a freestanding site in the countryside. - Is in an area of mixed housing market demand with relatively low levels of deprivation. - Is in relatively good proximity to a wider range of employment, social and community services. Some would also be expected to be provided on site given the scale of the development enhancing access to local scale facilities. - Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area. In combination the outcomes of the LAA and SA indicate that the site: - Is well located in relation to Huntingdon but would experience significant challenges in achieving connectivity particularly by active travel routes - Is highly dependent on transport infrastructure upgrades to the A141 promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site - Would have a significant landscape impact on land rising to the north of Huntingdon
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The gross site area is 317.69 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 158.85 ha. Further specific exclusions are: 22.74 ha is reserved for the A141 bypass corridor as this bisects the site and 10ha for a secondary school and up to three primary schools. The net developable area for built development is $(317.69 \text{ ha} \times 50\%) = 158.85 - 32.74 =$	(this includes retail/ leisure/ community/ coworking space uses) for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments: 3% of land at very high density 145dph. $3.4\text{ha} \times 145\text{dph} = 493 \text{ homes}$ 7% of land at high density 85dph. $7.8\text{ha} \times 85\text{dph} = 663 \text{ homes}$	Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation.

	• 25% of land at moderate density 50dph. 28.0ha x 50dph = 1,400 homes • 55% of land at low density 35dph. 61.5ha x 35dph = 2,153 homes • 10% of land at very low density 25dph. 11.2ha x 25dph = 280 homes	

During the Autumn 2024 consultation, the site promoter submitted a Highways note to provide further technical evidence in support of their proposal.

	Wyton on the Hill 4
	Land north of Houghton Road (southern portion), St Ives (Wyton on the Hill)

Land north of Houghton Road, St Ives	Wyton on the Hill	14.47

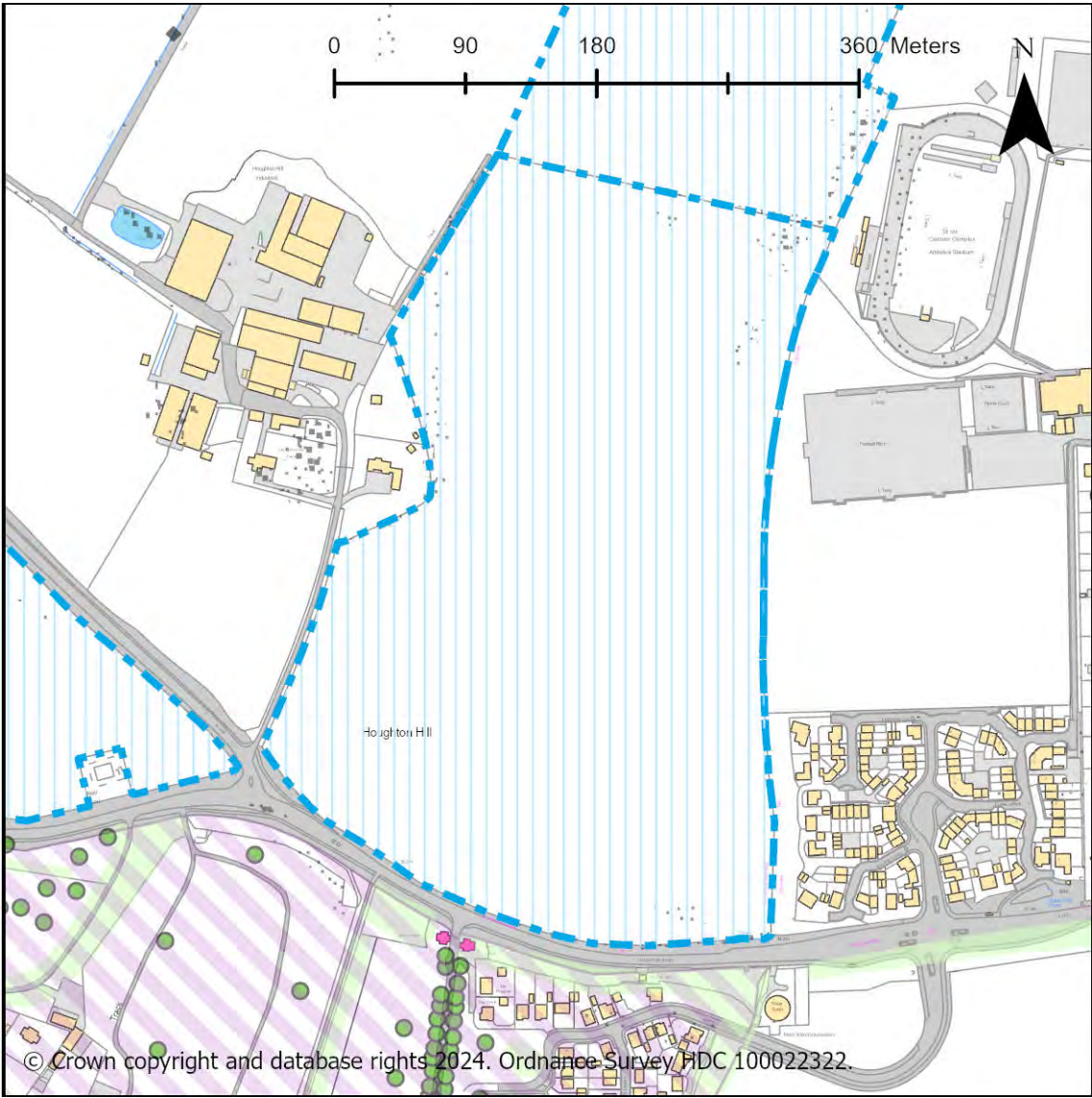
Residential:	237 to 288 homes	Available 2023
Market and affordable housing	325 sqm convenience shop	Build out over 4 to 8 years
Commercial:	1.65ha of transport and parking/ lorry parking infrastructure uses	
Retail convenience store		
Infrastructure:	6.18 ha open space uses	
Transport and parking/ lorry parking		
Open space:		
Natural, green and open space		

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:263
Relevant planning history	Application number: 18/01882/OUT

	Proposed development: Erection of up to 325 dwellings, provision of new roundabout access, public open space and landscaping, surface water attenuation and associated infrastructure. Outcome: Withdrawn 9/04/2020 Housing and Economic Land Availability Assessment 2017 - Houghton Hill Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Document June 2023

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

Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly in flood zone 1 with very small areas at risk of surface water flooding primarily near the south eastern edge of the site and the northern half of the western boundary. A drainage ditch runs along the eastern edge. The majority of the site is classified as grade 2 agricultural land with approximately the southern third being grade 3. The site

entirely comprises open agricultural land with no buildings on it. The site slopes very slightly down towards the north leading into an extensive area of relatively flat land to the north and west of the site. The site is situated on the western edge of St Ives. The southern boundary adjoins the A1123 Houghton Road with new development at Houghton Grange fronting the southern side of this road. The southern third of the eastern edge of the site adjoins modern housing development on Slepe Meadows. The northern section adjoins the St Ivo Outdoor Sports Complex on the eastern side with its football pitch and athletics stadium close to the site. The northern boundary of the site adjoins an extensive area of open agricultural land extending to Wyton Airfield. The western boundary of the site adjoins Houghton Hill Farm and Houghton Hill industries which provide a small element of containment on this edge which is bounded by a track. The site has very little boundary landscaping on the western edge although Houghton Hill Farm and properties associated with Houghton Hill industries provide a limited element of screening from Sawtry Way. The northern edge is very open allowing significant visibility in long distance views from the public right of way that links Sawtry Way to the Old Ramsey Road and properties on the southern edge of Wyton on the Hill. The eastern boundary has a narrow belt of hedging and trees screening it from the St Ivo Outdoor Sports Complex although the landscaping provided to the west of the Slepe Meadow development provides more screening from these properties. The southern boundary nearest to St Ives comprises a mixture of substantial hedging with some trees but further to the west opposite Houghton Grange there are substantial gaps in the hedging through which the site is clearly visible. The limited boundary landscaping would result in impact on the landscape particularly from the north and west. Substantial landscaping buffers would be required to reduce the impact of any built development on the long distance views from Wyton on the Hill and the surrounding countryside. Development on the site has potential to be compatible with surrounding uses providing the impacts on the outdoor sports complex are adequately mitigated. However, properties may be impacted by industrial uses at Houghton Hill Industries and by lighting and noise from the outdoor sports complex. There are no known sources of pollution or contamination constraints affecting the site. Houghton and Wyton conservation area runs along the southern edge of the A1123 in close proximity to the southern boundary of the site. There are no listed buildings within the site but the East and West Lodges to Houghton Grange are directly across the A1123 which are grade II listed; further south from these is the grade II listed Houghton Grange although new development in the grounds of this will minimise the potential for any impact on its setting from development of this site. There are no designated nature conservation assets within the site. The site has a frontage to the A1123 with the site promoter proposing access via a new roundabout to be created at the junction of the A1123 and Sawtry Way.		The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is unaffected by any minerals safeguarding area and is beyond any protection buffers around a water recycling centre.	
		The site has multiple owners all of whom support its development. it is optioned by a housebuilder. There are no known legal restrictions affecting the site. The current use is agricultural so there is no use to be relocated. The site is promoted on behalf of a housebuilder whose delivery intentions are clearly set out in the supporting Vision Document which presents three scenarios in terms of the numbers of homes, the mix of uses, their distribution across the site and the potential for phasing of delivery with this parcel of land being put forward as the southern part of a potentially larger site assessed separately as Wyton on the Hill 5. The Vision Document promotes two scenarios on this parcel of land with scenario 2 having an additional 89 homes and a second entrance onto the A1123.	
		Electricity, gas, water and digital/ telecommunications infrastructure are all accessible from the site boundary which has a frontage on to the public highway. The site is served by the A1123 providing good connectivity for deliveries. The site comprises broadly level open ground with any low spots and ditches in close proximity to the boundaries where they could be incorporated into landscaping schemes. No oil or gas pipeline infrastructure affects the site and no electricity cables cross it. The eastern side adjoins the St Ivo Outdoor Sports Complex which has potential to impact on the site through light and limited noise pollution that would need to be carefully mitigated. Substantial junction improvements will be required to ensure safe access is provided into the site and to minimise impacts on existing road and footpath users in the vicinity. The site promoter intends to incorporate a 4-arm roundabout at the junction of the A1123 and Sawtry Way to address access issues and incorporate a footpath/ cycleway along the frontage to link into the existing network near Garner Way.	
		There are no known legal or ownership constraints to bringing the site forward. It is promoted by a housebuilding company which has prepared a masterplan scheme with 3 variants which they intend to deliver themselves. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.	
		Yes	

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

- Is wholly greenfield land of which around two thirds is grade 2 agricultural land
- Is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these
- Has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education
- Has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision
- Is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside
- Is immediately north of Houghton and Wyton conservation area including Houghton Grange
- Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton

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

- May be appropriate for development as it is sustainably located on the outskirts of a market town with good access to public transport
- Would need very sensitive design and masterplanning to minimise the perception of coalescence of St Ives with Houghton and Wyton
- Would need substantial landscaping to minimise impacts on the Ivo Outdoor Centre and the open countryside to the north and west

	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of town location. Low density of 35 dph = 6.21ha x 35 dph =	

Gross site area of 14.47ha 55% net developable area allowed to support substantial landscaping provision and avoid conflict with the Ivo Outdoor Centre allowing for 6.5 ha of open space uses 14.47 ha x 55% =	Mixed uses to include: (lorry parking to support A1123)	Available post 2028 subject to allocation Build out over 1 - 3 years

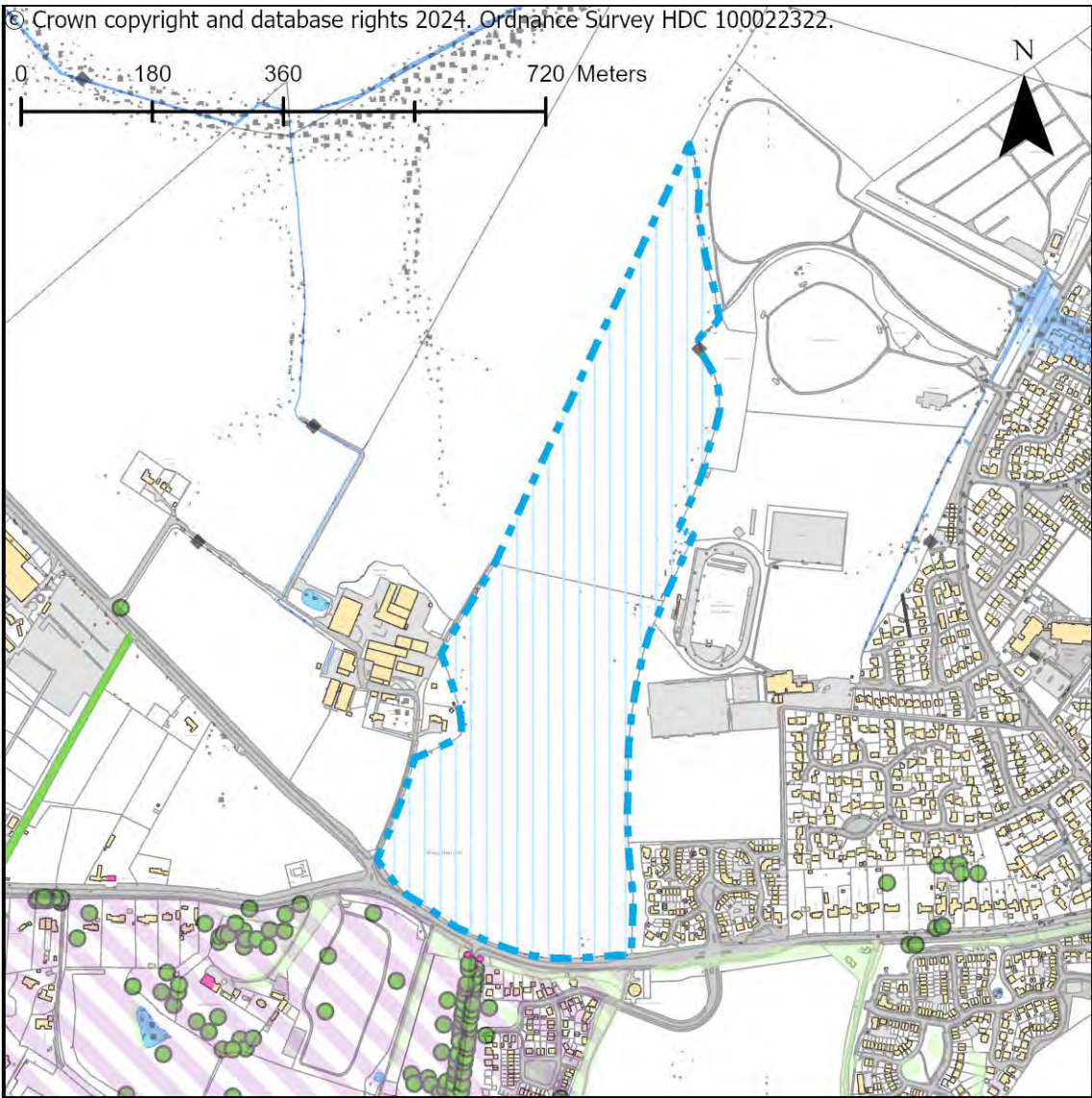
	Wyton on the Hill 5	
	Land north of Houghton Road (larger site), St Ives (Wyton on the Hill)	
Land north of Houghton Road, St Ives	Wyton on the Hill	23.91

Residential: - Market and affordable housing Commercial: - Retail convenience store Infrastructure: - Transport and parking/ lorry parking Open space: - Natural, green and open space	237 to 400 homes 325 sqm convenience shop 1.65ha of transport and parking/ lorry parking 10.53ha open space uses	Build out over 4 to 8 years

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:198
Relevant planning history	Application number: 18/01882/OUT Proposed development: Erection of up to 325 dwellings, provision of new roundabout access, public open space and landscaping, surface water attenuation and associated infrastructure.

	Outcome: Withdrawn 9/04/2020 HELAA (December 2017): Houghton Hill Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Document June 2023

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



The site incorporates the whole of the site Wyton on the Hill 4 and extends further to the north just beyond Hill Rise park and Top Plantation.

The site is wholly in flood zone 1 with small areas at risk of surface water flooding near the south eastern edge of the site, across the central field boundary, along the north eastern edge and and close to buildings adjoining the western boundary. A drainage ditch runs along the eastern edge. The majority of the site is classified as grade 2 agricultural land

with a small portion of the southern edge being grade 3. The site entirely comprises open agricultural land with no buildings on it. The site slopes very slightly down towards the north leading into an extensive area of relatively flat land to the north and west of the site.

The site is situated on the western edge of St Ives. The southern boundary adjoins the A1123 Houghton Road with new development at Houghton Grange fronting the southern side of this road. A small portion at the southern end of the eastern edge of the site adjoins modern housing development on Slepe Meadows. North from this the site adjoins the St Ivo Outdoor Sports Complex on the eastern side Hill Rise Park and Top Plantation. The northern boundary of the site adjoins an extensive area of open agricultural land extending to Wyton airfield. Houghton Hill Farm and Houghton Hill industries adjoin the south western edge of the site with the remainder of the western edge being integral to the adjoining agricultural land.

The site has very little boundary landscaping on the western edge other than that in the vicinity of Houghton Hill Farm and properties associated with Houghton Hill industries; much of the western and the northern boundaries currently have no definition from the larger agricultural field of which the northern end of the site forms part. They are very open allowing significant visibility from points along Sawtry Way, in long distance views from the public right of way that links Sawtry Way to the Old Ramsey Road and properties on the southern edge of Wyton on the Hill. The south eastern boundary benefits from the landscaping provided to the west of the Slepe Meadow development which provides screening from these properties. The remainder of the eastern boundary has a narrow belt of hedging and trees screening it from the St Ivo Outdoor Sports Complex, Top Plantation provides a landscaping buffer to much of Hill Rise Park with hedging and trees along the northernmost section. The southern boundary nearest to St Ives comprises of a mixture of substantial hedging with some trees but further to the west opposite Houghton Grange there are substantial gaps in the hedging through which the site is clearly visible. The scale of the site and limited boundary landscaping would result in some impact on the landscape particularly from the north and west. Substantial landscaping buffers would be required to reduce the impact of any built development on the long distance views from Wyton on the Hill and the surrounding countryside.

Development on the site has potential to be compatible with surrounding uses providing the impacts on the outdoor sports complex are adequately mitigated. However, properties may be impacted by industrial uses at Houghton Hill Industries and by lighting and noise from the outdoor sports complex. There are no known sources of pollution or contamination constraints affecting the site.

Houghton and Wyton conservation area runs along the southern edge of the A1123 in close proximity to the southern boundary of the site. There are no listed buildings within the site but the East and West Lodges to Houghton Grange are directly across the A1123 which are grade II listed; further south from these is the grade II listed Houghton Grange

although new development in the grounds of this will minimise the potential for any impact on its setting from development of this site. There are no designated nature conservation assets within the site. The site has a frontage to the A1123 with the site promoter proposing access via a new roundabout to be created at the junction of the A1123 and Sawtry Way. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is unaffected by any minerals safeguarding area and is beyond any protection buffers around a water recycling centre.	
The site has multiple owners all of whom support its development. it is optioned by a housebuilder. There are no known legal restrictions affecting the site. The current use is agricultural so there is no use to be relocated. The site is promoted on behalf of a housebuilder whose delivery intentions are clearly set out in the supporting Vision Document which presents three scenarios in terms of the numbers of homes, the mix of uses, their distribution across the site and the potential for phasing of delivery with this larger site containing scenario 3 with approximately 400 new homes and more extensive open space than Wyton on the Hill 4.	+
Electricity, gas, water and digital/ telecommunications infrastructure are all accessible from the site boundary which has a frontage on to the public highway. The site is served by the A1123 providing good connectivity for deliveries. The site comprises broadly level open ground with any low spots and ditches in close proximity to the boundaries where they could be incorporated into landscaping schemes. No oil or gas pipeline infrastructure affects the site and no electricity cables cross it. The eastern side adjoins the St Ivo Outdoor Sports Complex which has potential to impact on the site through light and limited noise pollution that would need to be carefully mitigated. Substantial junction improvements will be required to ensure safe access is provided into the site and to minimise impacts on existing road and footpath users in the vicinity. The site promoter intends to incorporate a 4-arm roundabout at the junction of the A1123 and Sawtry Way to address access issues and incorporate a footpath/ cycleway along the frontage to link into the existing network near Garner Way.	~
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There are no known legal or ownership constraints to bringing the site forward. It is promoted by a housebuilding company which has prepared a masterplan scheme with 3 variants which they intend to deliver themselves. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.	
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	Yes
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The Sustainability Appraisal has identified the following key issues in bringing forward the site: - Is wholly greenfield land of which around two thirds is grade 2 agricultural land - Is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these - Has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education - Has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision - Is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside - Is immediately north of Houghton and Wyton conservation area including Houghton Grange - Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for development as it is sustainably located on the outskirts of a market town with good access to public transport - Would need very sensitive design and masterplanning to minimise the perception of coalescence of St Ives with Houghton and Wyton - Would need substantial landscaping to minimise impacts on the Ivo Outdoor Centre and the open countryside to the north and west
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Gross site area of 23.91ha 50% net developable area allowed to support substantial landscaping provision and avoid conflict with the Ivo Outdoor Centre allowing for 11.96 ha of open space uses 23.91 ha x 50% =	Mixed uses to include: (lorry parking to support A1123) Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of town location. Low density of 35 dph = 10.21ha x 35 dph =	Available post 2028 subject to allocation Build out over 4- 6 years

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